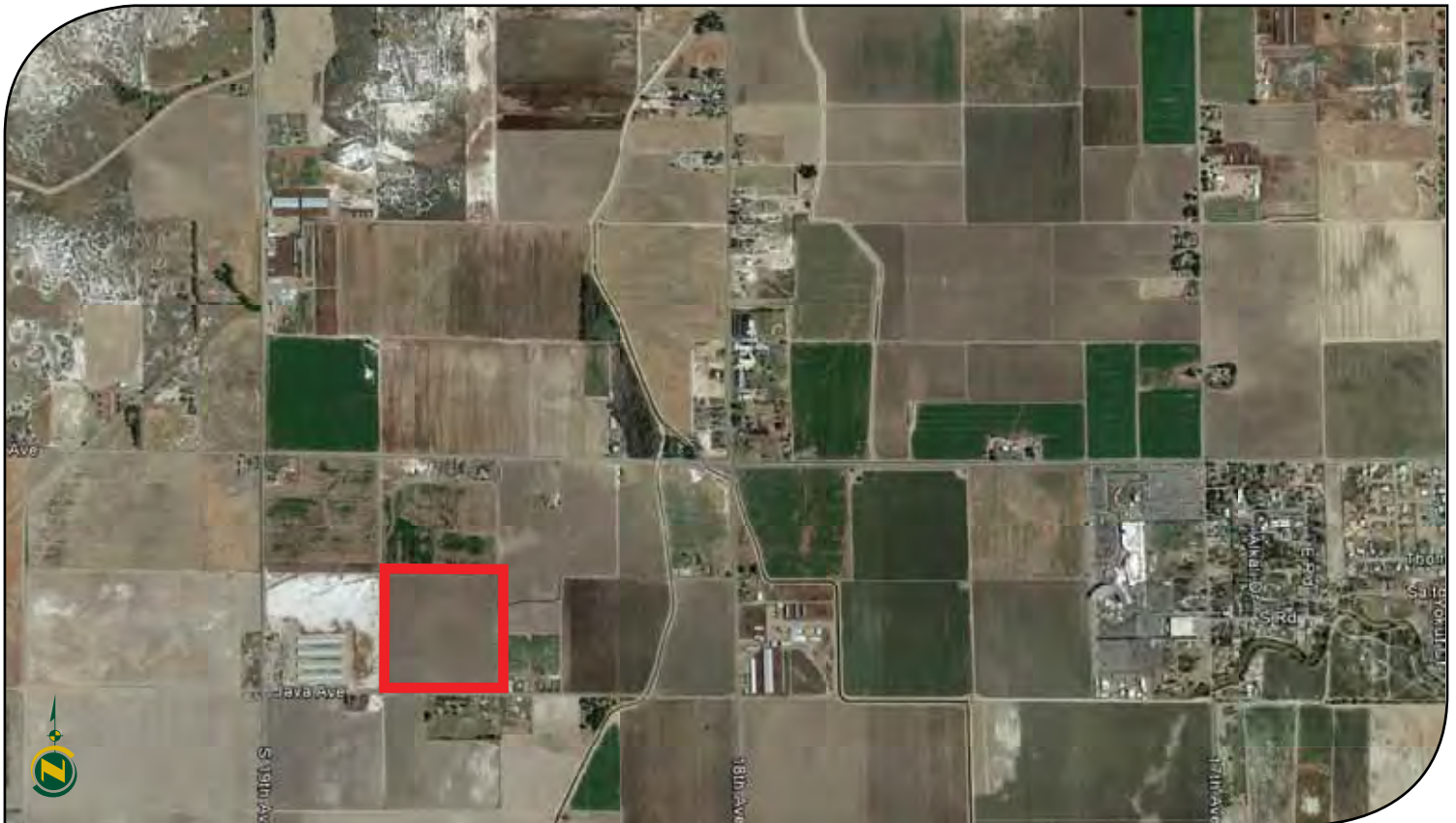


FOR SALE



**PEARSON
REALTY**
AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

Java 40± Acres



40.00± Acres
Kings County, California

Exclusively Presented By:
Pearson Realty



CALIFORNIA'S LARGEST AG BROKERAGE FIRM

www.pearsonrealty.com
CA BRE #00020875



Java 40± Acres

40.00± Acres

\$340,000

DESCRIPTION:

40± acres open farmland in Kings County.

LOCATION:

Located on the north side of Java Avenue, between 18th Avenue and 19th Avenue, approximately 5± miles south of the City of Lemoore.

LEGAL:

Kings County APN# 024-170-019. Property is under the Williamson Act Contract.

PLANTINGS:

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

SOILS:

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

WATER:

Jacob Rancho water entitlement.

PRICE/TERMS:

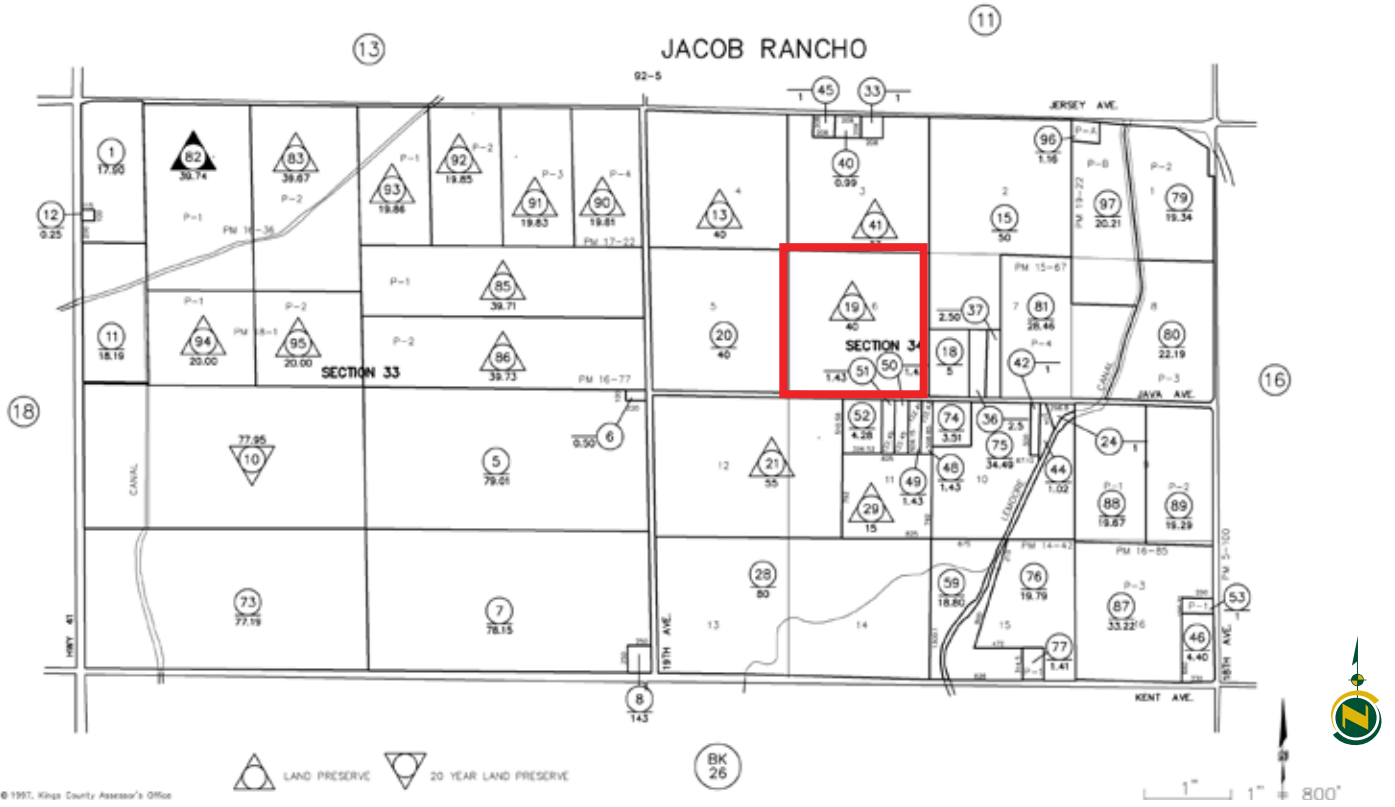
\$340,000 cash.

NOTES:

Property is currently leased until 12/31/2016.

KINGS COUNTY ASSESSOR'S MAP
SEC'S. 33 & 34-19-20

THIS MAP IS FOR ASSESSMENT PURPOSES ONLY
IT IS NOT TO BE CONSIDERED AS PORTYRANG
LEGAL OWNERSHIP OF PORTIONS OF LAND FOR
PURPOSES OF ZONING OR SUBDIVISION LAW
OCTOBER 2014



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



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.

