



**Listing ID: Kings #5413**

**Description:**

**Acres Available for Lease or Purchase: 7.5**

**County: Kings**

7.5 Acres for sale at \$240,000 in Hanford, CA. Property is certified organic featuring an undeveloped home/farm site, including a 2 acre pluot orchard and 5.5 acres unplanted ready to farm and for home site. The 2 acre Pluot orchard (336 trees) is in peak production generating an average of \$10,000 in net profit per year. Great location, a stones throw from the city. Kings River-Hardwick school district. Limited Ag zoned and outside of the Williamson Act. Pluot orchard already has connections to broker, packing house and labor crew for pruning, thinning and harvest. All you need to do is Water, fertilize, mow and maintain the organic status. Access roads and power to property. Land was recently divided. The well that provides water to the orchard is on the original parcel-the property does not currently have a well. Water for the orchard is metered, and original parcel owner will sell water at cost until buyer installs the new well.

**Current Use of Property:** Orchard;Other

**Current farming practices on property:** Organic

**Building and Infrastructure:** There are no buildings on the farm.

**Land Suitable For:** Cattle (beef);Cattle (dairy);Forage crops;Goats/Sheep;Grains;Hogs;Market garden;Orchard;Other;Pasture;Poultry/Fowl;Row crops;Vineyard;Berries;Flowers;Hemp\*

**Landowner's preferred business arrangement:**  
Buy/sell

**Soil Quality and Type:**  
Cattle (beef);Cattle (dairy);Forage crops;Goats/Sheep;Grains;Hogs;Market garden;Orchard;Other;Pasture;Poultry/Fowl;Row crops;Vineyard;Berries;Flowers;Hemp\*

**Landowner is willing to advise or mentor the tenant farmer:** Yes

**Property Sale Price:**  
240,000