SCHUIL
AG REAL ESTATE

+/-37.5 Acres – High Producing Walnuts – Hanford, CA

7461 7th Ave, Hanford, CA 93230, USA • 37.5

CalBRE: 00845607

Schuil Ag Real Estate

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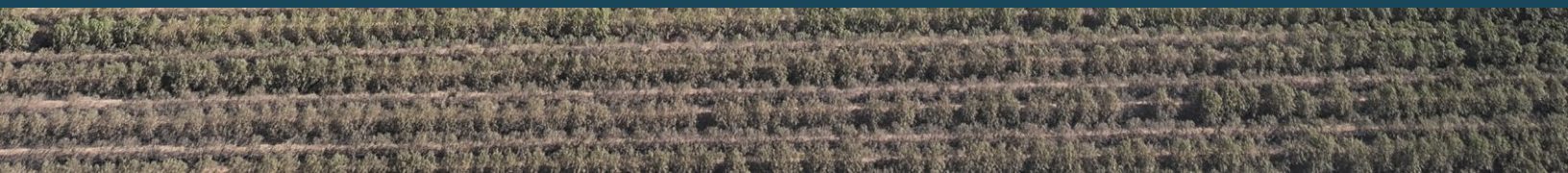

LOCATION:

Property is located at 7461 7th Ave, Hanford, CA.

SIZE:

+/-37.5 Assessed Acres

PLANTINGS:

Property is planted to Chandler walnuts. The orchard was planted in 2010 on VX211 rootstock and boasts an impressive seven-year production average of approximately 6,850 lbs. per acre.

WATER:

The property is equipped with one (1) 60 hp agricultural well, one (1) 25 hp canal lift pump, sand media filtration, and R10 sprinklers, providing a high-end, efficient irrigation system designed to support the orchard's strong production. The property's irrigation pumping system is controlled by a Variable Frequency Drive (VFD), providing efficient and precise control of the irrigation system. The agricultural well was drilled in 2013.

It is located within Peoples/Settlers Water District and Kings County Water District. The property receives district water from Peoples/Settlers Water District.

SOIL :

See 'Soil Map' for details.

LEGAL:

Kings County APN: 014-090-020

REMARKS:

From the orchard and high-end irrigation infrastructure to its outstanding production history and location, this property has been exceptionally well developed and maintained. A strong walnut block offering quality, productivity, excellent water, and a premier east-side Hanford location.

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.

PRICE:

$1,500,000

CONTACT:

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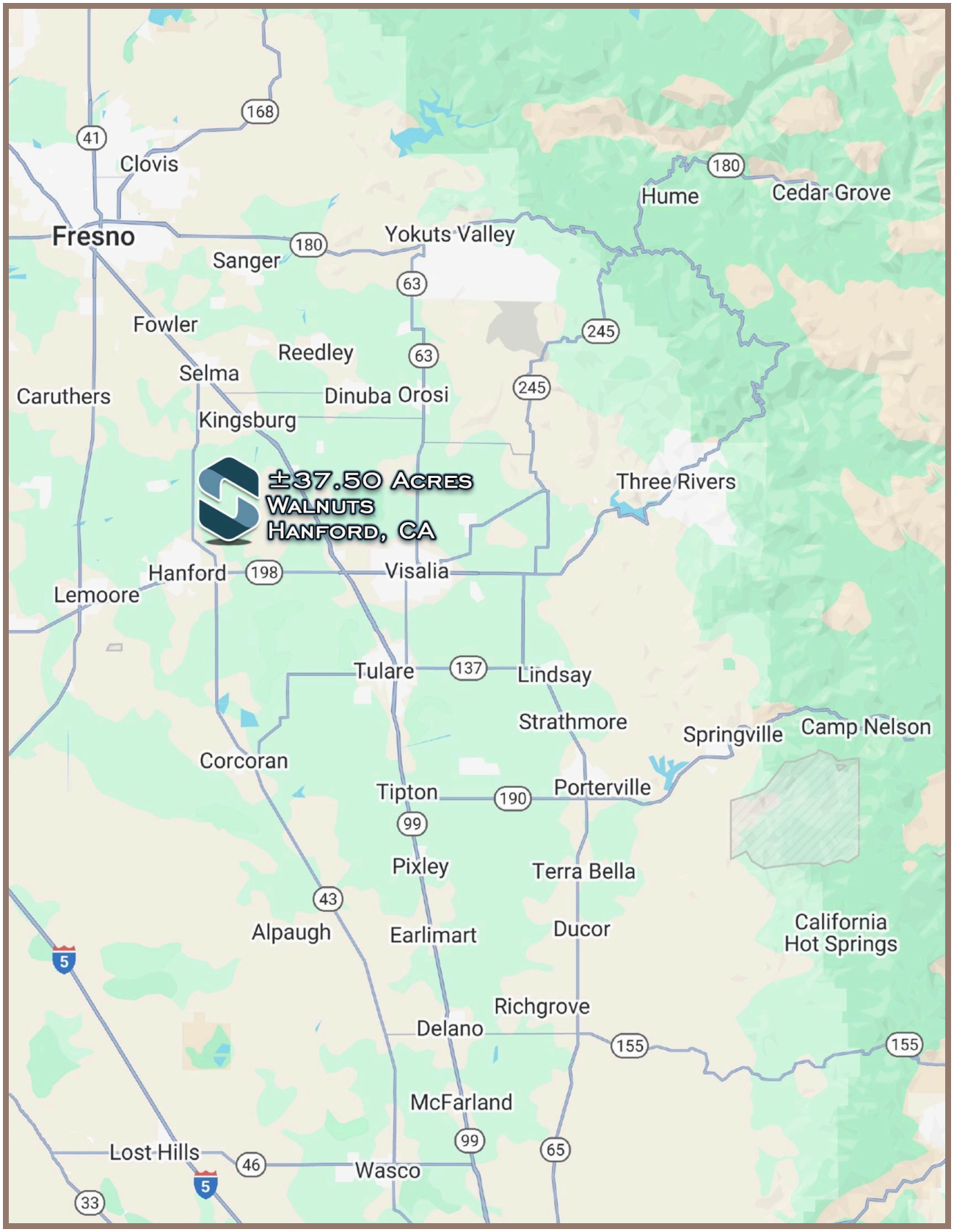
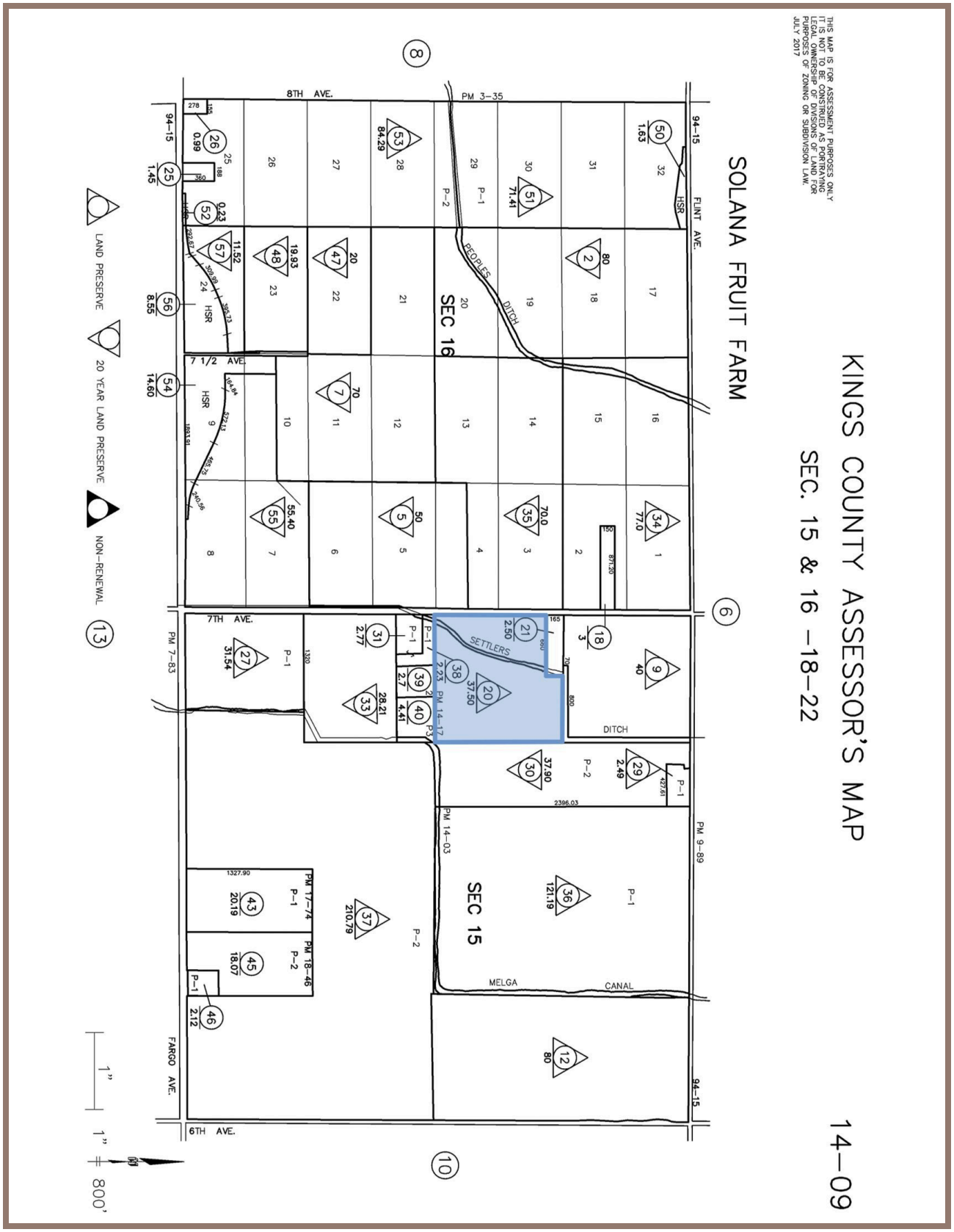
Location Map



Aerial Map

7TH AVENUE
SETTLERS DITCH
FLINT AVENUE
±37.50 ACRES
WALNUTS
HANFORD, CA
60 HP AG WELL
25 HP LIFT PUMP
FARGO AVENUE


KINGS COUNTY ASSESSOR'S MAP
SEC. 15 & 16 -18-22
14-09
SOLANA FRUIT FARM
THIS MAP IS FOR ASSESSMENT PURPOSES ONLY
IT IS NOT A BOUNDARY SURVEY AND DOES NOT REFLECT LEGAL OWNERSHIP OR DIVISIONS OF LAND FOR PURPOSES OF ZONING OR SUBDIVISION LAW.
JULY 2017
8TH AVE.
PM 3-35
FLINT AVE.
HSR
PEOPLES DITCH
SEC 16
7 1/2 AVE.
7TH AVE.
SETTLERS
DITCH
PM 14-17
PM 14-03
SEC 15
MELGA CANAL
PM 9-89
PM 7-83
PM 17-74
PM 18-46
FARGO AVE.
6TH AVE.
94-15
LAND PRESERVE
20 YEAR LAND PRESERVE
NON-RENEWAL
1" = 800'

Soils

Kings County, CA

39.2 Acres, 1 Boundary

5.5/100 NCCPI

57.5/100 STORIE

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	State Score (STORIE)	NCCPI
●	130	Kimberlina fine sandy loam, saline-alkali	100.0%	39.2	7s	2s	57.465	5.5

Photos