



SCHUIL
AG REAL ESTATE



+/-22.8 Acres – Almonds – Hanford, CA

9 1/2 Ave, Hanford, CA 93230, USA • 22.8 Acres

CalBRE: 00845607

Schuil Ag Real Estate

559-734-1700 • www.schuil.com



LOCATION:

This property is located at the end of 9 1/2 Avenue along the Riverside Ditch in north Hanford, Kings County, CA.

SIZE :

+/-22.8 Assessed Acres

PLANTINGS:

This property is planted to +/-13.5 acres of Independence Almonds, planted in 2016 and spaced 14'x22'.

WATER:

This property is located within the Kings County Water District with a District Outlet. There is a 30 HP pump well with a filter station. The almonds are irrigated by fanjet & flood irrigation.

SOIL:

Property features 100% Grade 1 – Excellent soils:

- 81.7% Nord Fine Sandy loam
- 18.3% Nord Complex

LEGAL:

Kings County APN: 002-150-065

GROUNDWATER DISCLOSURE :

Sustainable Groundwater Management Act (SGMA) requires groundwater basins to be sustainable by 2040. SGMA may limit ground water pumping. For more information, please visit the SGMA website at

<https://water.ca.gov/programs/groundwater-management/sgma-groundwater-management>.

The Buyer is responsible for conducting their own research to verify all information related to groundwater and surface water resources, including availability, usage rights, and potential restrictions.

REMARKS :

Located in the Williamson Act, this almond orchard offers an excellent homesite opportunity in a private and peaceful setting north of Hanford. Enjoy the natural beauty and serenity along the banks of the Kings River—ideal for those seeking a productive agricultural investment with scenic and residential potential.

PRICE:

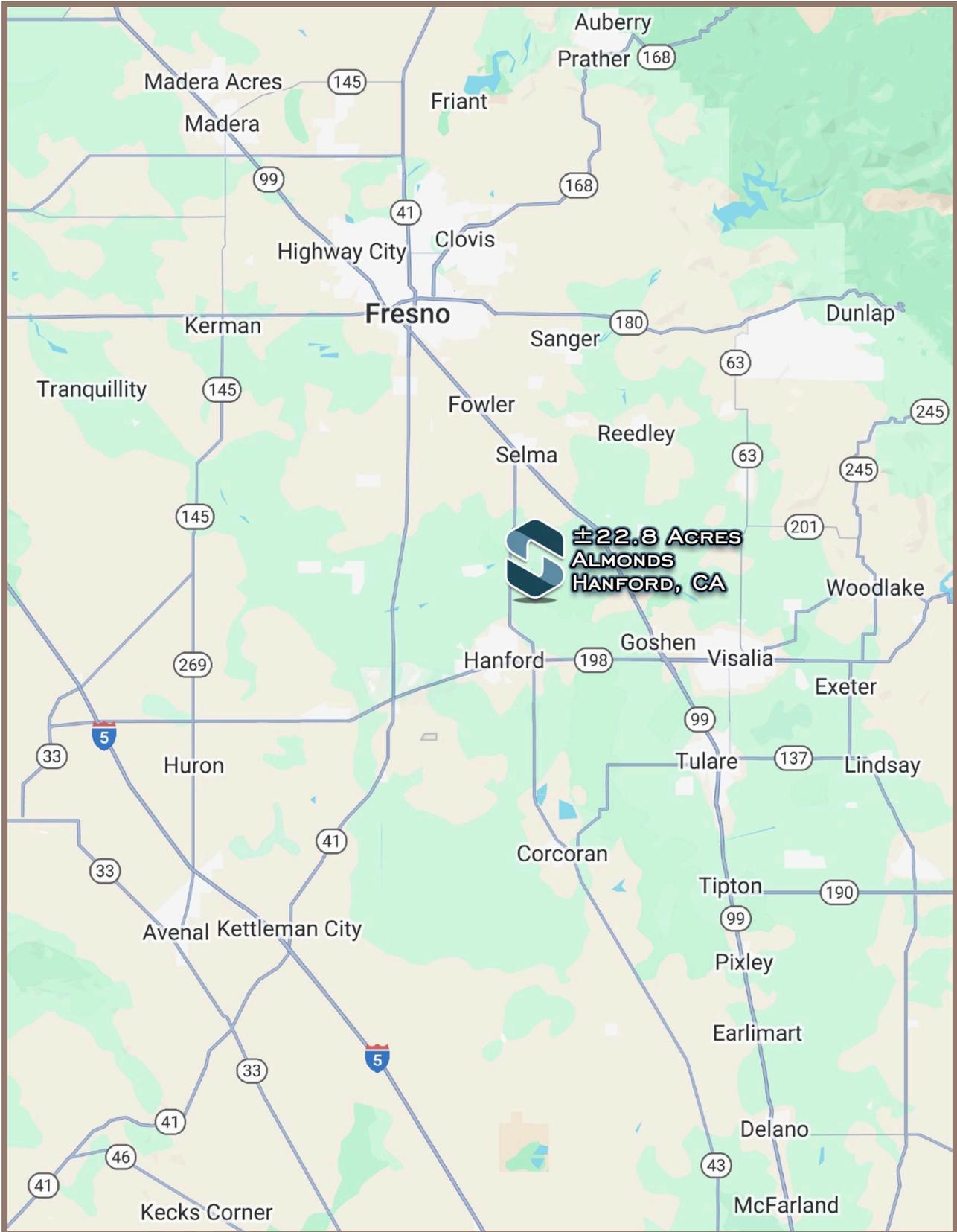
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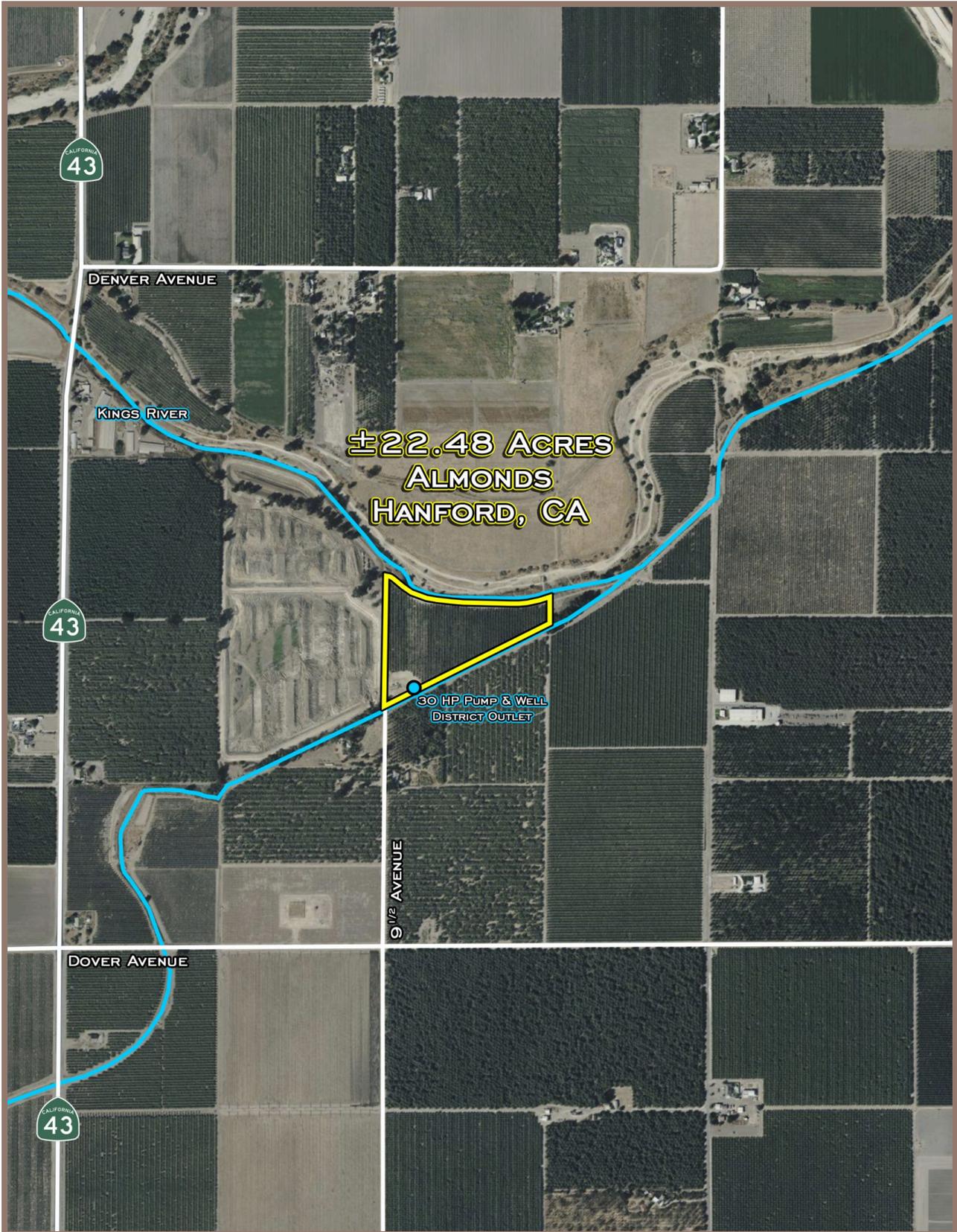
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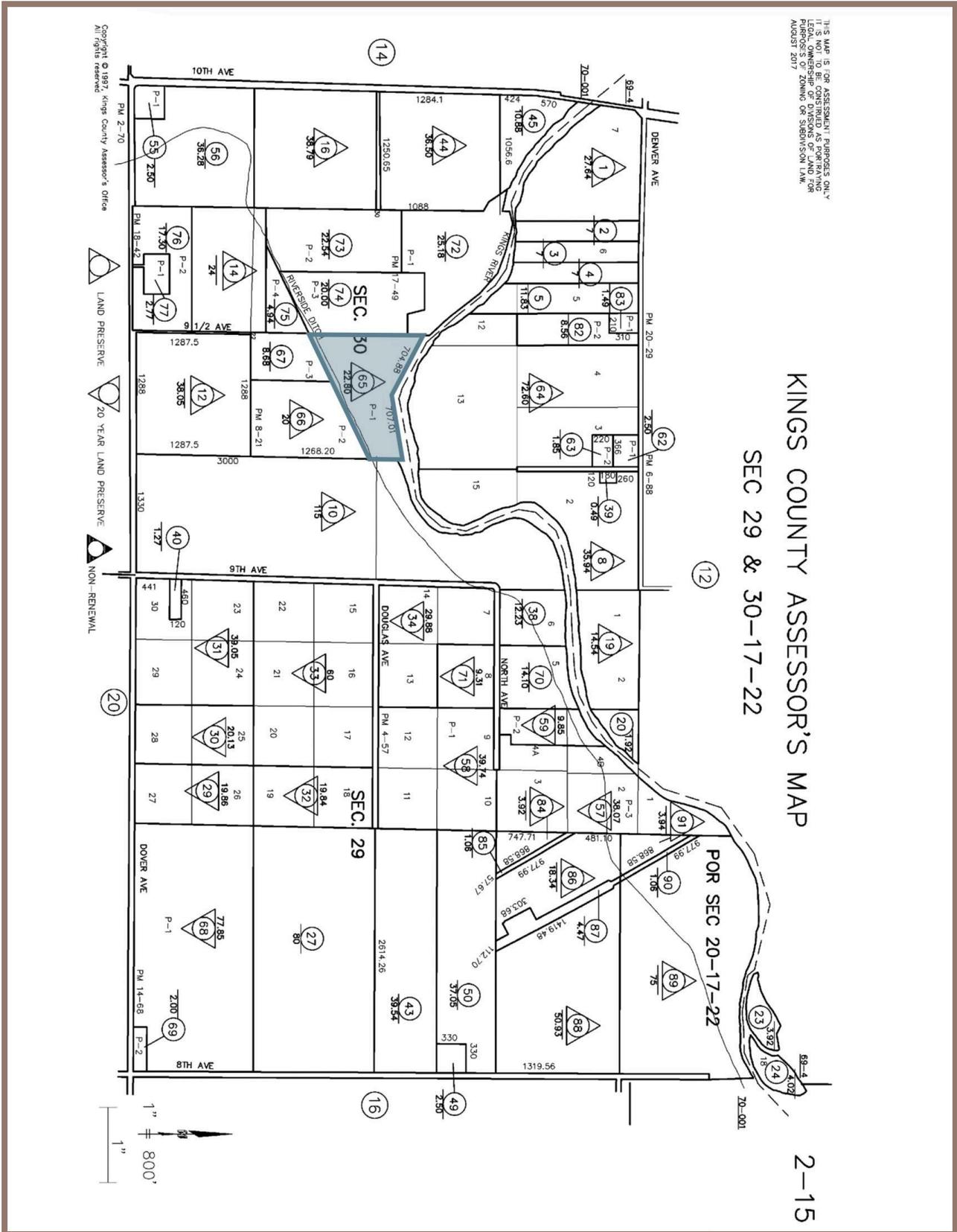
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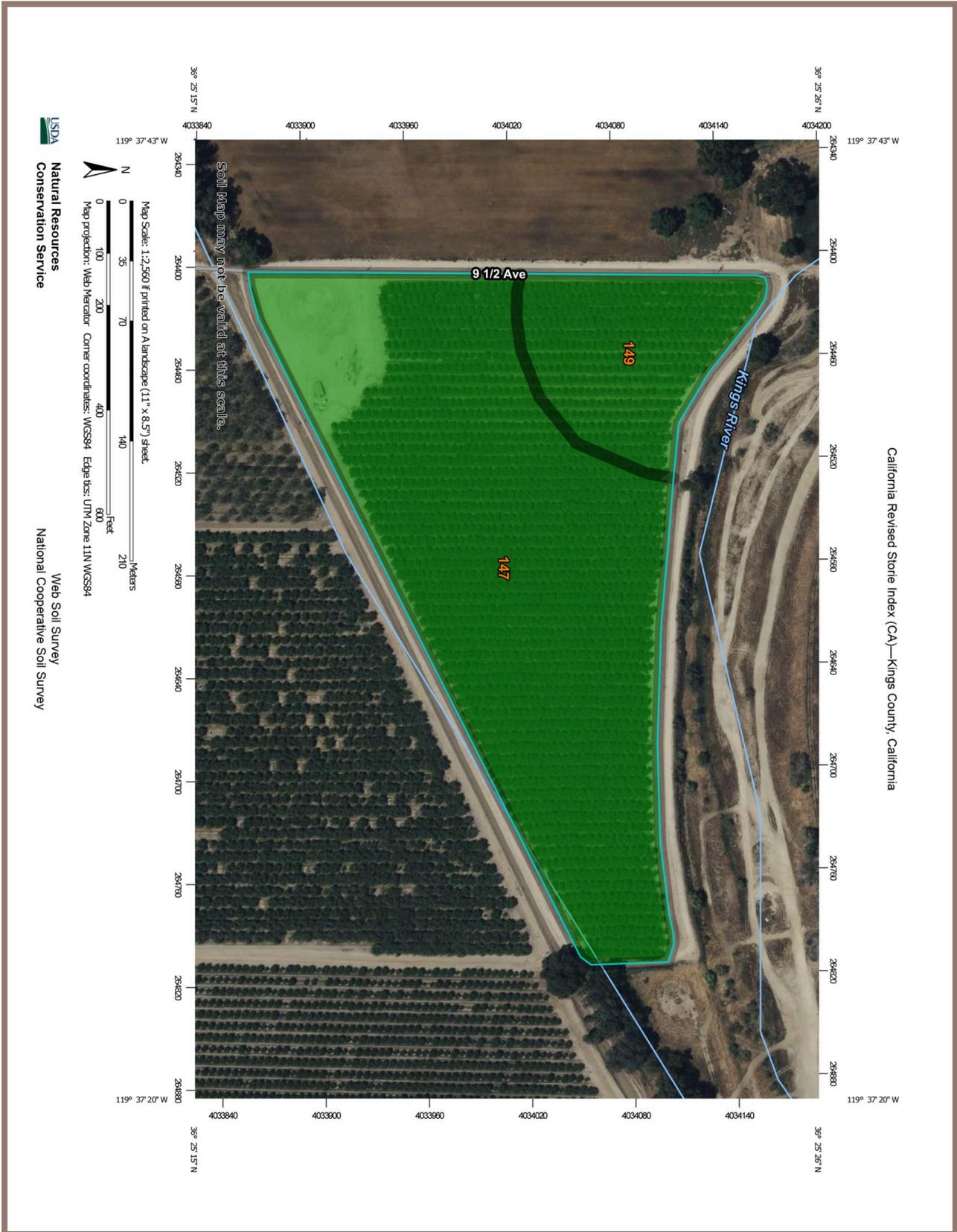




The information contained in this brochure is from reliable sources and is believed to be correct, but is NOT guaranteed.

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California Revised Storie Index (CA)—Kings County, California

California Revised Storie Index (CA)

Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
147	Nord fine sandy loam	Grade 1 - Excellent	Nord (85%)	12.7	81.7%
149	Nord complex	Grade 1 - Excellent	Nord (50%)	2.8	18.3%
Totals for Area of Interest				15.6	100.0%

