

FOR SALE

Thomas Ranch



557.16± Acres
Kings County, California

Exclusively Presented By
The Ranch Co.





Thomas Ranch

557.16± Acres

\$6,657,500

LOCATION:

The property is located at 6418 27th Avenue, Riverdale, CA. Directly north of the rear entrance to Lemoore Naval Air Station off the Grangeville bypass. Approximately 10 miles from Highway 41 at Grangeville Boulevard, 8± miles from Riverdale and 14± miles from Lemoore in Kings County, CA.

DESCRIPTION:

Property consists of 557.16± acres with shop, equipment yard and a 1,080± sq. ft. 3 bedroom, 2 bathroom home. Currently planted to pistachios, tomatoes and cotton.

LEGAL:

Kings County APN# 004-020-001, property is in the Williamson Act.

PLANTINGS:

There is approximately 75 acres of 4th leaf Golden Hills pistachios on UCB 1 rootstock. Spacing is 16' x 20'. The balance of property is currently planted in tomatoes and cotton. Neighboring plantings are pistachios, cotton, tomatoes and onions.

WATER:

There are three ag wells (2 electric and 1 diesel) and one domestic well. The east electric ag well is 800± ft. deep at 850±GPM, the middle electric ag well is 800± ft. deep at 650±GPM and the diesel ag well is 800± ft. deep at 1,500±GPM. The pistachios are irrigated by double drip line and the field crops are irrigated by method of underground tape.

SOILS:

Property soils are Lethent clay loam, Lethent clay loam, Lemoore sandy loam, Westhaven loam, Westhaven clay loam and Vanguard sandy loam.

PRICE/TERMS:

\$6,657,500 (\$11,949/acre). Seller to be reimbursed for all 2018 cultural costs.

NOTES:

The property is sold "AS-IS" with no warranties or guarantees expressed or implied by Seller or Broker.

THIS MAP IS FOR ASSESSMENT PURPOSES ONLY
IT IS NOT TO BE CONSTRUED AS PORTRAYING
LEGAL OWNERSHIP OF DIVISIONS OF LAND FOR
PURPOSES OF ZONING OR SUBDIVISION LAW.
JANUARY, 2006

SEC. 7 & PORTION SEC. 8-18-19

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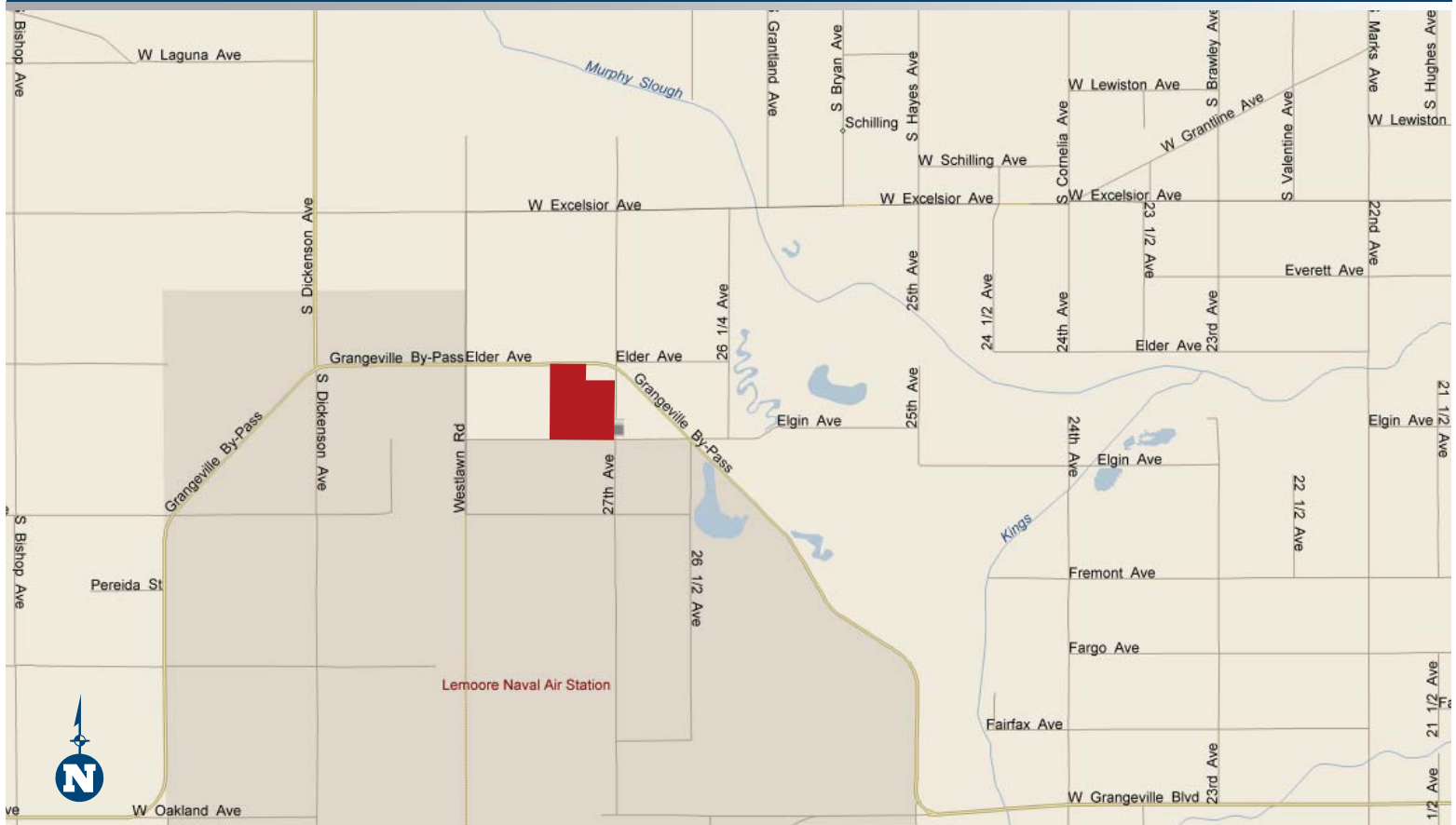


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PROPERTY PHOTOS



LOCATION MAP



REGIONAL MAP



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.

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