



RIB-ARROW REALTY INC.
AG LAND • DAIRY

RESIDENTIAL • COMMERCIAL SALES

PRICE REDUCED!
Kings County
Home & Vineyard

29.79 +/- ACRES

Asking Price \$2,200,000

Description: Welcome to your new oasis across the street from the prestigious Kings Country Club! Don't miss your opportunity to reside in this stunning 4,536 sq ft Spanish-style home that exudes beauty and elegance. Perfect for entertaining or enjoying your own private retreat, this residence boasts exquisite landscaping, soothing water fountains, and a host of amenities.

Step inside to discover a spacious interior featuring 4 bedrooms, 3 bathrooms, a separate office space, an indoor gym, and a luxurious in-ground pool and spa. With a separate finished indoor basketball court and a shop, there's no shortage of recreational options. Plus, indulge in outdoor gatherings with a built-in BBQ and bar near the pool, offering the ultimate in leisure and entertainment.

For additional space and charm, explore the separate finished SantaFe train cart, complete with power, ideal for a backyard retreat. The attached three-car garage and beautiful side entrance to the backyard add convenience and style to this already impressive property.

Situated on 29.79 +/- acres, this home includes a thriving vineyard of burger variety grapes, currently under contract with E. & J. Gallo (CALL MAX FOR INFORMATION). With three wells on the property (one domestic and two irrigation), along with drip and flood irrigation methods and Riverside Ditch access, this vineyard offers both beauty and potential.

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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