



RIB-ARROW REALTY INC.
AG LAND · DAIRY
RESIDENTIAL · COMMERCIAL SALES

Price Reduced!
Kings County Open Ground
350 +/- ACRES

Price Reduced by \$5,000 per acre!
Call Max for Listing Price!

Description: 350 +/--total acres near the City of Hanford and Highway 43. Property has five houses and has the ability to be split into four parcels.

Crops: Open Ground in a prime location!

Water & Irrigation: Property receives People's Ditch water and has lift pumps already structured.

SGMA: 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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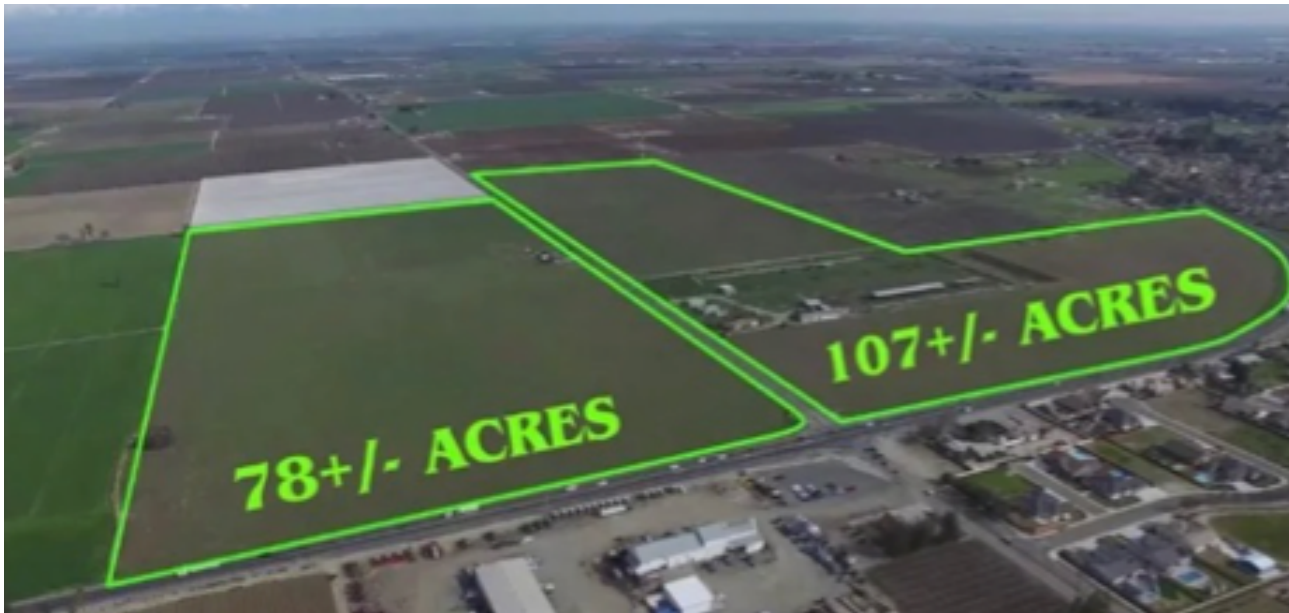
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**Located near the City of Hanford and
Highway 43!**

**Property receives People's Ditch Water
and has 5 homes!**



APN 014-080-077-000, SOUTH OF FLINT

This property which is south of Flint Avenue and east of Highway 43, is listed in Kings County records as 107.07 acres. This property contains the former Dutra Dairy, which is understood to have closed in 2016. There are two depressions south of the former dairy which are assumed to be former lagoon locations. There is also an earthen material stockpile area in the South that is assumed to be connected to the development of the former lagoons. There is an existing cell tower in the southeast of the property.

The property has three homes along Flint Avenue, one much larger than the other two. As these homes have not been occupied for several years, they have been vandalized to some extent. As shown on the image below, the District understands that there are three existing wells on the property. There is an agricultural well that appears to have serviced the former dairy barn. There is a domestic well is understood to have been developed through Kings Count Well Permit W0605-014, which is associated with WCR #037475, drilled by Myers Well Drilling, and shows the total depth as 300 feet. The electrical for both of these wells has been vandalized. The third well appears to be an abandoned well on the East side of the former dairy site. This well may have been developed through Kings Count Well Permit W99-D28, which is associated with WCR #0246212, drilled by Arthur & Orum Well Drilling Inc., and shows the total depth as 260 feet. This facility is planned to be converted to a KCWD monitoring facility and the District will retain an easement over the well to facilitate use in groundwater monitoring.

The District will be retaining a 75 foot wide easement for a potential canal to deliver surface water north of Flint Avenue. If the future canal was constructed and a connection to this facility was developed, the field is in the KCWD area and the owner would be eligible to rent surface water from the District.

The asking price for this property is \$27,000/acre, which over the 107.07 acres would total \$2,890,890.



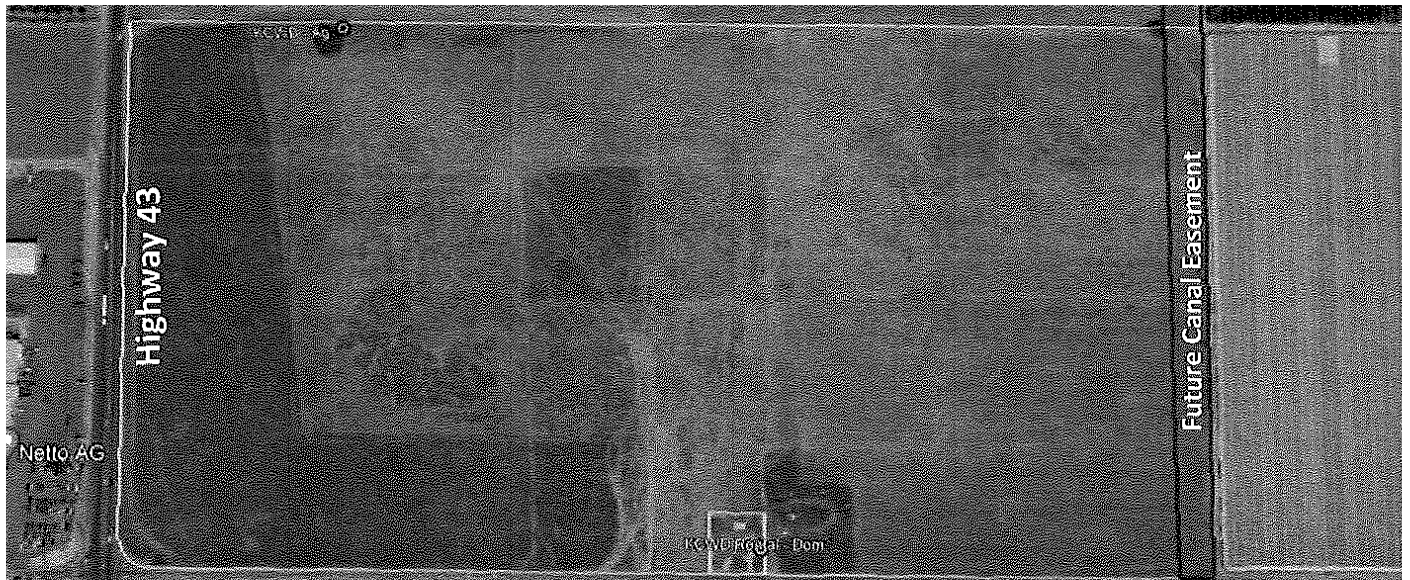
APN 014-070-004-000, NORTH OF FLINT

This property which is north of Flint Avenue and east of Highway 43, is listed in Kings County records as 78.5 acres. This property contains one home along Flint Avenue, which is currently in a lease agreement with Richard Pierce until June 2023.

As shown on the image below, the District understands that there is one existing domestic well and one agricultural well on the property. The existing domestic well is active and understood to have been developed through Kings Count Well Permit W1006-008, which is associated with WCR #0957409, drilled by Big River Drilling, and shows the total depth as 360 feet. The District does not have any records on the construction of the agricultural well which is powered by a electric service. Depth to groundwater in the summer of 2022 was monitored as roughly 150 feet below ground surface. At that time the groundwater level appeared to be roughly equal to where the pump bowls are set.

The District will be retaining a 75 foot wide easement along the East side of the property for a potential canal to deliver surface water. If the future canal is constructed, the field is in the KCWD area and the owner would be eligible to rent surface water from the District.

The asking price for this property is \$30,000/acre, which over the 78.5 acres would total \$2,355,000.



APN 014-070-034-000 & 014-070-036-000, SOUTH OF ELDER

These properties which are south of Elder Avenue and east of Highway 43, are listed in Kings County records as a combined (0.75+154.21=154.96) acres. There is an existing private canal on the property, but the District will be retaining a 75 foot wide easement along the West side of the property for a potential canal to deliver surface water, and a 46.5 acre area along the south of the property for the development of a future basin and canal. This leaves, roughly, the northern 108.5 acres for sale. The field is in the KCWD area and the owner would be eligible to rent surface water from the District.

As shown on the image below, the District understands that there is one agricultural well on the properties. The District does not have any records about the construction of the well. Depth to groundwater in the summer of 2022 was monitored as roughly 150 feet below ground surface. At that time the groundwater level appeared to be roughly equal to where the pump bowls are set. The well is powered by a diesel motor.

The asking price for this property is \$30,000/acre, which over the 108.5 acres would total \$3,255,000.



APN 014-010-033-000 & 014-010-039-000, NORTH OF ELDER

These properties which are north of Elder Avenue and between Highway 43 and 9th Avenue, are listed in Kings County records as a combined (54.29+26.00= 80.29) acres. As shown on the image below, the District understands that there is one agricultural well, one abandoned well and one domestic well on the properties. The District will be retaining a 24.3 acre area north of Peoples Ditch for the development of a future basin. This leaves, roughly, 56 acres for sale, with roughly 23 acres south of the Peoples Ditch centerline and roughly 33 acres north of the centerline of Peoples Ditch.

The agricultural groundwater well north of Peoples Ditch is understood to have been developed through Kings County Well Permit 94- A52, which is associated with WCR #542616, drilled by Grabow Well Drilling, and shows the total depth as 390 feet. Depth to groundwater in the summer of 2022 was monitored as roughly 150 feet below ground surface. At that time the groundwater level appeared to be roughly equal to where the pump bowls are set. The well is powered by a diesel motor. The agricultural groundwater well south of Peoples Ditch appears to have been unused for many years, and it is somewhat covered by a tree. The domestic groundwater well at the residence is understood to have been developed through Kings County Well Permit 98-D23, which is associated with WCR #519782, drilled by Grabow Well Drilling, and shows the total depth as 215 feet. The well has been functional and the depth to groundwater in the summer of 2022 was monitored as roughly 150 feet below ground surface.

The property has an existing turnout from Peoples Ditch to irrigate both the North and South fields. However the development of the future District basin will impact the existing irrigation system north of Peoples Ditch. The fields are both in the KCWD area and would be eligible to rent surface water from the District.

The asking price for this property is \$32,000/acre, which over the 56 acres would total \$1,792,000.

