SCHUIL
AG REAL ESTATE

+/-215.33 Acres – Stone Fruit – Hanford, CA

N 11th Ave & Elder Ave, California 93230, USA • 215.33 Acres

CalBRE: 00845607

Schuil Ag Real Estate

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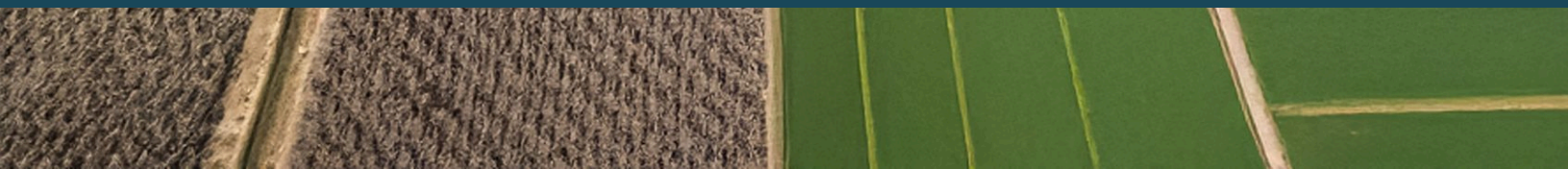

LOCATION:

The property is located on the northeast corner of N 11th Avenue and Elder Avenue in Hanford, CA.

SIZE:

+/-215.33 Assessed Acres

PLANTINGS:

Planting Summary:

- +/-73.80 acres of nectarines
- +/-54.17 acres of plums
- +/-49.60 acres of peaches
- +/-12.00 acres of cherries
- +/-9.20 acres of pluots

Total: +/-197.77 acres
See 'Aerial Map' and 'Planting Summary' for details.

SOLAR :

The property is equipped with a 121-kW solar array, providing an efficient, on-site energy source to help offset operational costs.

WATER:

The property is located within the Mid-Kings River GSA and receives surface water from Kings County Water District via People's Ditch. Water supplies are supplemented by three (3) deep agricultural wells (200 HP, 125 HP, and 75 HP) and two (2) shallow wells (15 HP and 25 HP).
Irrigation is delivered through two methods. The primary system is a drip irrigation setup with two drip lines per row, supported by a centrally located sand media filtration system with fertilizer injection and a 75 HP lift pump. The property is also equipped with underground pipelines and valving for flood irrigation, providing operational flexibility.

LEGAL:

Kings County APNs: 006-032-021, 006-032-022, 006-032-026, 006-032-058 and 006-032-059

SOIL:

Property features Grade 1 – Excellent Nord Fine Sandy loam soil.

GROUNDWATER DISCLOSURE:

Sustainable Groundwater Management Act (SGMA) requires groundwater basins to be sustainable by 2040. SGMA may limit ground water pumping. For more information, please visit the SGMA website at https://water.ca.gov/programs/groundwater-management/sgma-groundwater-management.

The Buyer is responsible for conducting their own research to verify all information related to groundwater and surface water resources, including availability, usage rights, and potential restrictions.

REMARKS:

This stone fruit orchard offers a compelling investment opportunity with a diverse mix of young and mature plantings. The property features high-quality soils, dual water sources, and extensive infrastructure that support strong production and long-term value. The ranch also includes several proprietary varieties; see the planting breakdown for details.

PRICE:

$6,782,895 (+/-$31,500 per acre)

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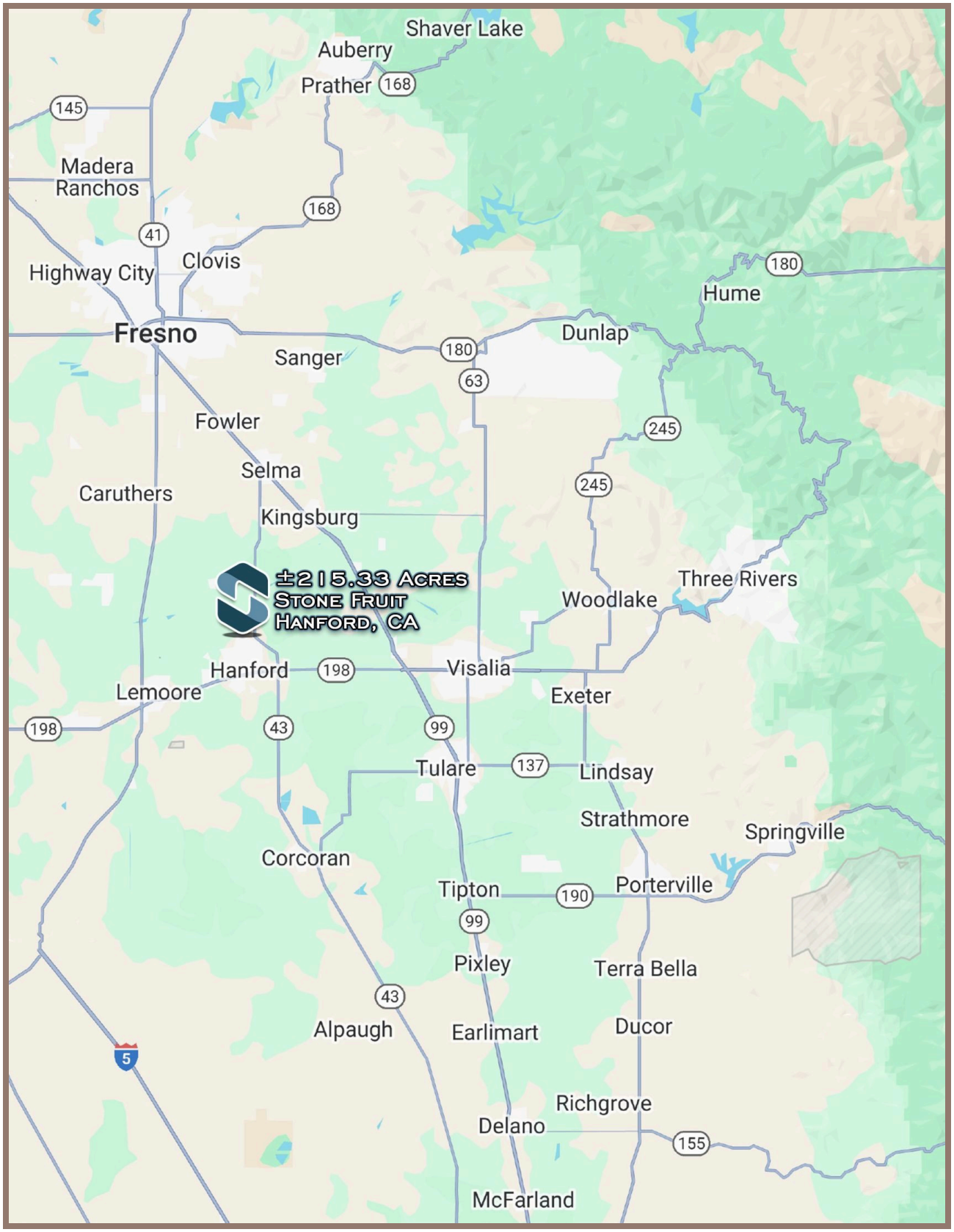
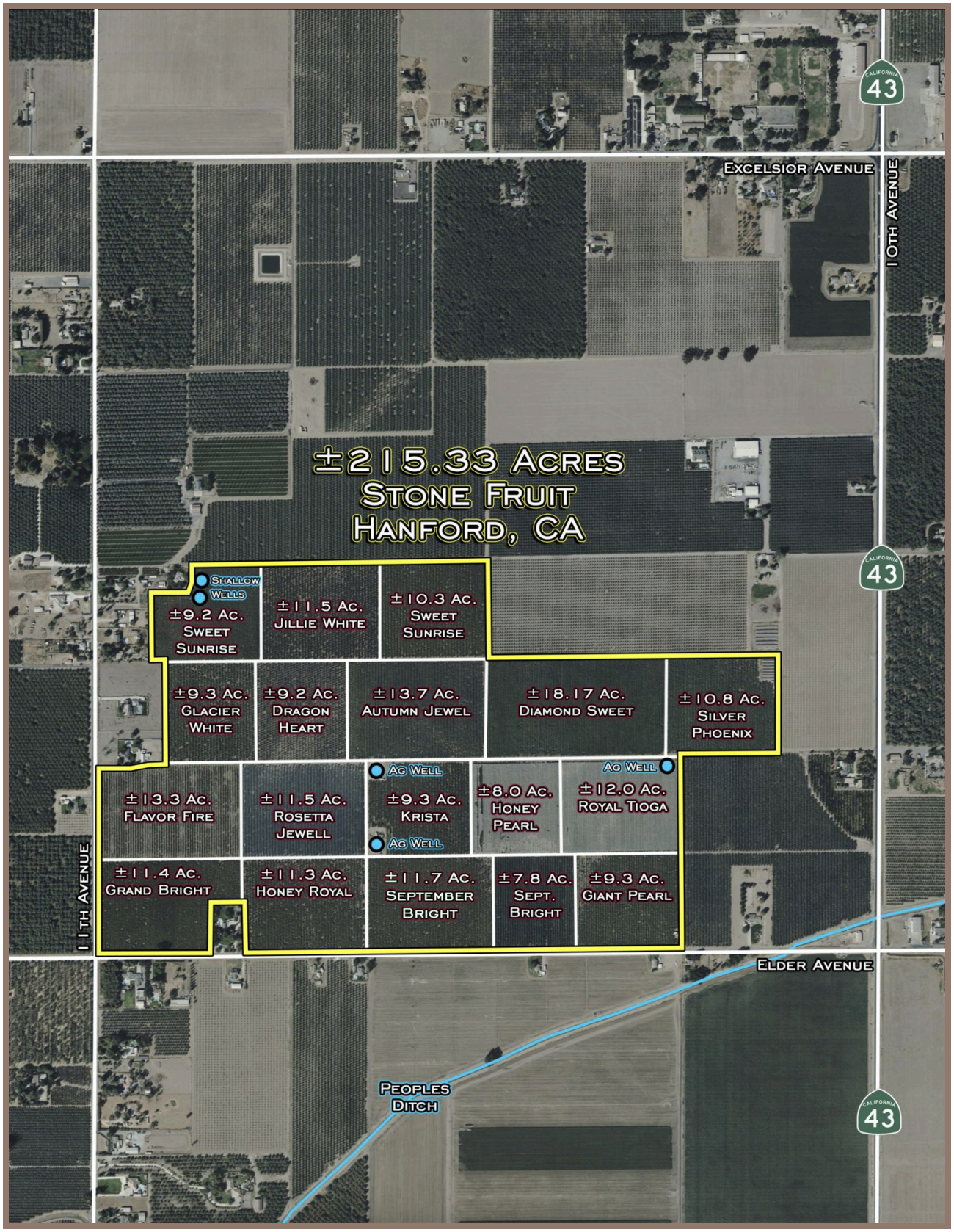
Location Map

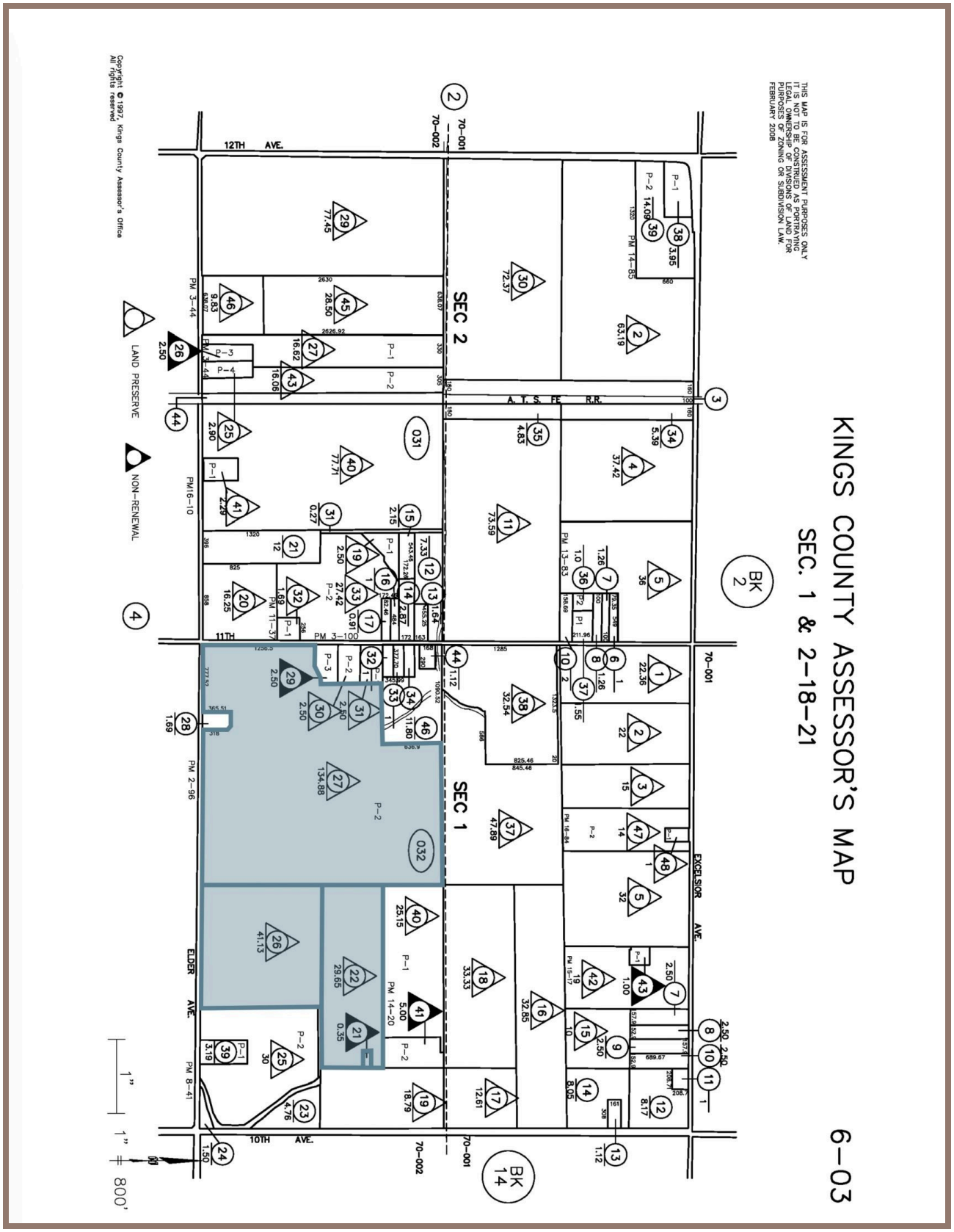



±215.33 Acres
Stone Fruit
Hanford, CA
Excelsior Avenue
10th Avenue
11th Avenue
Elder Avenue
Peoples Ditch
43
Shallow Wells
±9.2 Ac. Sweet Sunrise
±11.5 Ac. Jillie White
±10.3 Ac. Sweet Sunrise
±9.3 Ac. Glacier White
±9.2 Ac. Dragon Heart
±13.7 Ac. Autumn Jewel
±18.17 Ac. Diamond Sweet
±10.8 Ac. Silver Phoenix
±13.3 Ac. Flavor Fire
±11.5 Ac. Rosetta Jewell
Ag Well
±9.3 Ac. Krista
Ag Well
±8.0 Ac. Honey Pearl
Ag Well
±12.0 Ac. Royal Tioga
±11.4 Ac. Grand Bright
±11.3 Ac. Honey Royal
±11.7 Ac. September Bright
±7.8 Ac. Sept. Bright
±9.3 Ac. Giant Pearl

Planting Breakdown

Type	Variety	Acres	Spacing	Trellis	Year
Plum	Autumn Jewel	13.7	20' x 16'	Yes	2017
Nectarine	Flavor Fire	13.3	16' x 12'	No	2024
Cherry	Royal Tioga	12.0	16' x 12'	Yes	2011
Nectarine	September Bright	11.7	20' x 16'	No	2002
Peach	Jillie White	11.5	20' x 8'	No	2018
Nectarine	Grand Bright	11.4	16' x 10'	No	2010
Nectarine	Honey Royal	11.3	20' x 16'	No	2003
Plum	Silver Phoenix	10.8	16' x 12'	Yes	2017
Peach	Sweet Sunrise	10.3	16' x 6'	Yes	2017
Peach	Glacier White	9.3	20' x 16'	No	2006
Peach	Krista	9.3	20' x 16'	Yes	2017
Nectarine	Giant Pearl	9.3	16' x 12'	No	2006
Nectarine	Honey Pearl	8.0	16' x 8'	Yes	2011
Nectarine	September Bright	7.8	16' x 12'	Yes	2021
Peach	**Sweet Sunrise**	*9.2*	*16' x 8'*	*No*	*2015*
Pluot	**Dragon Heart**	*9.2*	*20' x 16'*	*Yes*	*2006*
Plum	**Diamond Sweet**	*18.17*	*20' x 16'*	*Yes*	*2017*
Plum	**Rosetta Jewel**	*11.5*	*20' x 16'*	*Yes*	*2001*
Note	**Proprietary**	*48.07*			
Total		197.77			

The information contained in this brochure is from reliable sources and is believed to be correct, but is NOT guaranteed.


KINGS COUNTY ASSESSOR'S MAP
SEC. 1 & 2-18-21
6-03
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.
FEBRUARY 2008
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12TH AVE.
11TH AVE.
10TH AVE.
ELDER AVE.
EXCELSIOR AVE.
A. T. S. F. R.R.
SEC 2
SEC 1
031
032
BK 2
BK 14
70-001
70-002
LAND PRESERVE
NON-RENEWAL
1" = 800'

California Revised Storie Index (CA)—Kings County, California
Soil Map may not be valid at this scale.
N 11th Ave
Elder Ave
147
Map Scale: 1:7,700 if printed on A landscape (11" x 8.5") sheet.
Meters
Feet
Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 11N WGS84
Natural Resources Conservation Service
Web Soil Survey
National Cooperative Soil Survey

California Revised Storie Index (CA)

Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
147	Nord fine sandy loam	Grade 1 - Excellent	Nord (85%)	209.0	100.0%
Totals for Area of Interest				**209.0**	**100.0%**

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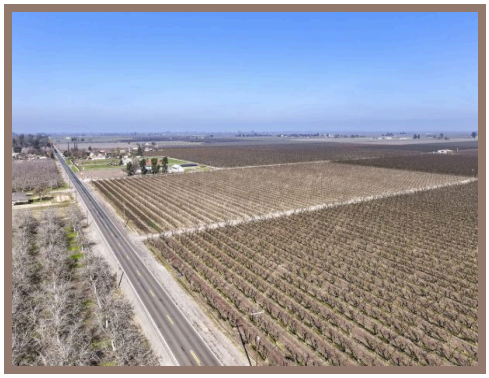
Photos