



**PEARSON
REALTY**

AGRICULTURAL PROPERTIES
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FOR SALE

West Grangeville Ranch



81.66± Acres
Lemoore, Kings County
California

- Row and Field Crop
- Prime Soil
- Adjacent to Permanent Plantings
- Kings River Access

Exclusively Presented By:
Pearson Realty



CALIFORNIA'S LARGEST AG BROKERAGE FIRM

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CA BRE #00020875



West Grangeville Ranch

81.66± Acres

\$1,265,000

DESCRIPTION:

The 81.66± acres has been farmed to row, field and forage crops. Property includes river lift pump and access to Clark's Fork Water District. Prime soil could be used for development of permanent crops. There is two mobile homes, domestic well and shop buildings on the property. Good access from two improved county roads. The property sits adjacent to the Kings River.

LOCATION:

The property is located south of Grangeville Blvd. and north of Geneva Ave. near 22rd Ave. six miles north west of Lemoore, California in the County of Kings. Approximately 26 miles south of Fresno via Highway 41.

ZONING & LEGAL:

The property is currently zoned for Exclusive Agricultural production and related uses, AX (40 acre minimum parcels) and is taxed under the Williamson Act Tax Preserve. Assessed parcel 004-240-014. (81.66± acres)

PLANTING:

The property is currently planted to cotton for harvest in 2016. Planted adjacent to the property are vines and almonds.

WATER:

The property is irrigated from Seller's adjacent parcel pump and well. This well is not being sold with this property. There is no well on parcel. The property includes electric lift pump from Kings River Clark's Fork when available.

SOIL:

Vanguard sandy loam.

BUILDING IMPROVEMENTS:

Two occupied mobile homes. Shop and storage buildings. Domestic well at headquarters.

PRICE:

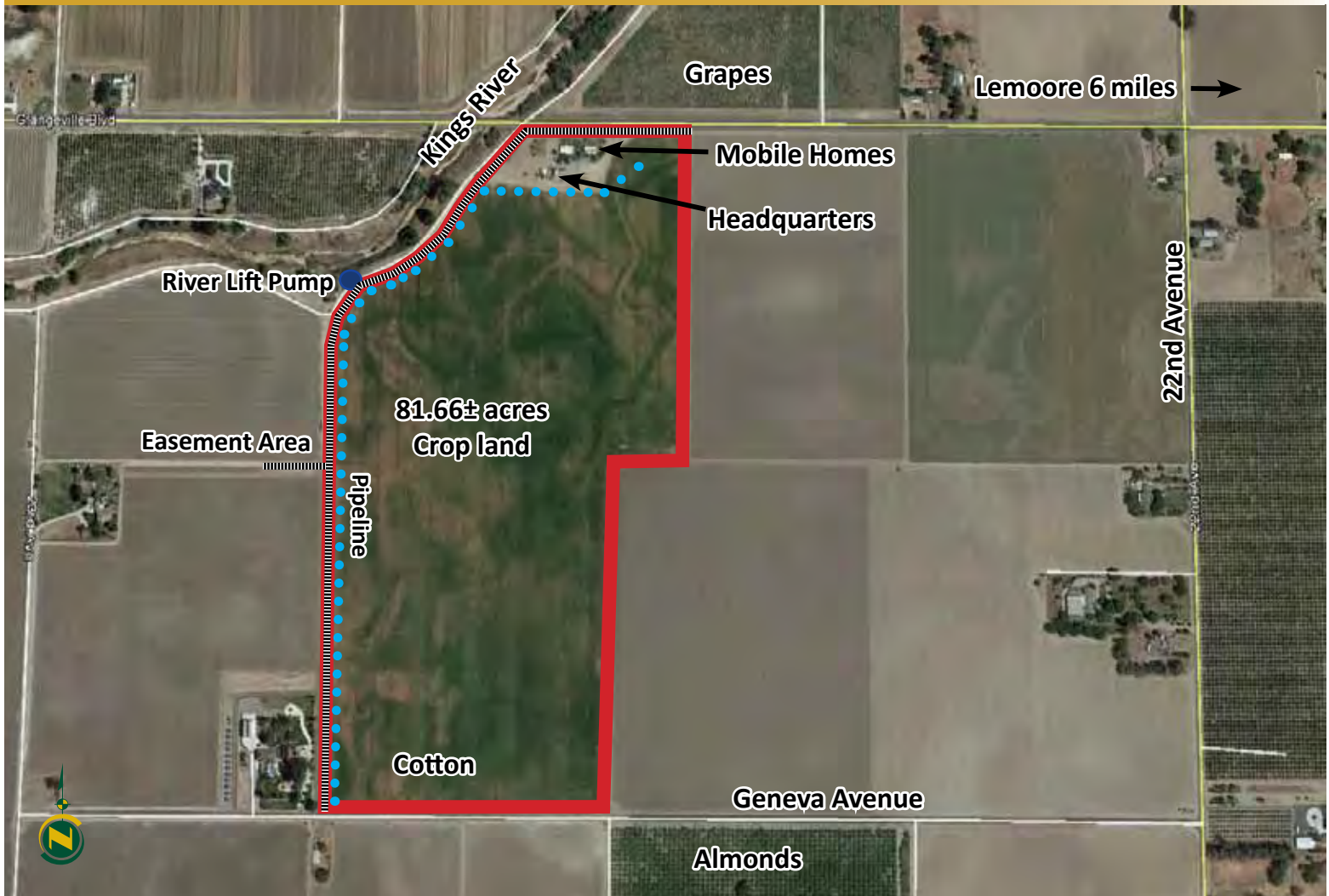
\$1,265,000 cash.

NOTES:

- 1) Crop not included in selling price.
- 2) Seller will create and reserve water conveyance and access easements along west side of property.
- 3) Seller reserves existing mineral rights.
- 4) Shown by appointment. Do not disturb tenants or employees.



FARM MAP



ASSESSOR'S PARCEL MAP



LOCATION MAP



REGIONAL MAP



Offices Serving The Central Valley

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7480 N. Palm Ave, Ste 101
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We believe the information contained herein to be correct. It is obtained from sources which we regard as reliable, but we assume no liability for errors or omissions. Policy on cooperation: All real estate licensees are invited to offer this property to prospective buyers. Do not offer to other agents without prior approval.

