



**SCHUIL**  
AG REAL ESTATE



## **+/-57.88 Acres – Almonds and Custom Home – Lemoore, CA**

9415 21st Ave, Lemoore, CA • 57.88 Acres

Schuil Ag Real Estate

CalBRE: 00845607

559-734-1700 • [www.schuil.com](http://www.schuil.com)



## LOCATION :

This almond orchard and custom home are located on 21st Avenue, along the South Fork of the Kings River, in Lemoore, CA.

## SIZE:

+/-57.88 Assessed Acres

## PLANTINGS:

The property is fully planted to Independence and Nonpareil almond varieties on Nemaguard rootstock. The almond orchards are under a lease agreement through December 31, 2041.

## CUSTOM HOME:

This exceptional property includes a beautifully maintained, custom-built home of approximately 2,550 square feet, constructed in 1987. The residence offers three spacious bedrooms—including a luxurious master suite complete with a fireplace, sitting area, and walk-in closet—and three well-appointed bathrooms. Designed for both comfort and entertaining, the home features a family room, a formal living room, a kitchen nook, a formal dining room, a dedicated laundry room, and an attached two-car garage.

The house features:

- Ample storage throughout the home
- Spacious attic above the garage
- Additional large attic (approximately 400 sq. ft.) above the bedrooms, ready to be finished as a loft, bedroom, or study
- Laundry room equipped with an extra-large capacity Samsung washer and dryer
- Kitchen features a side-by-side refrigerator and built-in GE Profile appliances, approximately 10 years old

## WATER:

The property is within the South Fork Water District and Clark Fork Irrigation Water allocation via pumping station on parcel 004-250-057.

The property includes the following wells:

- Wells on Parcel 004-250-057:
  - One (1) 550' deep well – Primary water source when river water is not available
  - One (1) shallow well (less than 60') in production located next to the river
  - One (1) shallow well (less than 60') not currently used is middle of the orchard
  - One (1) domestic well drilled in 2015 at 400' deep
    - LifeSource whole house water system provides water for the home
- Wells on Parcel 004-250-019:
  - Two (2) agricultural wells, each approximately 50 feet deep, with pumps replaced in 2016.

## LEGAL:

Kings County APNs: 004-250-056, 004-250-057, and 004-250-019

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:

This exceptional property offers a rare blend of residential comfort, agricultural investment, and prime location. The fully leased almond orchard provides steady income through December 31, 2041, making this an ideal opportunity for both homeowners and investors. The property lies within the highly rated Island School District—a sought-after charter school—and is just two miles from both the school and the Island Fire Station.

At the heart of the property is a beautifully maintained, custom-built home spanning approximately 2,550 square feet. Constructed in 1987, the residence features three spacious bedrooms, including a luxurious master suite with a fireplace, sitting area, and walk-in closet, along with three well-appointed bathrooms. The thoughtfully designed floor plan includes a family room, formal living room, kitchen nook, formal dining room, and a dedicated laundry room. The attached two-car garage offers convenient access and additional storage options.

The home is filled with functional extras, including ample storage space, a large attic over the garage, and an additional 400-square-foot attic above the bedrooms—ready to be finished as a loft, extra bedroom, or private study. The laundry room comes equipped with an extra-large capacity Samsung washer and dryer. The kitchen features a side-by-side refrigerator and built-in GE Profile appliances that are approximately 10 years old, offering both style and reliability.

## PRICE:

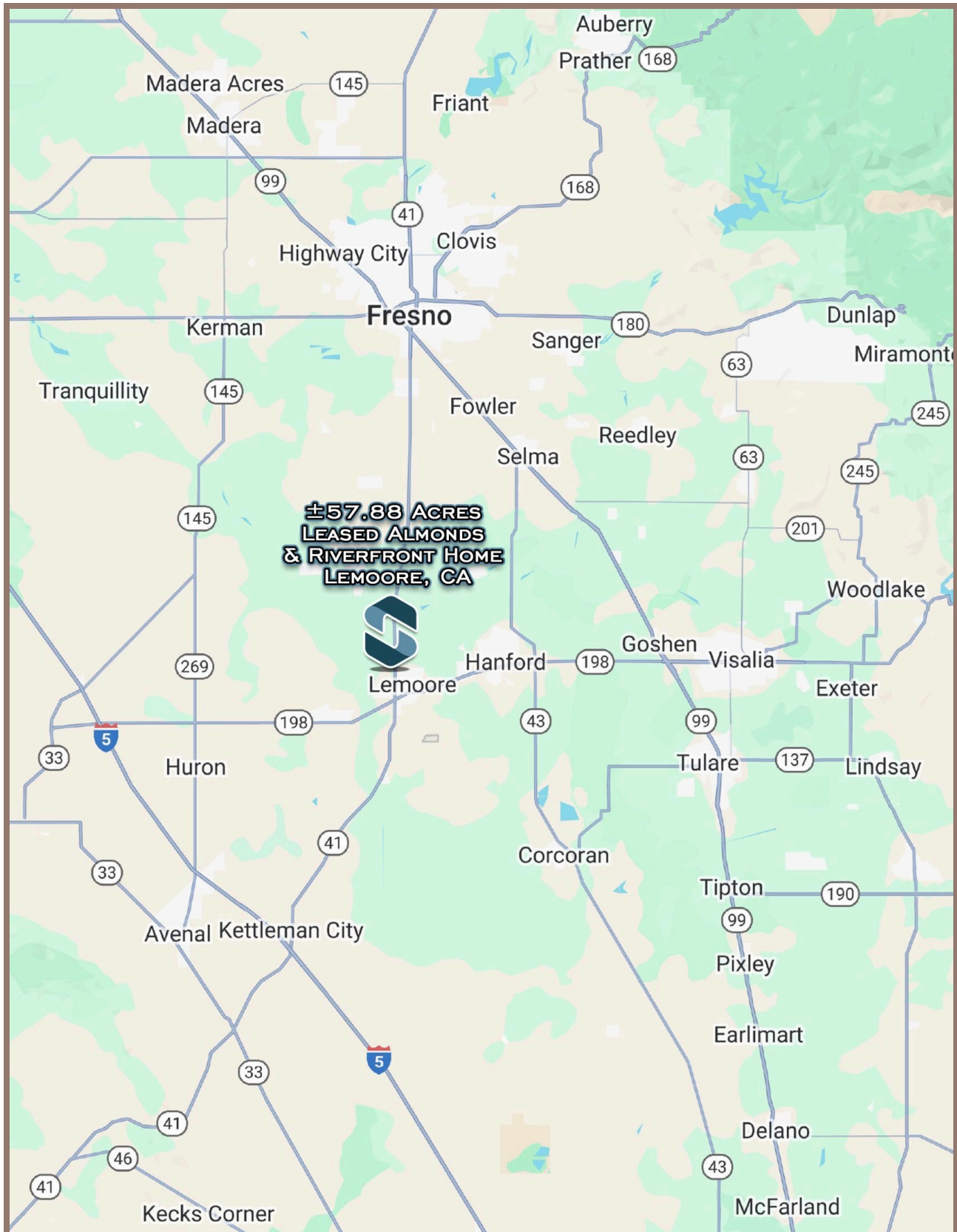
**\$1,300,000**

## CONTACT:

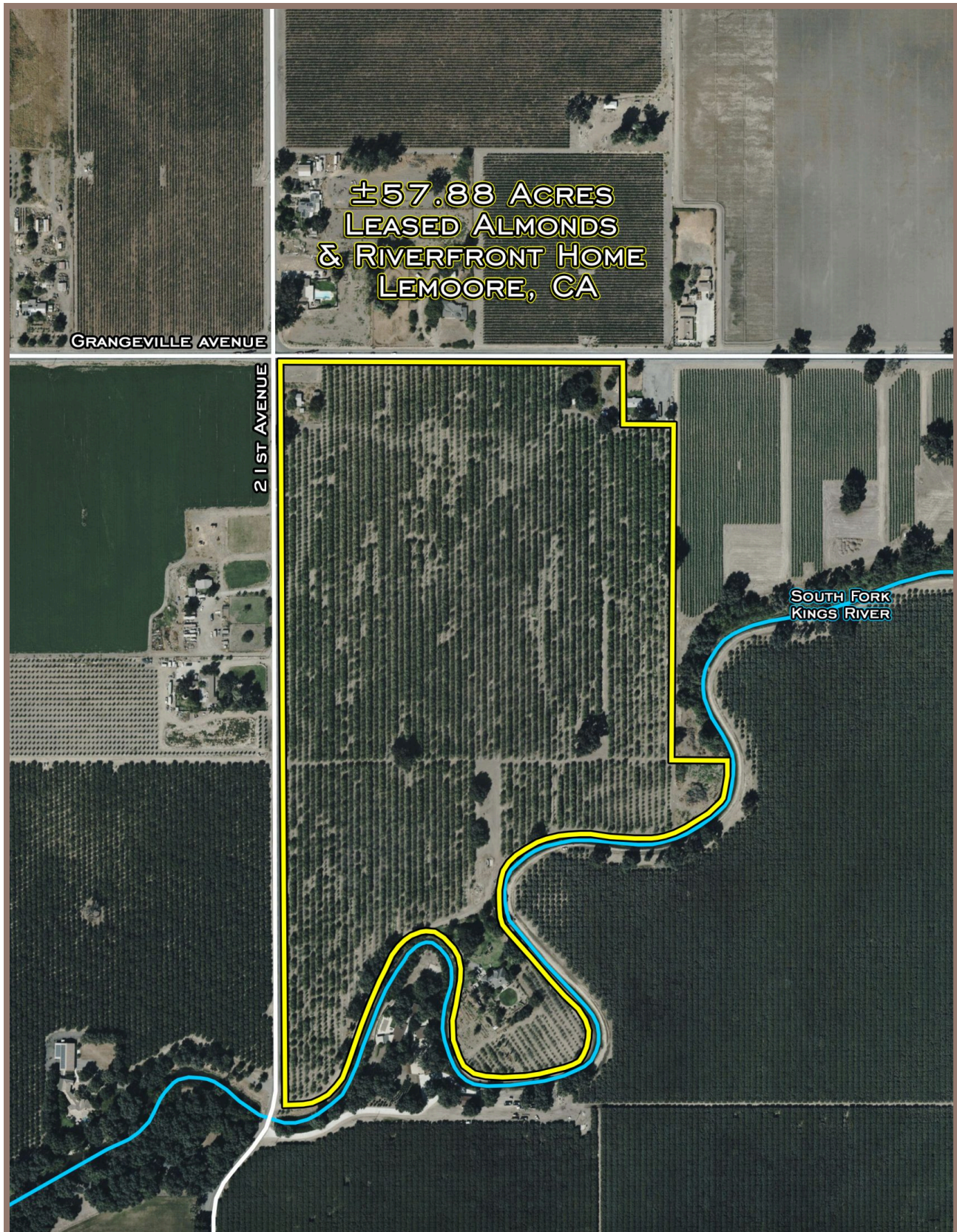
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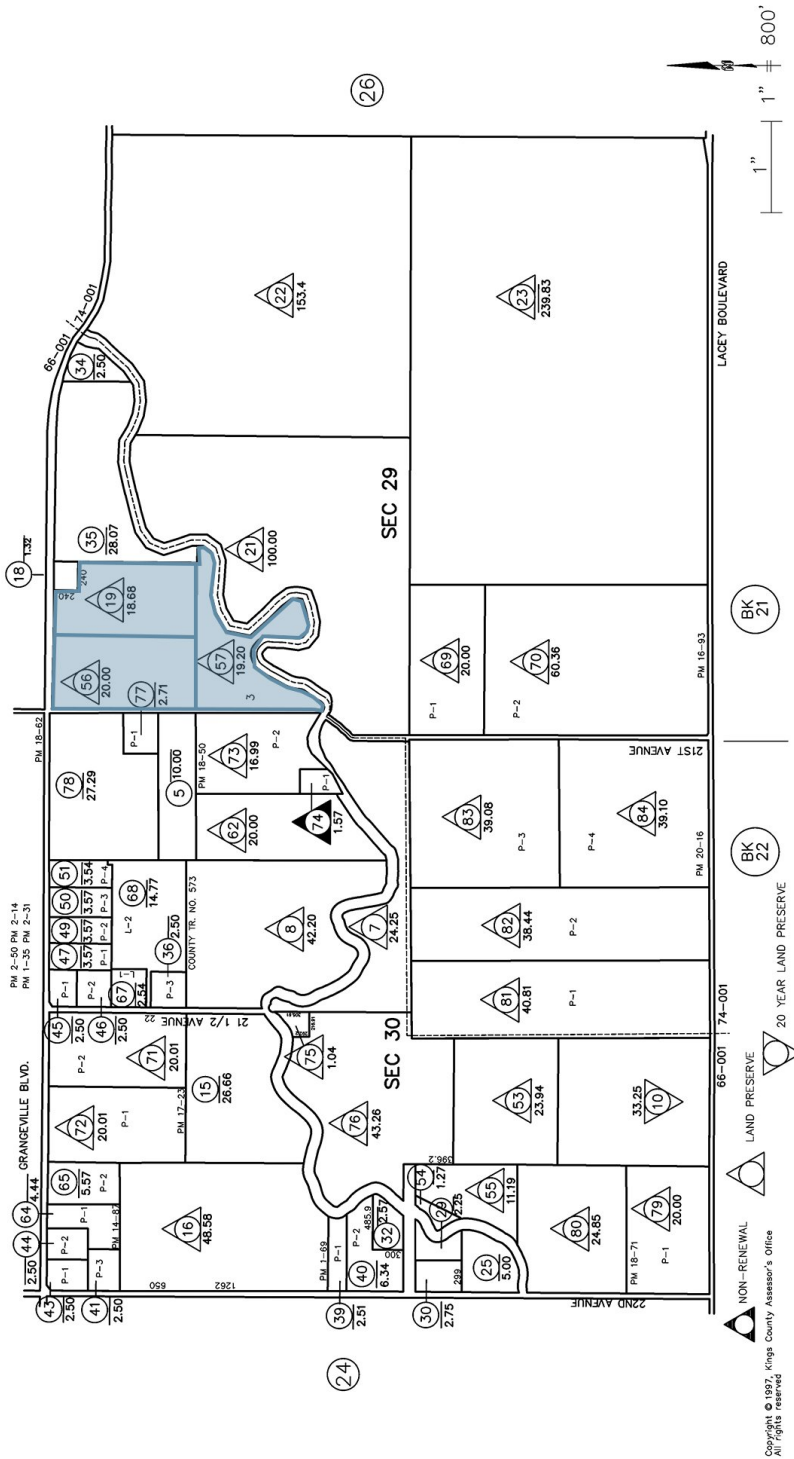




KINGS COUNTY ASSESSOR'S MAP  
SEC'S 29 & 30-18-20

4-25

THIS MAP IS FOR ASSESSMENT PURPOSES ONLY  
IT IS NOT A SURVEY OF THE LAND AND DOES NOT  
GUARANTEE THE ACCURACY OF THE INFORMATION  
FOR PURPOSES OF ZONING OR SUBDIVISION LAW.  
APRIL 2016



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