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

PEARSON REALTY

Independently Owned And Operated
Corporate License #00020875
pearsonrealty.com

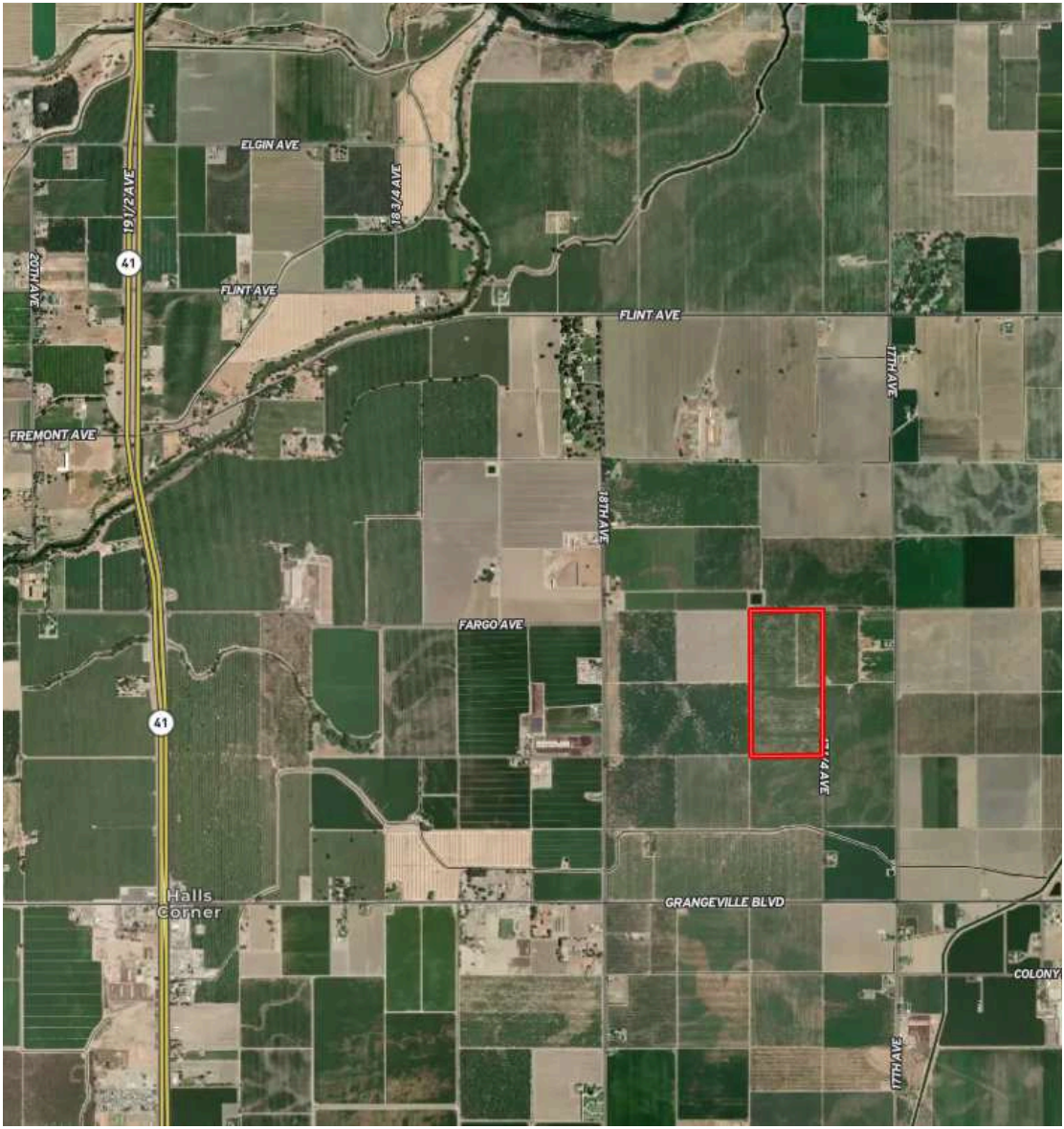
FRESNO
7480 N. Palm Ave., Suite 101
Fresno, CA 93711
559.432.6200

VISALIA
3447 S. Demaree St.
Visalia, CA 93277
559.732.7300

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

All information contained herein is deemed reliable but not guaranteed by seller nor broker and should be independently verified by potential buyers. We assume no liability for errors or omissions.

LOCATION MAP



PEARSON REALTY

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

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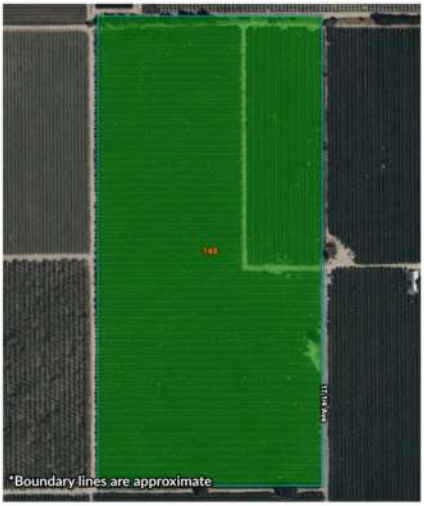
SOILS INFORMATION

SOIL MAP



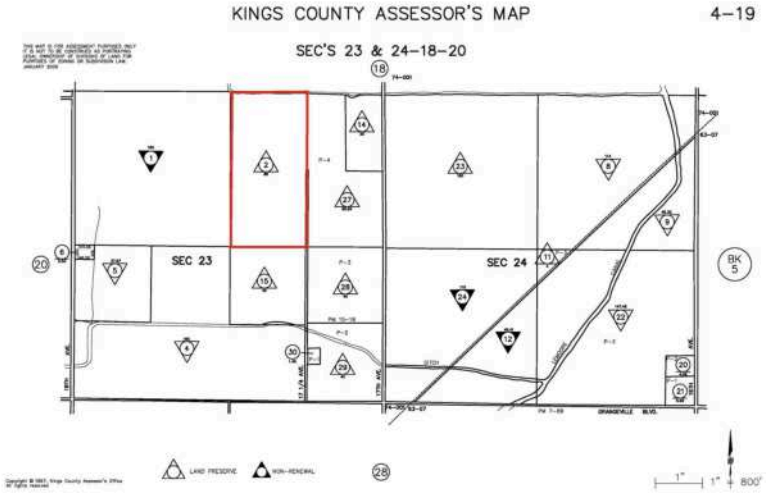
MAP KEY

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.



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