Listing ID: Kings #5413

Description:

7.5 Acres for sale at $375,000 in Hanford, CA. Property is certified organic featuring an undeveloped home/farm site, including 2 acre pluot orchard and 5.5 acres fallow ready to farm and for home site. Pluot orchard is in peak production generating an average of $10,500 per acre 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 new well is established.

Current Use of Property: Orchard;Other

Current farming practices on property: Organic

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

Acres Available for Lease or Purchase: 7.5

County: Kings

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: 375,000