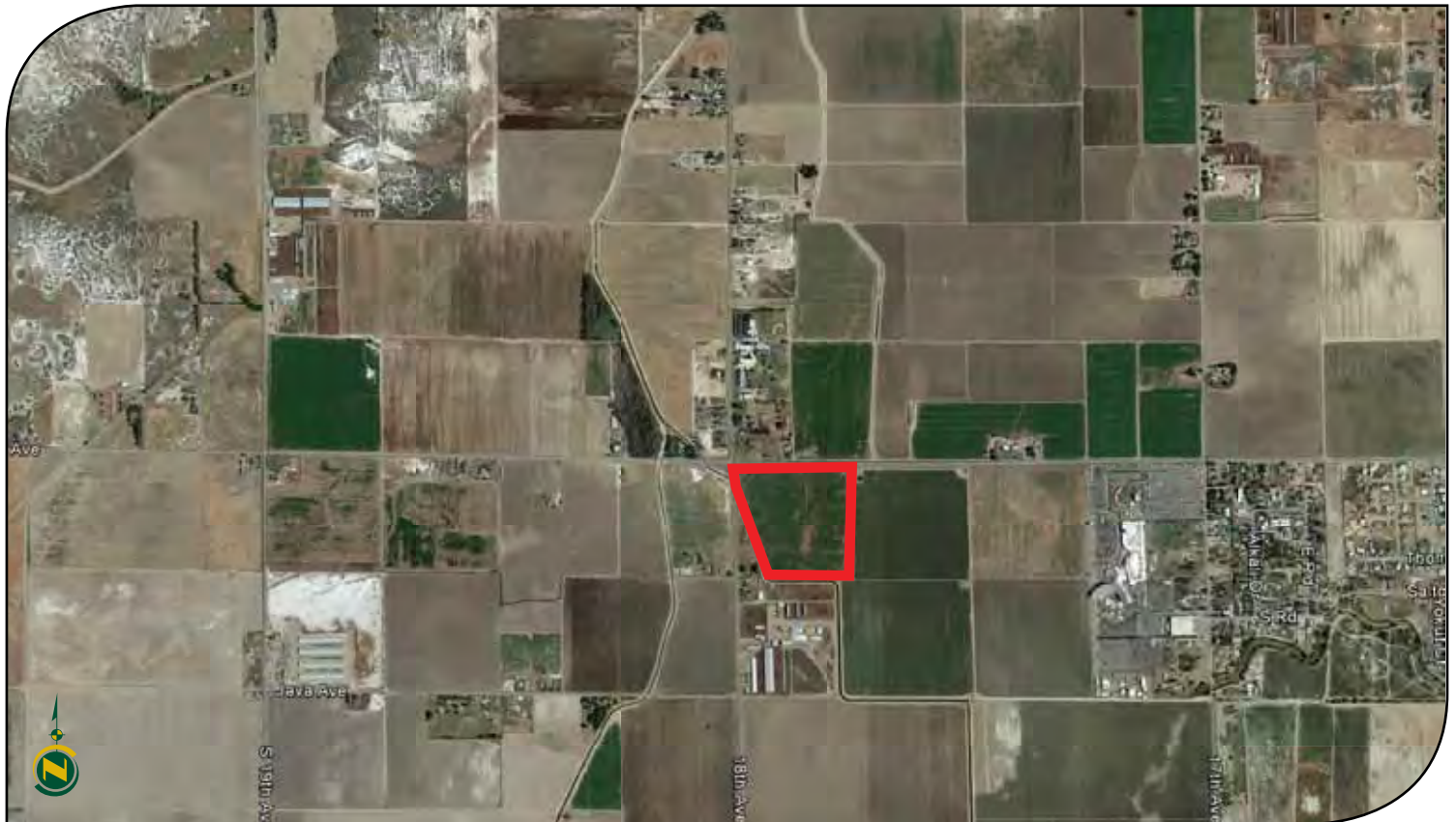


**FOR SALE**



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# Lemoore Open Farm Land



**33.58 ± Acres**  
**Kings County, California**

**Exclusively Presented By:**  
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# Lemoore Open Farm Land

**33.58± Acres**

**\$419,750**

**DESCRIPTION:**

33.58± acres open farmland in Kings County.

**LOCATION:**

Southeast corner of 18th Avenue and Jersey Avenue, approximately 4.5 ± miles south of the City of Lemoore..

**LEGAL:**

Kings County APN# 024-160-017. Property is under the Williamson Act Contract.

**PLANTINGS:**

Currently planted in cotton. Surrounding properties are planted to pistachios, cotton and alfalfa.

**SOILS:**

Grangeville sandy loam, saline-alkali, partially drained, Lemoore sandy loam, partially drained.

**WATER:**

Jacob Rancho water entitlement.

**PRICE/TERMS:**

\$419,750 cash.

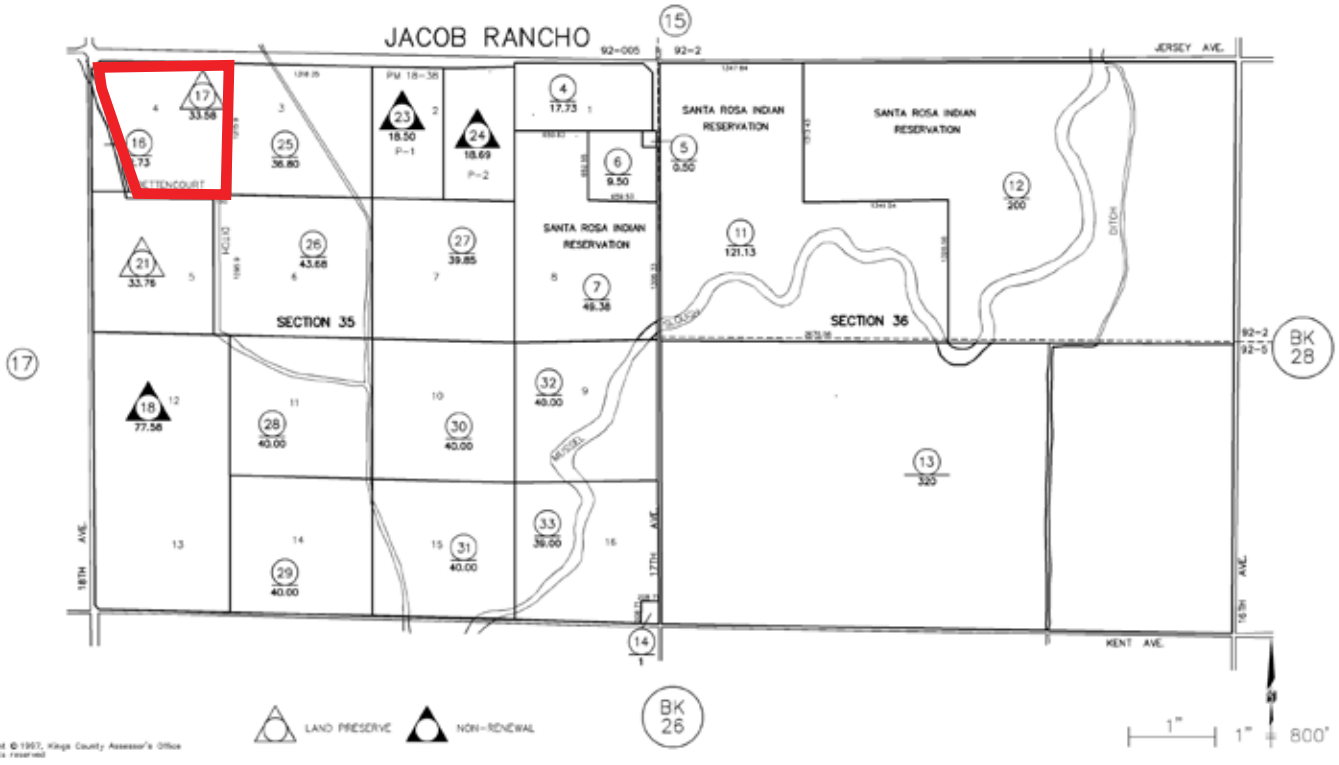
**NOTES:**

Property is currently leased until 12/31/2016.

KINGS COUNTY ASSESSOR'S MAP  
SEC'S. 35 & 36-19-20

24-16

THIS MAP IS FOR ASSESSMENT PURPOSES ONLY  
IT IS NOT TO BE CONSTRUED AS PORTRAYING  
LEGAL OWNERSHIP OR DIVISIONS OF LAND FOR  
PURPOSES OF ZONING OR SUBDIVISION LAW  
MAY 2010



As of 10/01, Kings County Assessor's Office  
is revised

# LOCATION MAP



# REGIONAL MAP



## Offices Serving The Central Valley

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

**VISALIA**  
3447 S. Demaree Street  
Visalia, CA 93277  
559.732.7300

**BAKERSFIELD**  
1801 Oak Street, Ste 159  
Bakersfield, CA 93301  
661.334.2777



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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.

