



RIB-ARROW REALTY INC.

AG LAND • DAIRY

RESIDENTIAL • COMMERCIAL SALES

Kings County Open Farmland & Home

Two Separate Properties

127.4 +/- Acres Total

➤ 77.4 +/- Acres

➤ 50 +/- Acres

Properties can be sold separately or together.

\$ 25,000 Per Acre



MAX RIBEIRO

President/Broker

Email: max@ribarrowrealtyinc.com • Phone: (559) 381-1035 • License: 01760906



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Kings County Farmland and Home – 77.4 +/- Acres

FIRST PROPERTY DETAILS

Description: Discover the perfect blend of country living and agricultural opportunity with this 77.4± acre property located just outside the city limits of Hanford. Featuring a spacious 2,909 sq. ft. custom-built home with 3 bedrooms, 3 bathrooms, and a 3-car garage, this property offers both comfort and functionality in a serene rural setting. The acreage includes one domestic well and one irrigation well, supporting a variety of agricultural uses or future development potential. Enjoy peaceful views of open farmland while being only minutes from Hanford's amenities and schools. This property presents an exceptional opportunity for farmers, investors, or those seeking a private country estate with plenty of space and water resources.

Location: 11249 Houston Avenue, Hanford California

APN: 018-231-006

Acreage: 77.4 +/- Open Farmland

Irrigation and Water: Property has one (1) domestic well for the home and one (1) irrigation well. Also located and has access to People's Ditch Irrigation District.

SGMA Disclosure: The Sustainable Groundwater Management Act passed in 2014 requires groundwater basins be sustainable by 2040 and requires Groundwater Sustainability Plans (GSP) by 2020. GSPs may limit the amount of well water pumped. For more information go to <https://water.ca.gov/Programs/Groundwater-Management/SGMA-Groundwater-Management>

Listing Price : \$25,000 PER ACRE

The information provided was obtained from sources deemed reliable, however, it is not guaranteed to be correct by the seller or Rib-Arrow Realty, Inc. or its agents. All interested parties are advised to do their own investigations and should not rely on the information provided.

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Kings County Farmland - 50+/- Acres

SECOND PROPERTY DETAILS

Description: An exceptional investment opportunity located just outside Hanford — this 50± acre property consists of two contiguous parcels, both currently farmed with row crops. Positioned in a high-growth area, each parcel carries heavy industrial sphere designations — one within Kings County and the other within the City of Hanford — offering both productive farmland today and development potential for tomorrow. Surrounded by active agricultural and emerging industrial properties, this site provides excellent access to city infrastructure, transportation routes, and long-term upside for farmers, investors, or developers

APN: 018-232-040 and 018-232-055

Acreage: 50 +/- Total Farmland (30 +/- Acre Parcel and 20 +/- Acre Parcel).

Additional Information:

APN 018-232-040 – 30± acres (within Kings County sphere designated for Heavy Industrial)

APN 018-232-055 – 20± acres (within City of Hanford sphere designated for Heavy Industrial)

SGMA Disclosure: The Sustainable Groundwater Management Act passed in 2014 requires groundwater basins be sustainable by 2040 and requires Groundwater Sustainability Plans (GSP) by 2020. GSPs may limit the amount of well water pumped. For more information go to <https://water.ca.gov/Programs/Groundwater-Management/SGMA-Groundwater-Management>

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PROPERTY MAP

Kings County Farmland and Home

First Property – Houston Avenue

77.4 +/- Acres

2,909 +/- sq. ft.

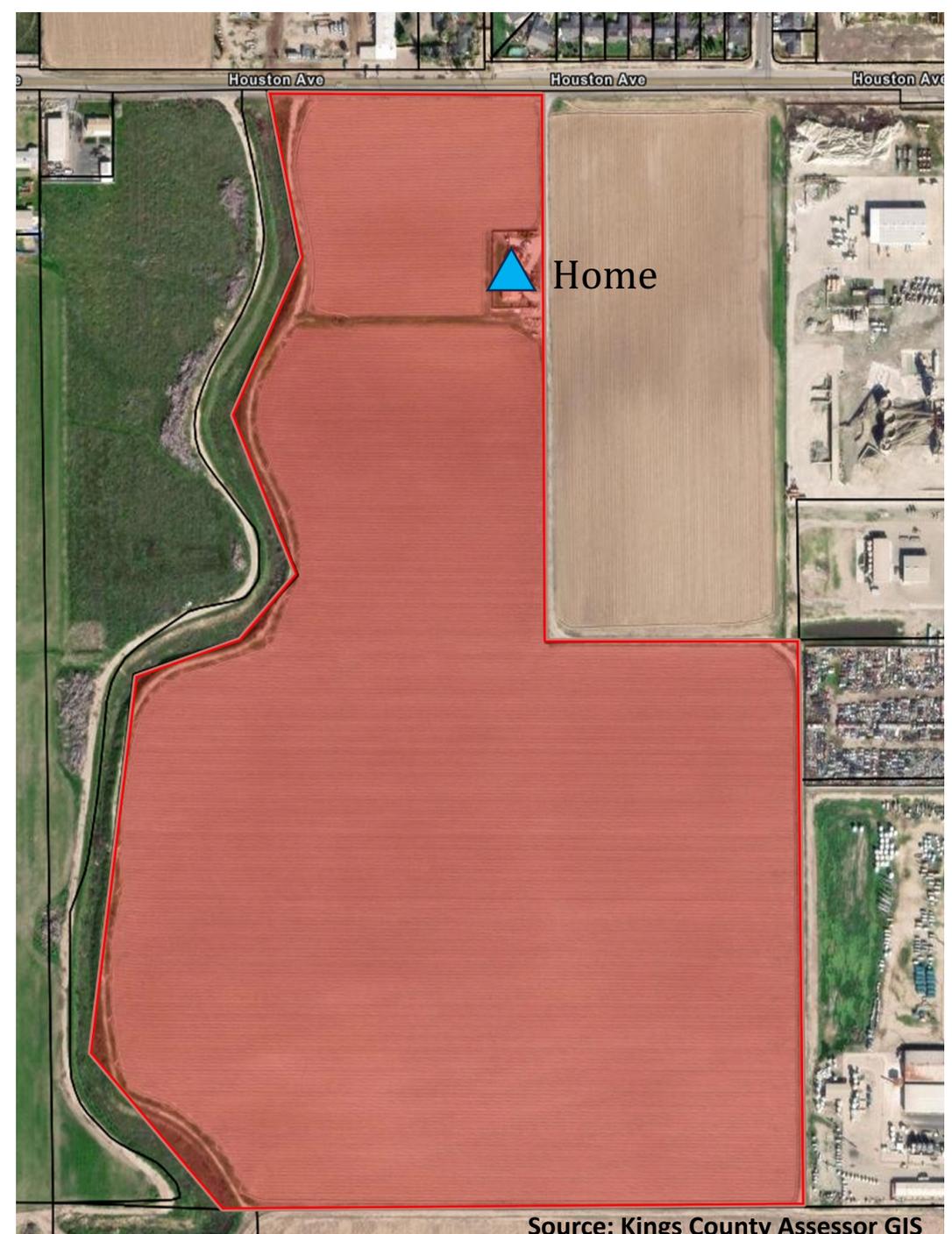
3 bed, 3 bath, and 3 car garage

Beautiful Custom Home!

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Source: Kings County Assessor GIS



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PROPERTY MAP

Kings County Farmland and Home Second Property – Iona Avenue

50 +/- Total Acres

(20 +/- acres and 30 +/- acres)

Two (2) Separate Parcels

*Both properties are designated Heavy
Industrial.*

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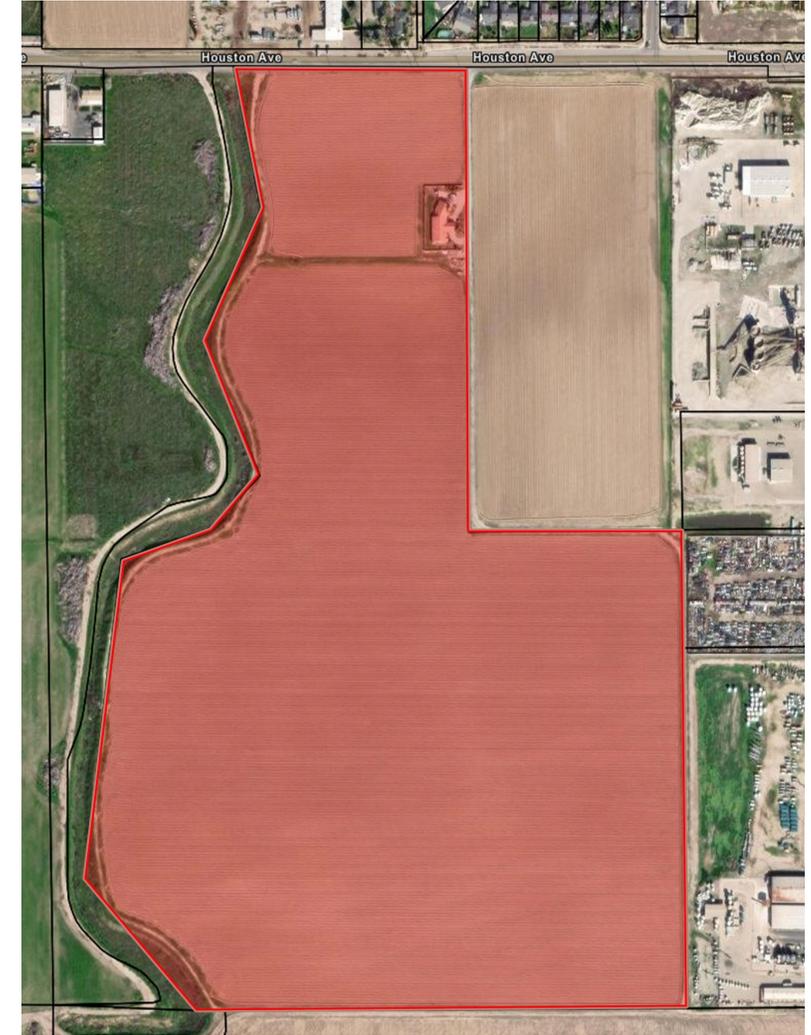
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PROPERTY MAPS



Source: Kings County Assessor GIS

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PROPERTY PHOTOS



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