

# LEMOORE CANAL CO. ALMONDS

80± ACRES | KINGS COUNTY, CALIFORNIA

**\$2,560,000**

(\$32,000/Acre)



## PROPERTY HIGHLIGHTS

- NONPAREIL AND INDEPENDENCE VARIETIES
- DUAL LINE DRIP IRRIGATION
- 35 SHARES IN LEMOORE CANAL COMPANY



Independently Owned And Operated  
Corporate License #00020875  
pearsonrealty.com

### FRESNO

7480 N. Palm Ave., Suite 101  
Fresno, CA 93711  
559.432.6200

### VISALIA

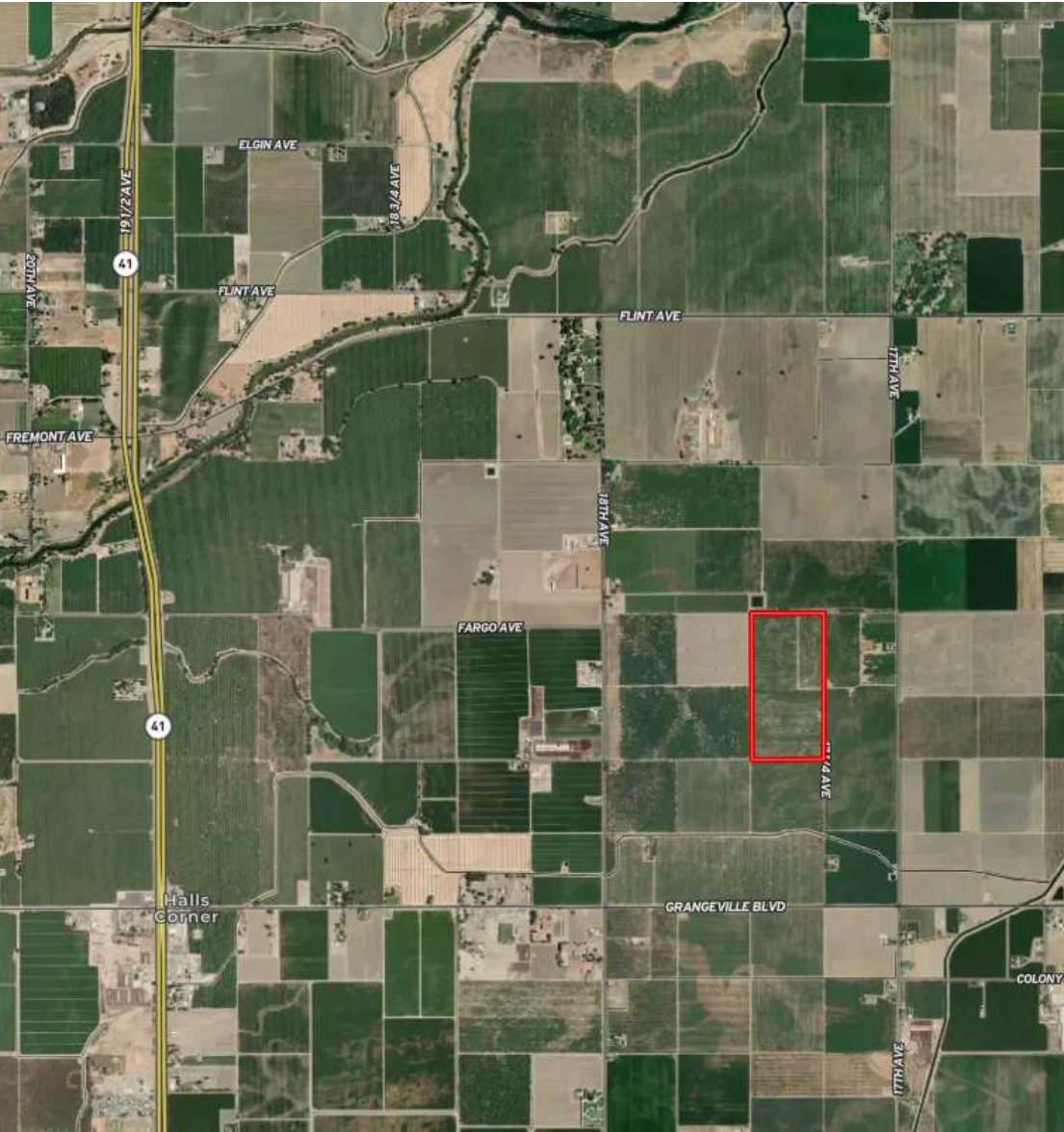
3447 S. Demaree St.  
Visalia, CA 93277  
559.732.7300

### BAKERSFIELD

4900 California Ave., #210B  
Bakersfield, CA 93309  
661.334.2477

**LEMOORE CANAL CO. ALMONDS**  
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**LOCATION MAP**





## PROPERTY INFORMATION

### DESCRIPTION

This 80± acre almond orchard is planted to Nonpareil and Independence varieties, with trees planted in 2015. The property includes 35 shares of Lemoore Canal Company stock, a 30-horsepower lift pump for canal water, and a 100-horsepower agricultural well. Irrigation is delivered through a dual-line drip system throughout the orchard. The combination of surface water, groundwater, and modern irrigation infrastructure provides a reliable water supply for almond production setup.

### LOCATION

The ranch is located on the northwest side of Avenue 17 1/4, a half mile north of Grangeville Blvd.  
Property address: 8350 17 ½ Ave, Lemoore, CA

### ZONING

AG20 (General Agricultural - 20 acre minimum). The property is enrolled in the Williamson Act.

### WATER

35 Shares of Lemoore Canal Company Stock

- (1) 100 HP Pump and well
- (1) Abandoned well

### BUILDINGS

None.

### PLANTINGS

- 40 Acres of Nonpareil
- 40 Acres of Independence

### PRICE/TERMS

\$2,560,000 (\$32,000) all cash at the close of escrow. Buyer and seller to cooperate with a 1031 tax exchange.  
Buyer to reimburse seller for cultural costs incurred towards the 2026 almond crop.

#### \*WATER DISCLOSURE

The Sustainable Groundwater Management Act (SGMA) was passed in 2014, requiring groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. SGMA may limit the amount of well water that may be pumped from underground aquifers. Buyers and tenants to a real estate transaction should consult with their own water attorney, hydrologist, geologist, civil engineer, or other environmental professional.

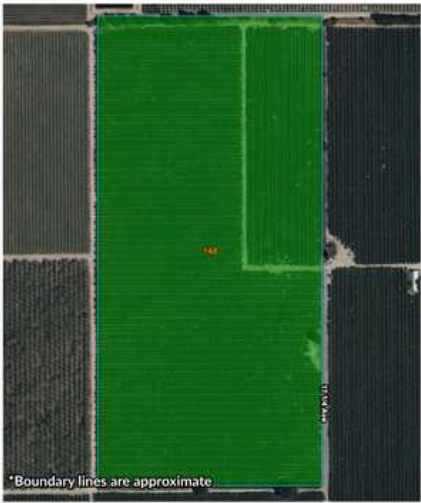
#### POLICY ON AGENT COOPERATION

SOILS INFORMATION

SOIL MAP

MAP KEY

| Map unit symbol | Map unit name                       | Rating              |
|-----------------|-------------------------------------|---------------------|
| 148             | Nord fine sandy loam, saline-alkali | Grade 1 - Excellent |



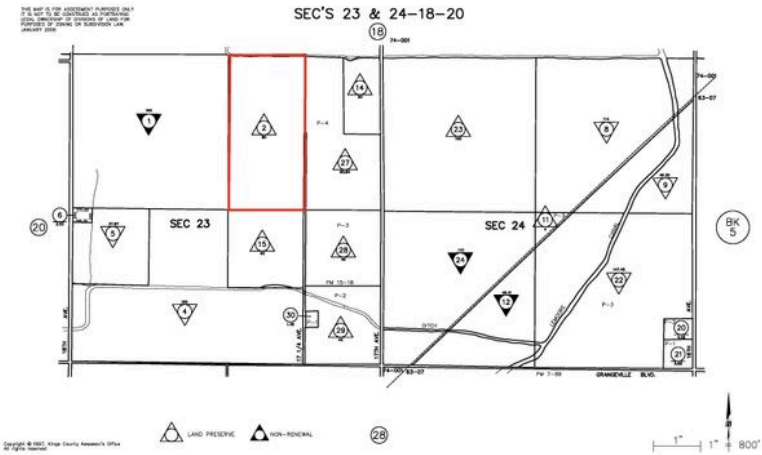
PARCEL INFORMATION

LEGAL

Kings County APN: 004-190-002. Located in a portion of Section 23, T18S, R20E, M.D.B.&M.

KINGS COUNTY ASSESSOR'S MAP

4-19









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