



## **+/-1,096.23 Acres – Almonds & Open Ground – Huron & Kettleman City, CA**

HWY 198/W Dorris Ave and S Goldenrod Ave, Huron,  
CA • 1096.23 Acres

CalBRE: 00845607

Schuil Ag Real Estate

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



## LOCATION :

The majority of the land, +/-633.25 acres, is located between HWY 198 and West Mitchell Avenue and between South Goldenrod Avenue and South Howard Avenue, in Huron, Fresno County, CA.

There are +/-47.42 acres located on the south side of West Mitchell Avenue just east of the California Aquaduct, in Huron, Fresno County, CA.

There is also +/-258.16 acres north of Milham Ave and east of the California Aquaduct, just northwest of Kettleman City, in Kings County, CA.

## SIZE:

+/-1,096.23 Assessed acres

PLANTINGS AND  
LAND USE:**+/-632.23 acres are planted to Almonds:**

- +/-317 acres planted in 2016 to 50% Nonpareil and 50% Independence almonds
- +/-160 acres planted in 2014 to 50% Nonpareil, 25% Wood Colony, 12.5% Aldrich, and 12.5% Monterey almonds
- +/-155 acres planted in 2012 to 50% Nonpareil, 25% Wood Colony, and 25% Monterey almonds

**+/-464 acres of Open Ground:**

- Huron: +/-206 acres (historically farmed to row crops: Cotton, Melons, and Garlic)
- Kettleman City: +/-258 acres (previously planted to almonds)

## WATER:

The properties are located within Westlands Water District with priority allocation and are supported by four (4) agricultural wells. The almond orchards are irrigated with dual-line drip.

The sale includes over 3,700 acre-feet of groundwater pumping credits.

## SOIL :

The properties all feature Grade 1 – Excellent soil. See ‘Soil Maps’ and ‘Soil Descriptions’ for details.

## SOLAR:

As of March 2024, the landowner currently is under contract for the opportunity of a long-term solar lease on two of the parcels (+/- 316.68 Acres). The 2012 and 2014 almond plantings.

The option term is ten (10) years from the Agreement Effective Date (3/30/2024) with the following terms/payments:

- Year 1-2: \$50/acre
- Year 3-4: \$75/acre
- Year 5-6: \$100/acre
- Year 7-8: \$125/acre
- Year 9-10: \$150/acre

If/Once the option is executed, the solar developer will be responsible for orchard removal at their expense, as well as paying the following terms:

- \$1,500/acre annual rent with an annual 2.5% escalator.
- **The landowner will retain access to the wells, ground water pumping credits, as well as WWD allocation on the Solar Option APNS.**

## LEGAL:

Fresno County APNs: 068-120-48S, 068-120-47S, 068-120-46S, 068-120-38S, 068-120-70S, 068-120-69S, 068-120-65S, 068-120-08, and 068-111-36S

Kings County APN: 038-240-066

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.

## PRICE:

**\$16,950,000 (+/- \$15,462 per acre)**

## CONTACT:

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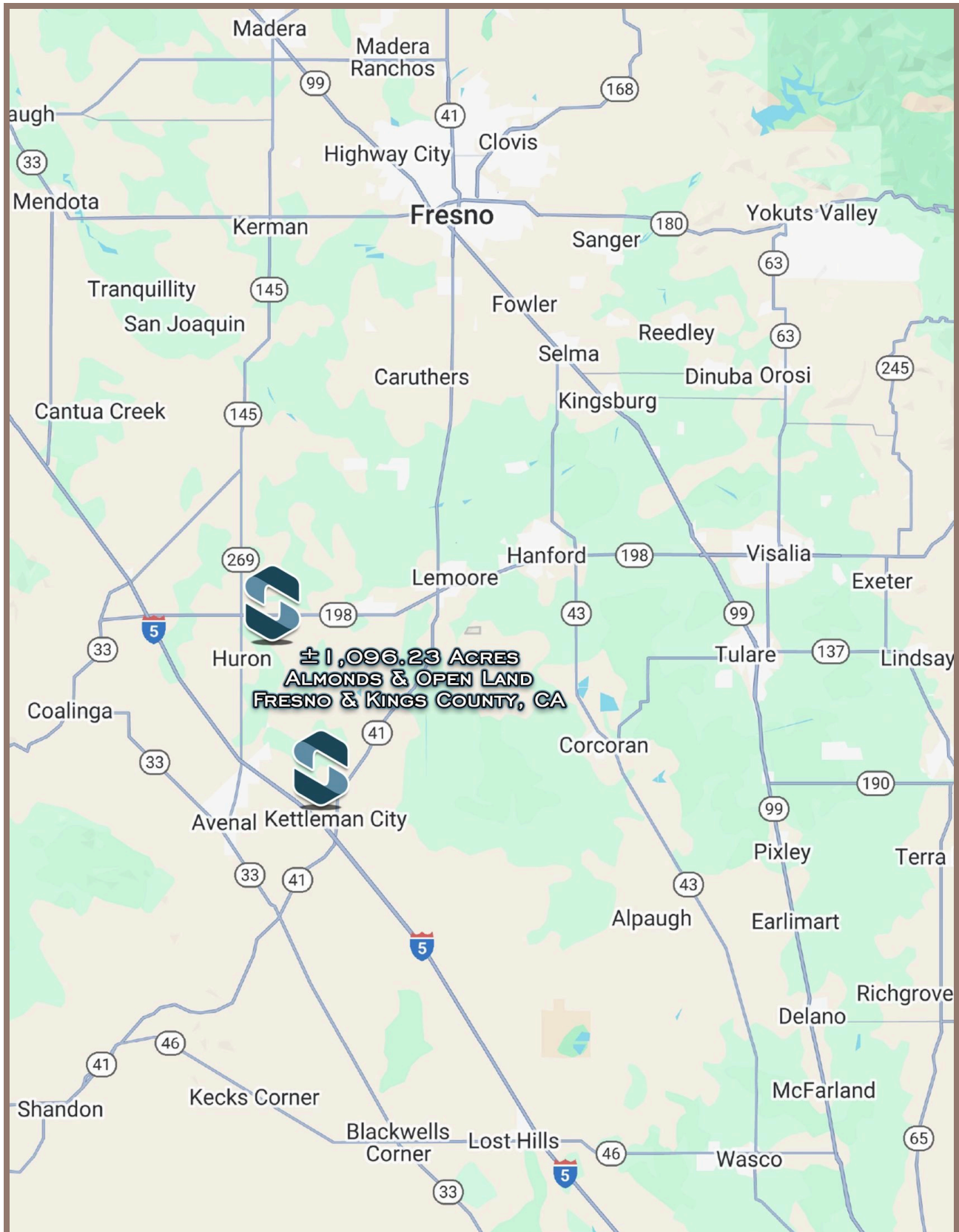
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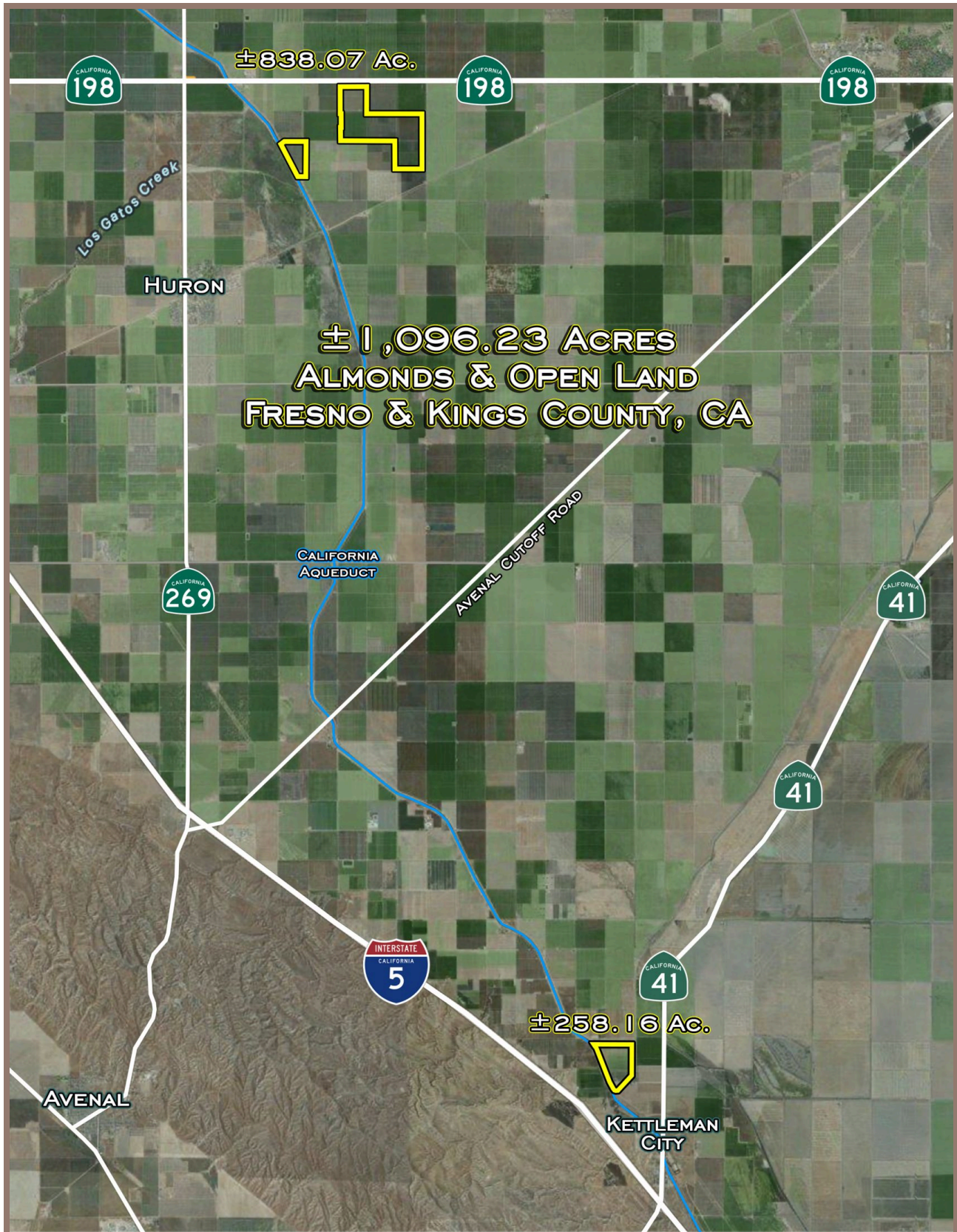
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559-805-4095

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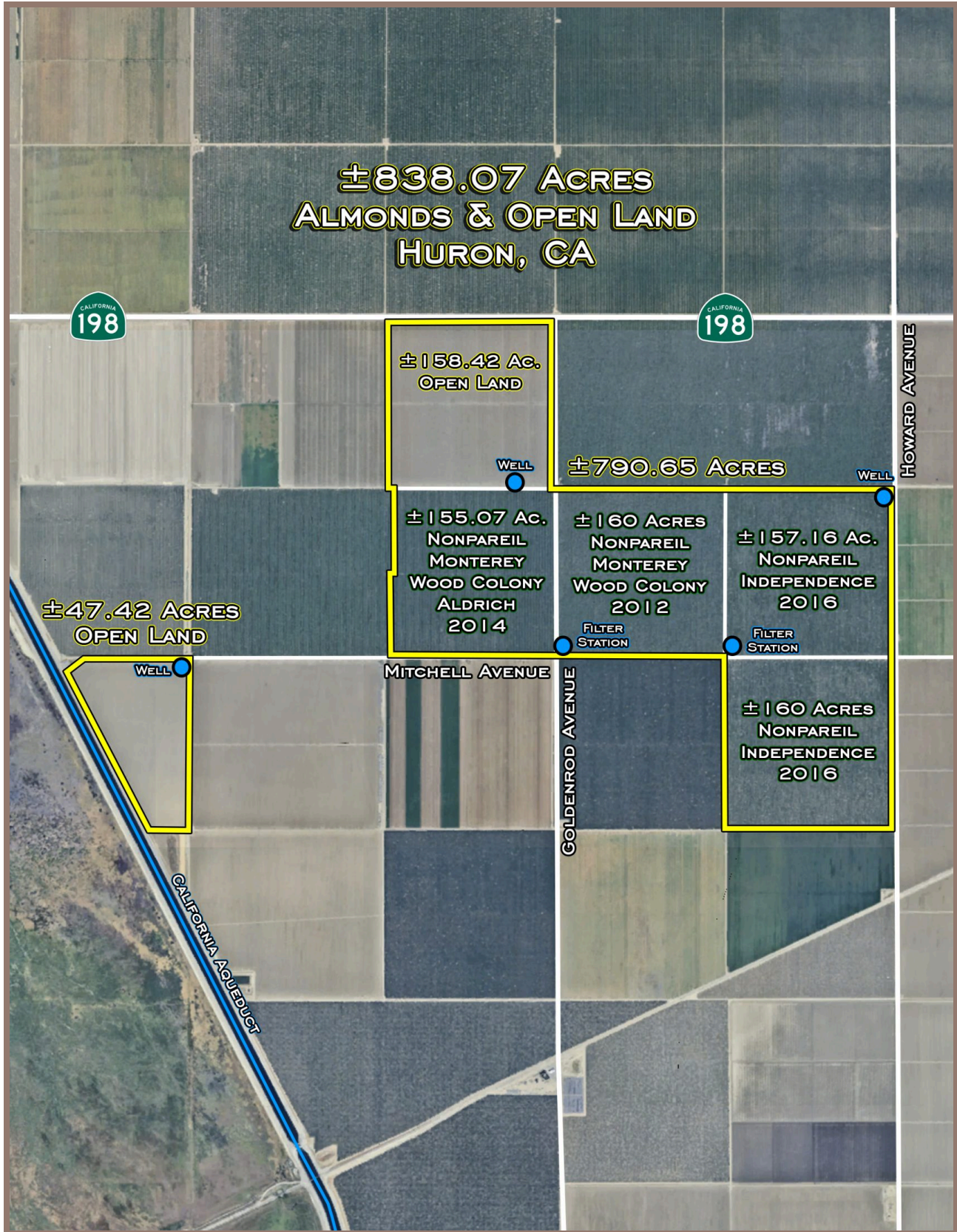
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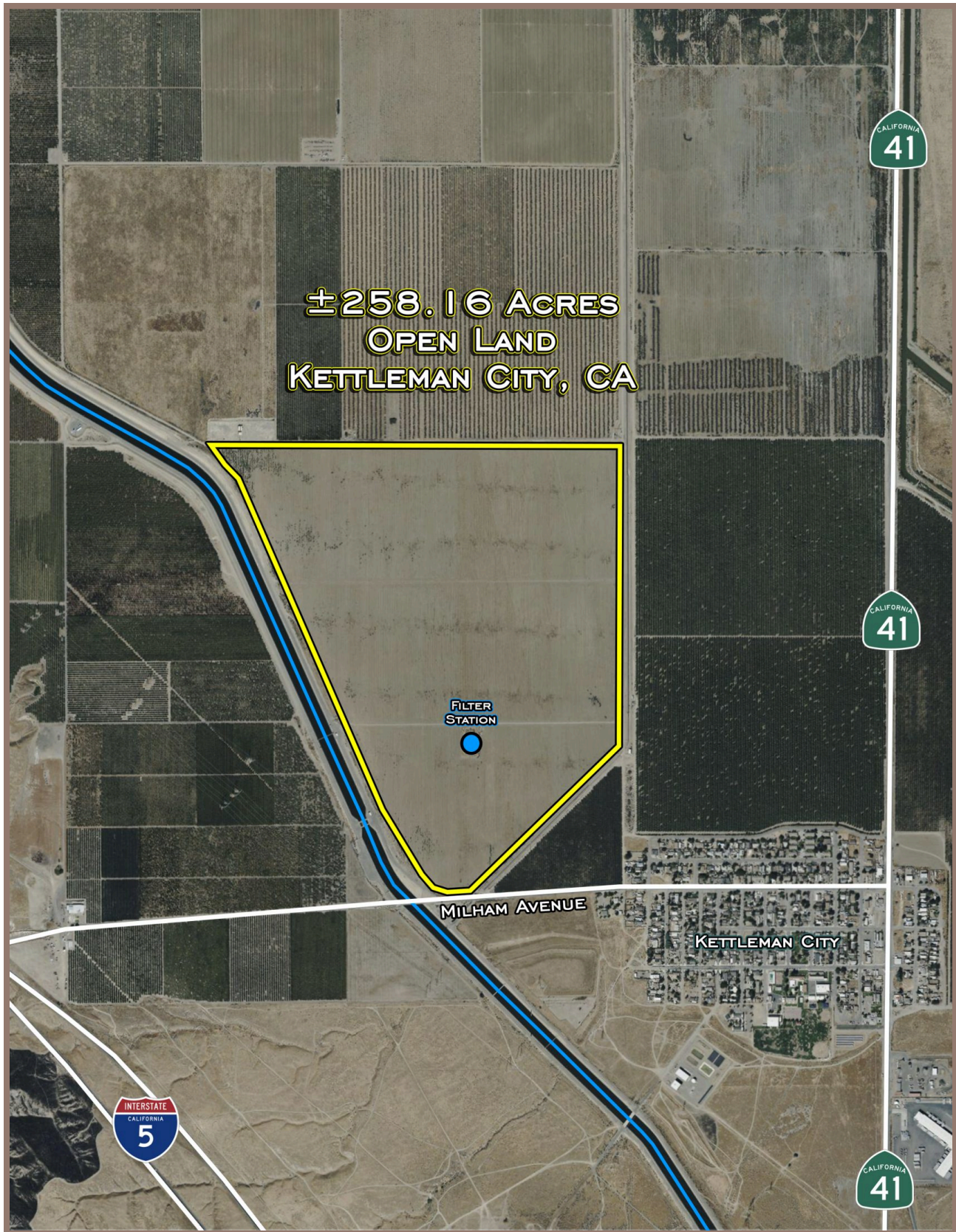




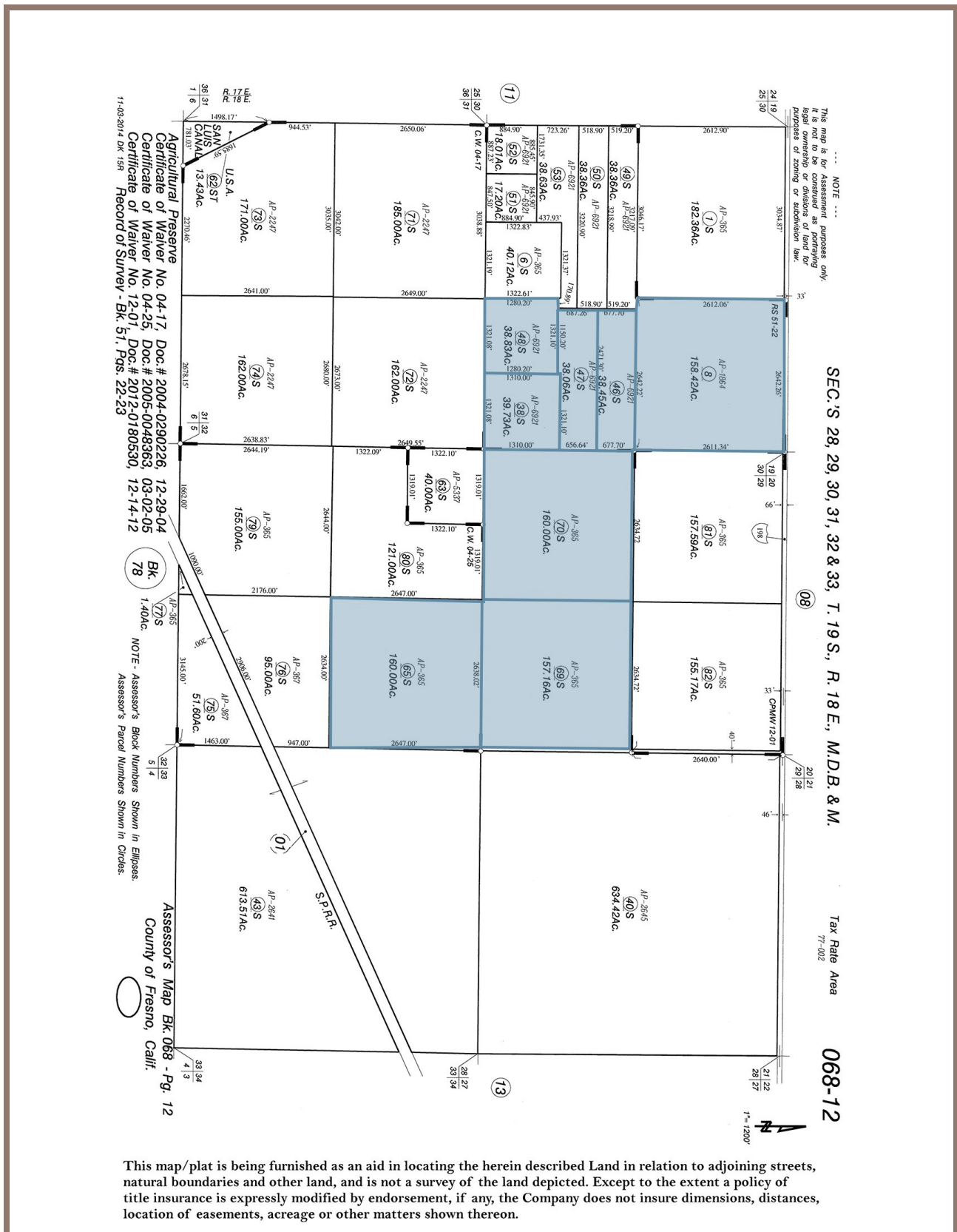














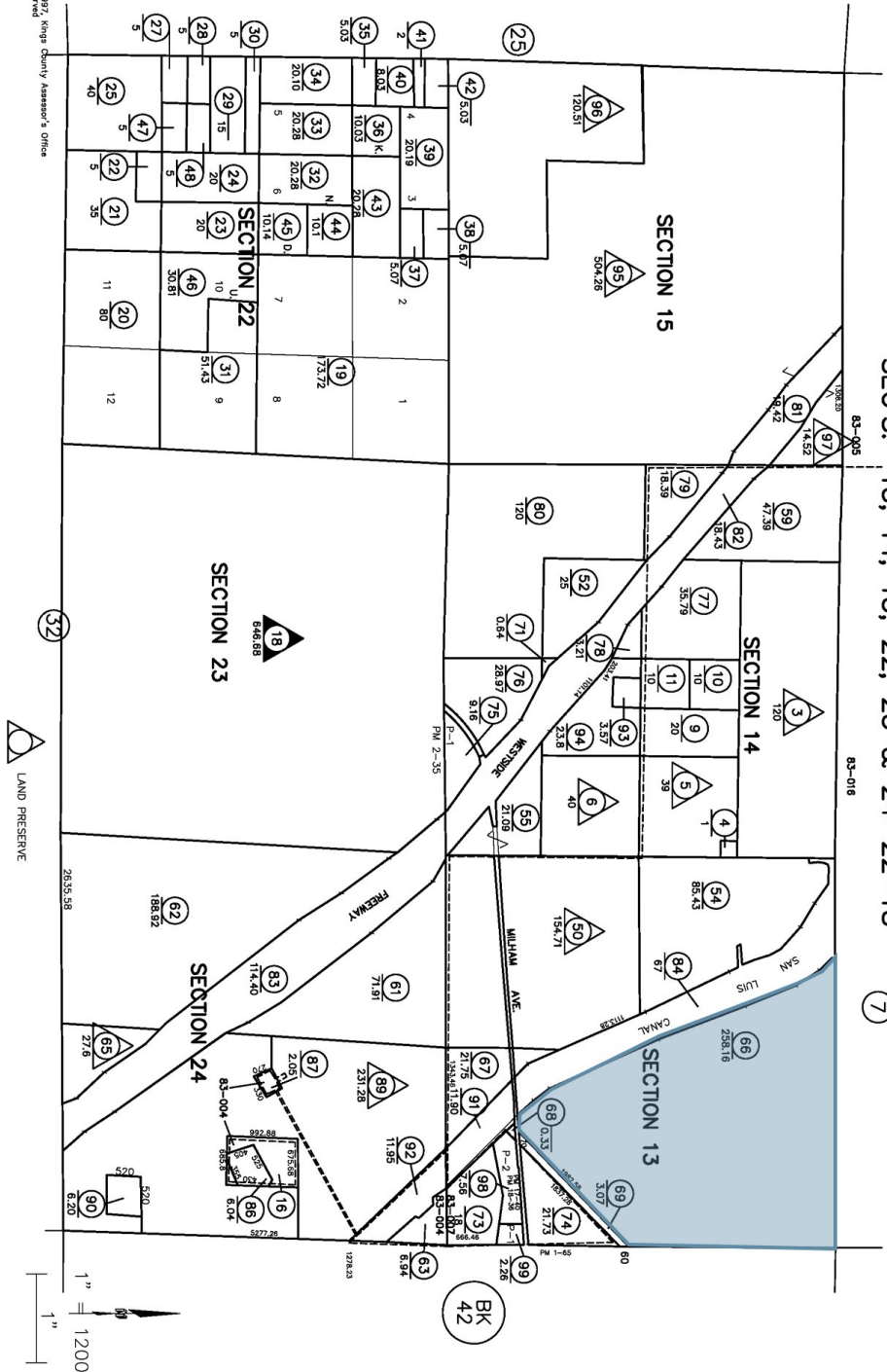




THIS MAP IS FOR ASSESSMENT PURPOSES ONLY  
AND IS NOT A SURVEY. IT IS BASED ON THE  
LEGAL DESCRIPTION OF DIVISIONS OF LAND FOR  
LOCAL PURPOSES, INCLUDING OR SUBDIVISION LAM,  
FEBRUARY 1997.

**KINGS COUNTY ASSESSOR'S MAP  
SECS. 13, 14, 15, 22, 23 & 24-22-18**

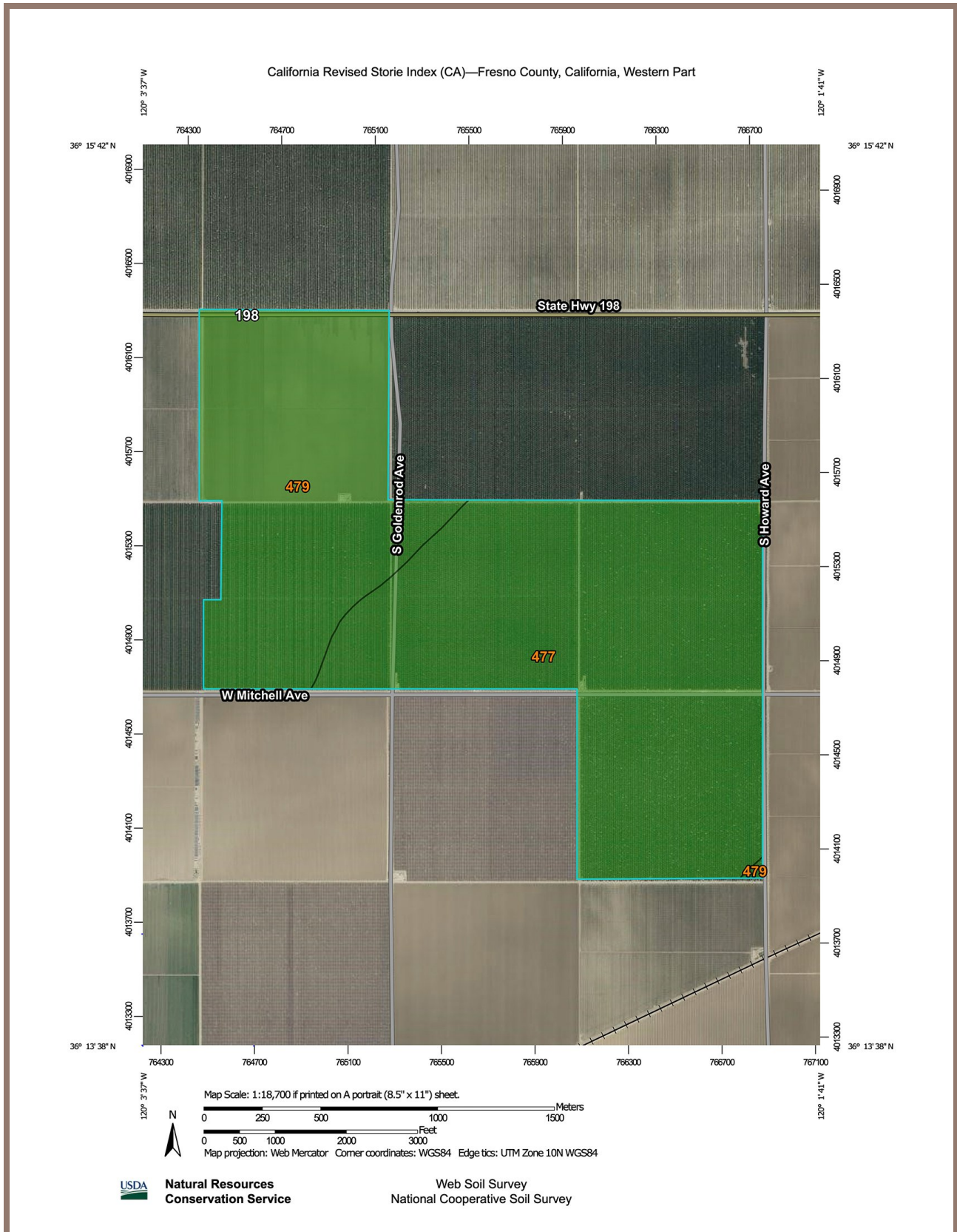
**38-24**



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This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



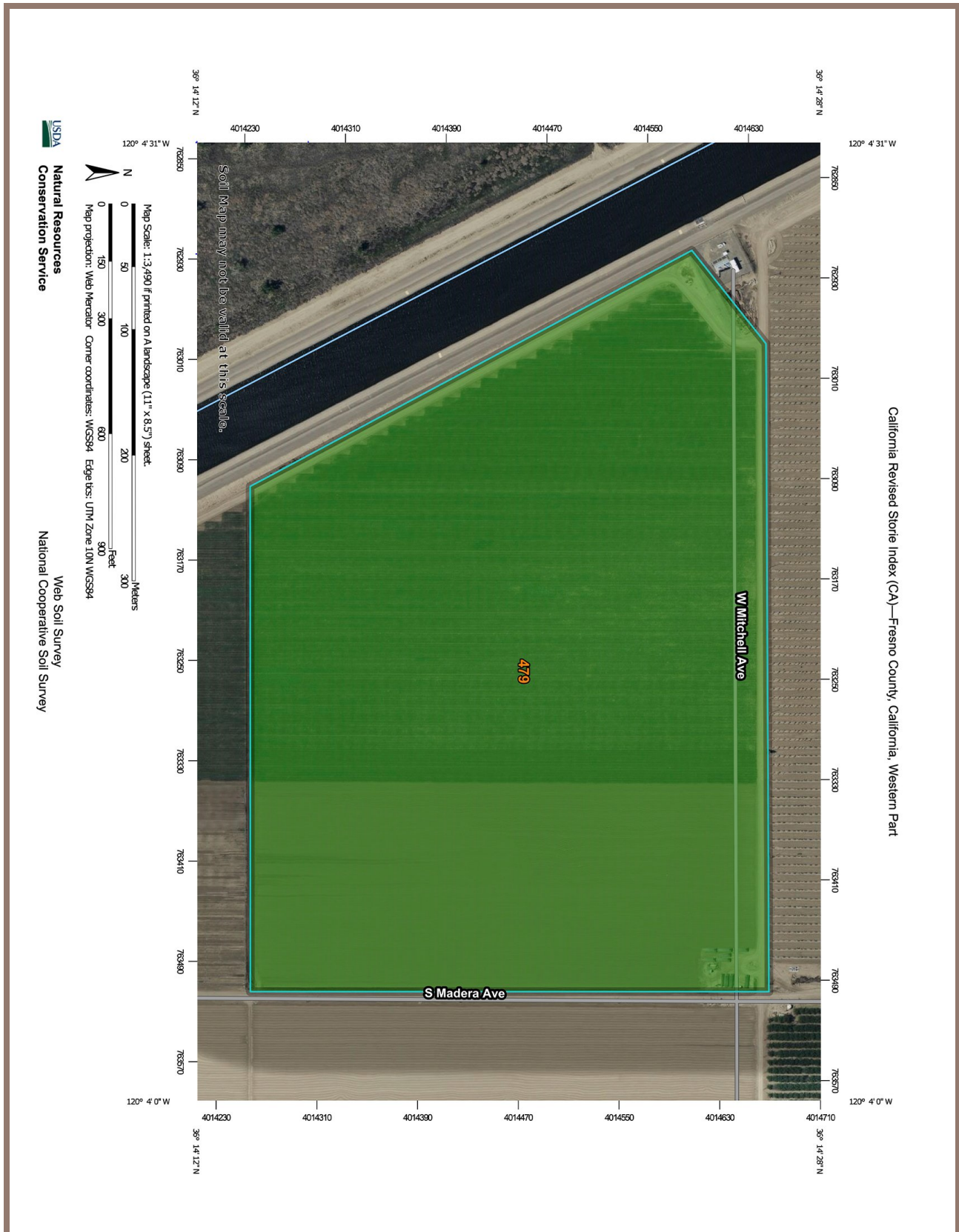




California Revised Storie Index (CA)—Fresno County, California, Western Part

## California Revised Storie Index (CA)

Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
477	Westhaven clay loam, 0 to 2 percent slopes	Grade 1 - Excellent	Westhaven, clay loam (85%)	485.4	61.6%
479	Cerini clay loam, 0 to 2 percent slopes	Grade 1 - Excellent	Cerini, clay loam (85%)	303.1	38.4%
<b>Totals for Area of Interest</b>				<b>788.5</b>	<b>100.0%</b>





California Revised Storie Index (CA)—Fresno County, California, Western Part

## California Revised Storie Index (CA)

Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
479	Cerini clay loam, 0 to 2 percent slopes	Grade 1 - Excellent	Cerini, clay loam (85%)	51.5	100.0%
<b>Totals for Area of Interest</b>				<b>51.5</b>	<b>100.0%</b>





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

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**California Revised Storie Index (CA)**

Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
131	Kimberlina fine sandy loam, sandy substratum	Grade 1 - Excellent	Kimberlina (85%)	107.2	40.7%
174	Wasco sandy loam, 0 to 5 percent slopes	Grade 1 - Excellent	Wasco (85%)	156.3	59.3%
<b>Totals for Area of Interest</b>				<b>263.5</b>	<b>100.0%</b>

