

40.06±
ASSESSED ACRES

EXCLUSIVELY PRESENTED BY:
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3447 S. Demaree St.
Visalia, CA 93277
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BAKERSFIELD

4900 California Ave., #210B
Bakersfield, CA 93309
661.334.2777

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**LEMOORE LUXURY HOME,
EQUESTRIAN & POMEGRANATES**
KINGS COUNTY, CALIFORNIA

\$2,400,000



**PROPERTY
HIGHLIGHTS:**

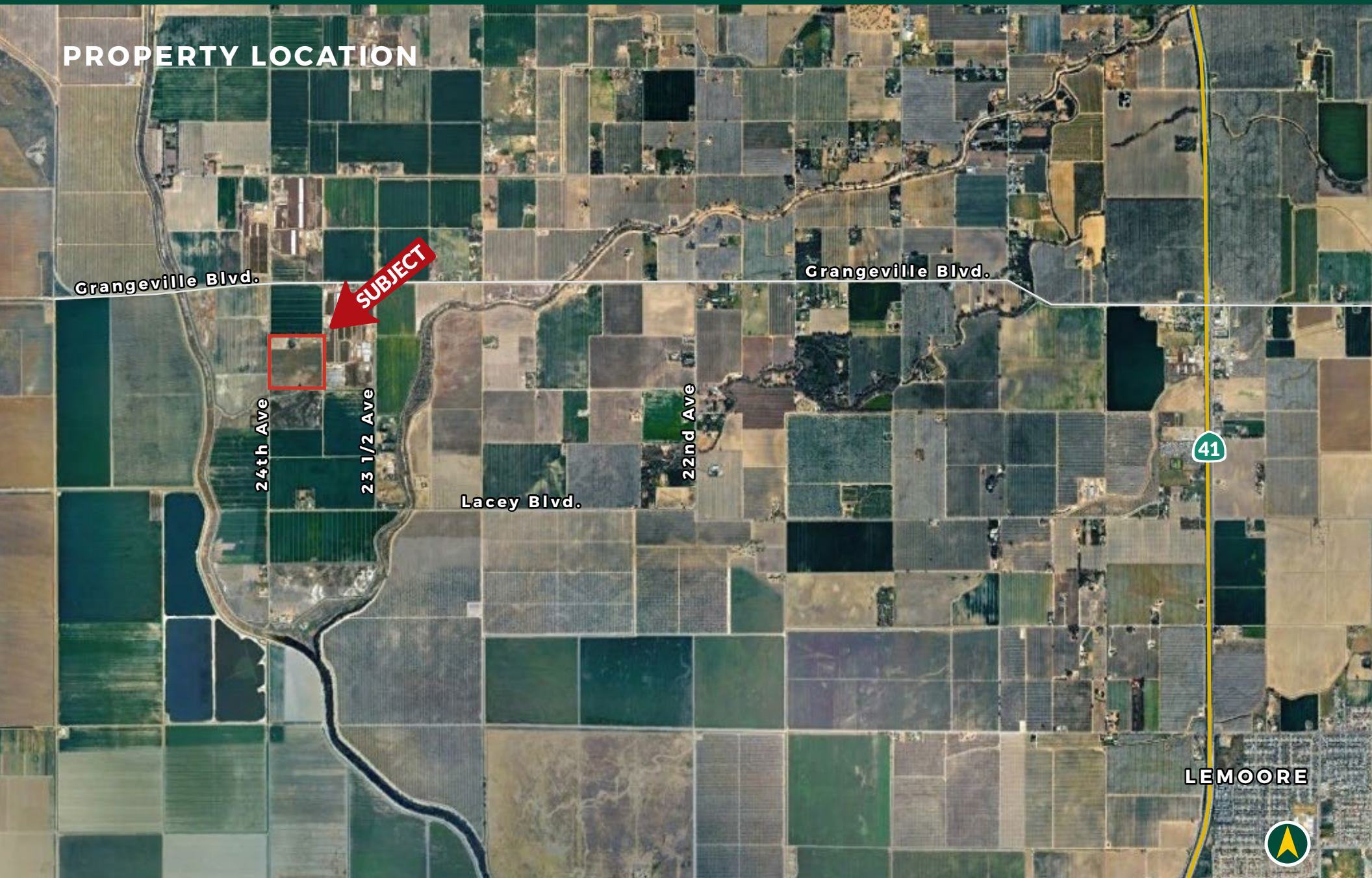
- BEAUTIFUL REMODELED HOME
- COMPLETE EQUESTRIAN FACILITY
- INCOME PRODUCING POMEGRANATES

LEMOORE LUXURY HOME,
EQUESTRIAN, & POMEGRANATES
KINGS COUNTY, CA

40.06± ACRES

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PROPERTY LOCATION



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PROPERTY INFORMATION

DESCRIPTION

This beautiful and extravagant very private 5 bedroom, 4.5 bathroom, 2-story home consists of 40.06± acres in NW Lemoore including pomegranates, fully lit large roping arena, and plenty of space to host parties and family gatherings. The property boasts a newly remodeled open concept home, brand new enclosed 40' x 80' shop with solar, large landscaped backyard and pool with a full outdoor kitchen and bath. The home has a mud room with a laundry and pantry, gourmet kitchen with built-in high end appliances and completely wired with premium Sonos speakers sound system and pictures connected to TV's in each room, large outdoor balcony accessible from the upstairs bedrooms and a 3-car garage. The amenities include the 250' x 140' roping arena, 140' cutting round pen, riding track around the arena and cutting pen and a full sprinkler system for the arena and cutting pen that covers everything in just minutes. There are six 24' x 60' half covered horse pens and several large covered horse pens and several large covered dog kennels. This property provides enjoyment of the large outdoor backyard, horse and livestock amenities plus farming income from producing pomegranates.

LOCATION

Property is located south of Grangeville Blvd. on the east side of 24th Ave.
Address: 9235 24th Ave., Lemoore, CA 93245.

LEGAL

Located in a portion of Section 26, T18S, R19E, M.D.B.&M.
Kings Co. APN's: 004-240-074 & 075.

PLANTINGS

30± acres of producing pomegranates.

ZONING

AE-20, Agricultural Exclusive, 20 acres minimum parcel size.
The property is NOT located within the Williamson Act.

WATER

Laguna Irrigation District
(1) domestic well
(1) 50 HP agricultural well
15 HP ditch lift pump

SOILS

See soils map included

BUILDINGS/STRUCTURES

3,786± s/f 2 story home
Outdoor kitchen with Sonos speaker & outdoor TV
40' x 80' enclosed shop with lighting, 110 amp, 30 amp & 50 amp service
250' x 140' roping arena
140' cutting round pen
Six 24' x 60' half covered horse pens
Several large covered dog kennels

PRICE/TERMS

\$2,400,000 cash at close of escrow.

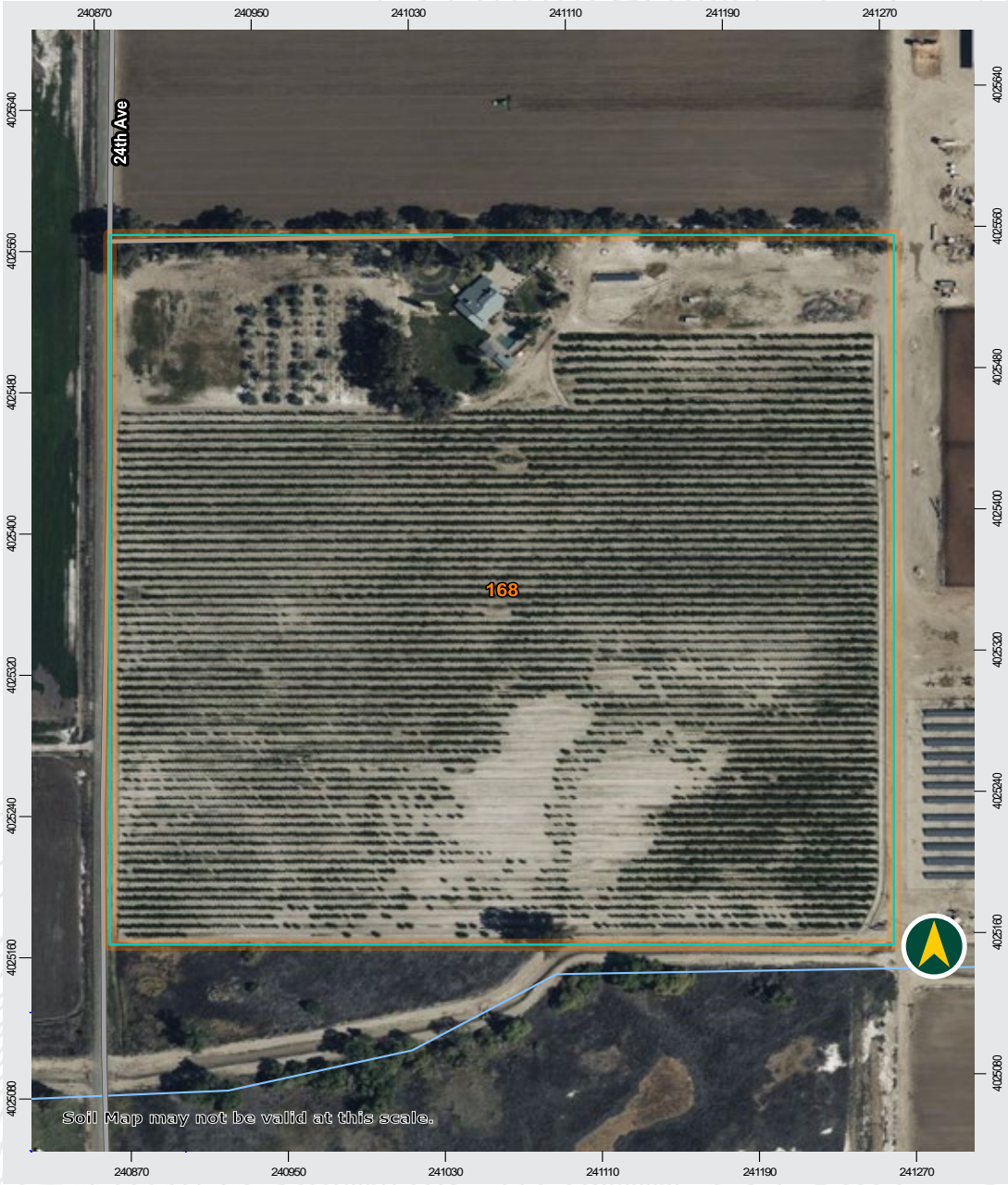


PROPERTY OVERVIEW



SOILS MAP

California Revised Storie Index (CA)	
Map unit symbol	Map unit name
168	Vanguard sandy loam, partially drained



4-24

SEC'S 25 & 26-18-19



PROPERTY PHOTOS



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THE CENTRAL VALLEY**

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