



Kings County - Iona Ave Industrial & Open Ground

63.39 Acres

Hanford Sphere of Influence

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— DISCLAIMERS

Sustainable Groundwater Management Act:

The Sustainable Groundwater Management Act (SGMA), passed in 2014, mandates that groundwater basins achieve sustainability by 2040 and requires the implementation of Groundwater Sustainability Plans (GSPs) by 2020. These plans may limit groundwater pumping. Buyers and tenants in real estate transactions should consult with relevant professionals such as water attorneys, hydrologists, geologists, or civil engineers for guidance.

For more information, visit the SGMA portal at <https://sgma.water.ca.gov/portal/> or the California Department of Water Resources at <https://water.ca.gov/Programs/Groundwater-Management/SGMA-Groundwater-Management>



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Offering

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The Opportunity

Industrial space and open ground with a separate office building with 4 offices and a conference room.

70-foot truck scale (recently added)

4 separate pads formed to drain into ponding basin.

South 13 acres fenced in, this includes office building, domestic well, electrical supply, barn, and ponding basin. Office is on septic tank.

Offering Price: \$1,250,000 | \$19,719 per acre

Water & GSA: The property has a domestic well and is the 2035 City of Hanford General Plan.

Soil: The property is comprised of Class I-III soils and are rated Excellent to Fair within the CA Revised Storie Index.

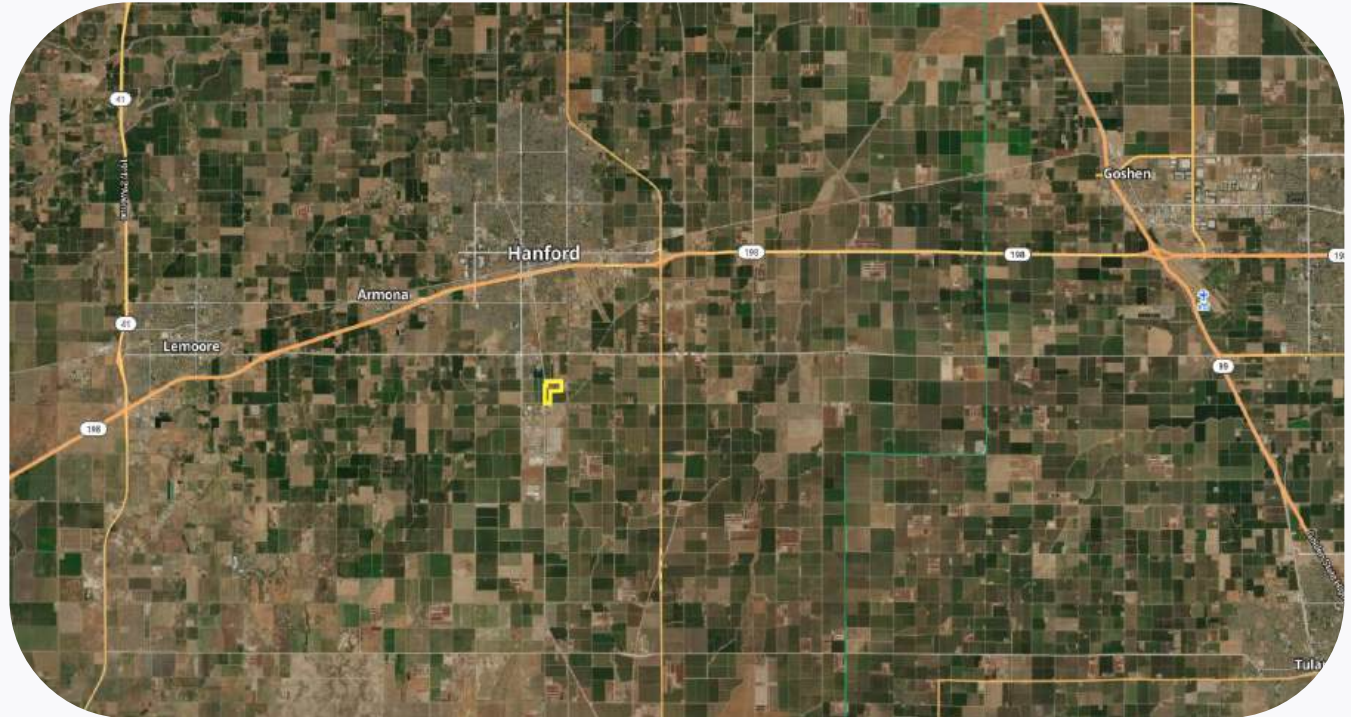


LOCATION

Regional Map

Kings County

Hanford, California



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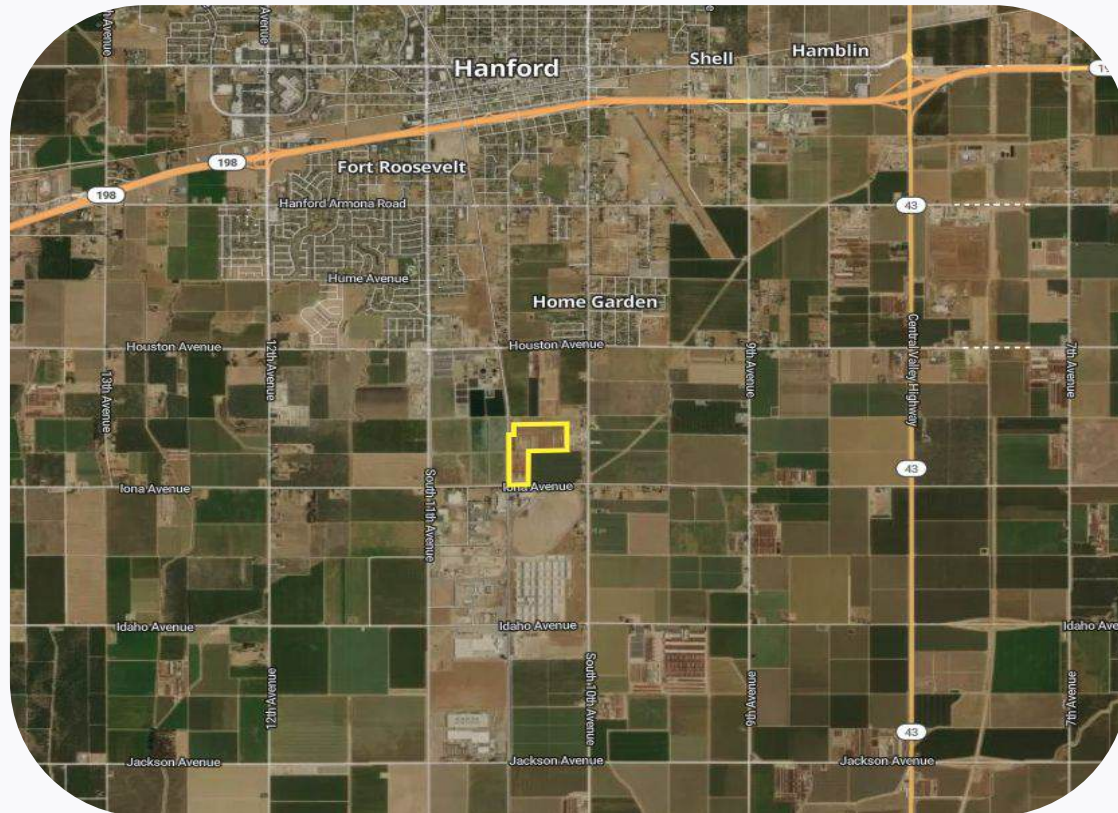


LOCATION

Local Map

Kings County

10386 Iona Ave
Hanford, California

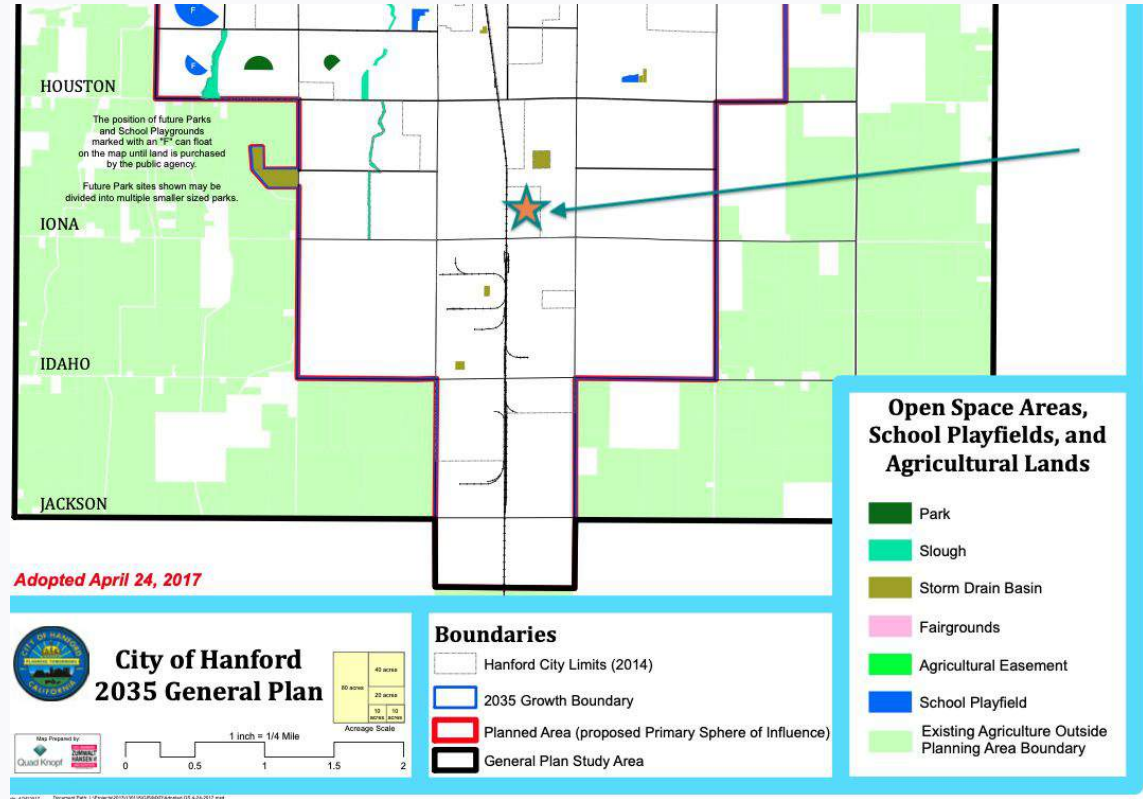
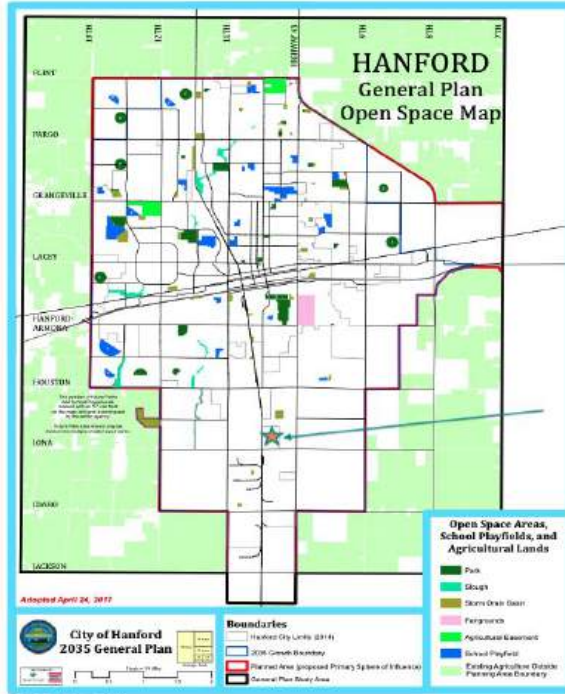


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LOCATION

2035 General Plan Map



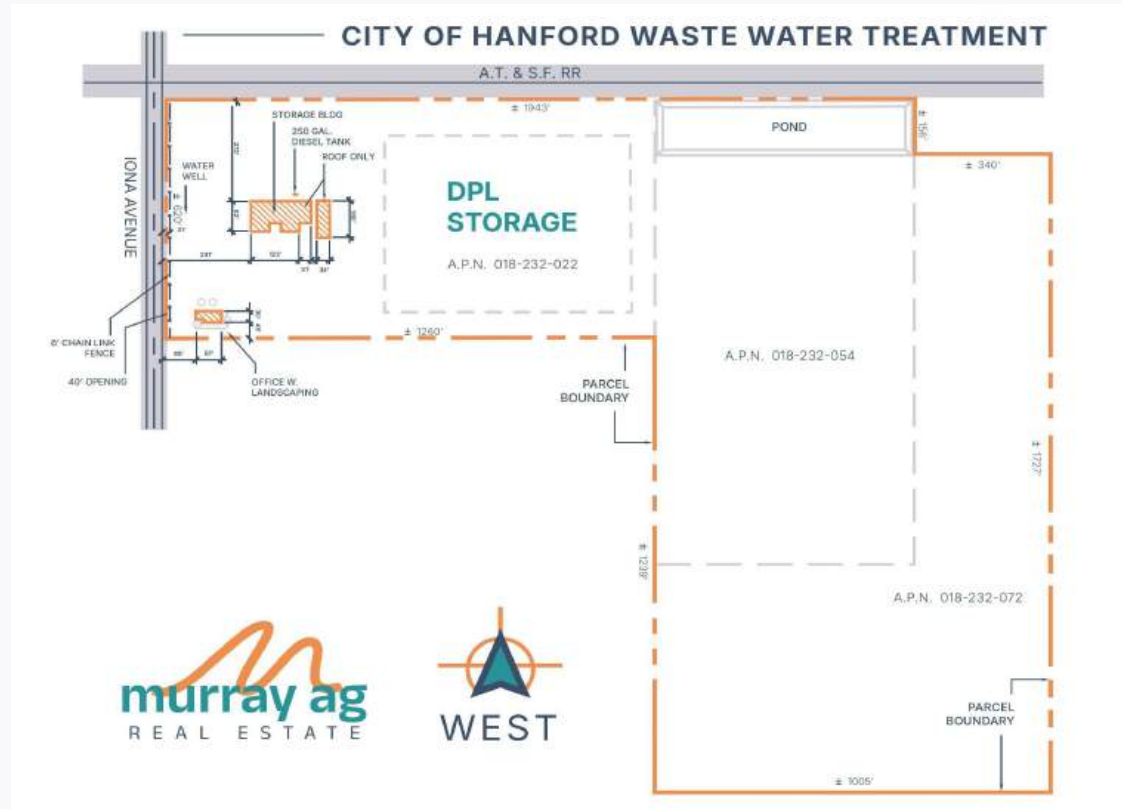
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LOCATION

Site Map

3 APNs
Commercial site & Farm
Land

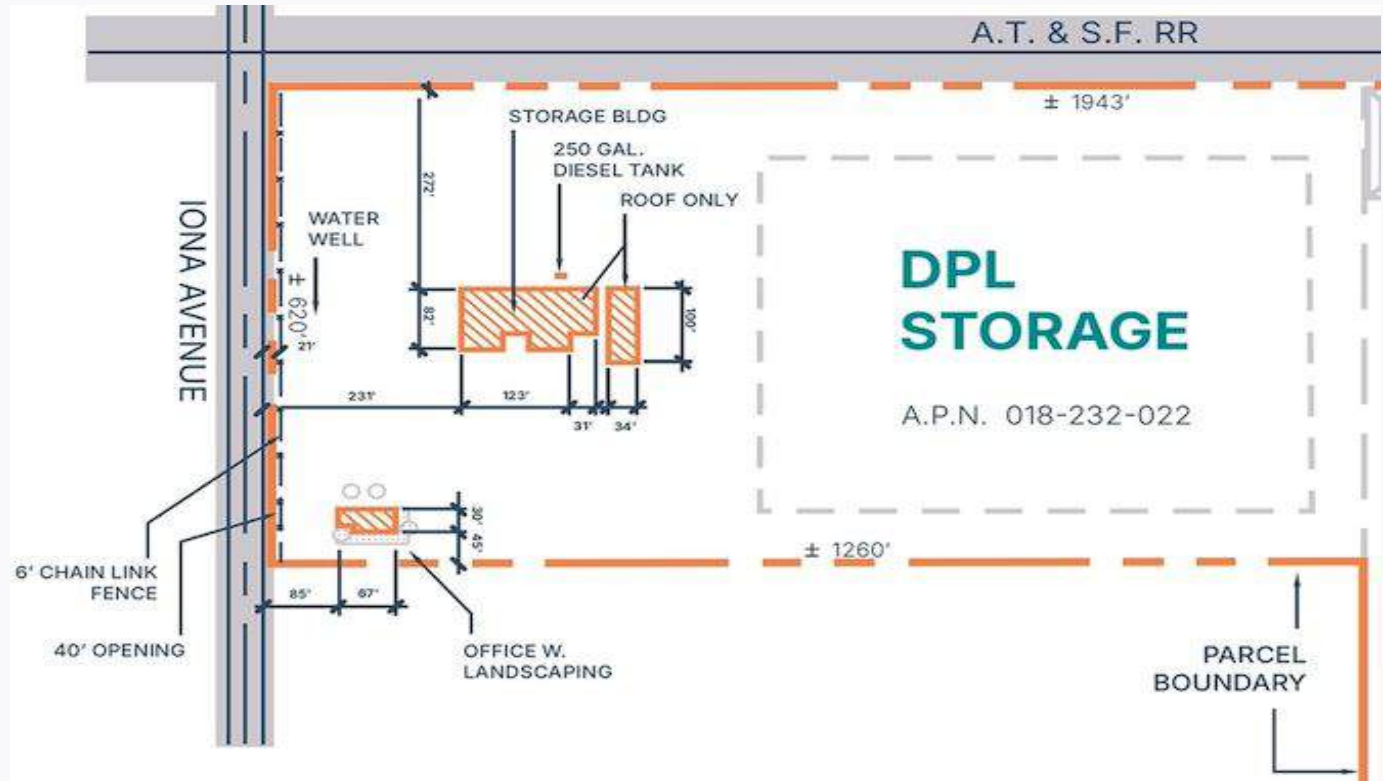




LOCATION

Site Map

APN 018-232-022
Commercial site





Soil Information — [Detailed Soil Map Link](#)

Soil Code	Soil Description	% of Field	Acres	Drainage Class	California Revised Storie Index
130	Kimberlina fine sandy loam, saline-alkali	60.5	38.4	Well drained	Grade 3- Fair
174	Wasco sandy loam, 0 to 5 percent slopes	23.9	15.2	Well drained	Grade 1- Excellent
104	Cajon sandy loam	15.6	9.9	Somewhat excessively drained	Grade 1- Excellent

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LOCATION

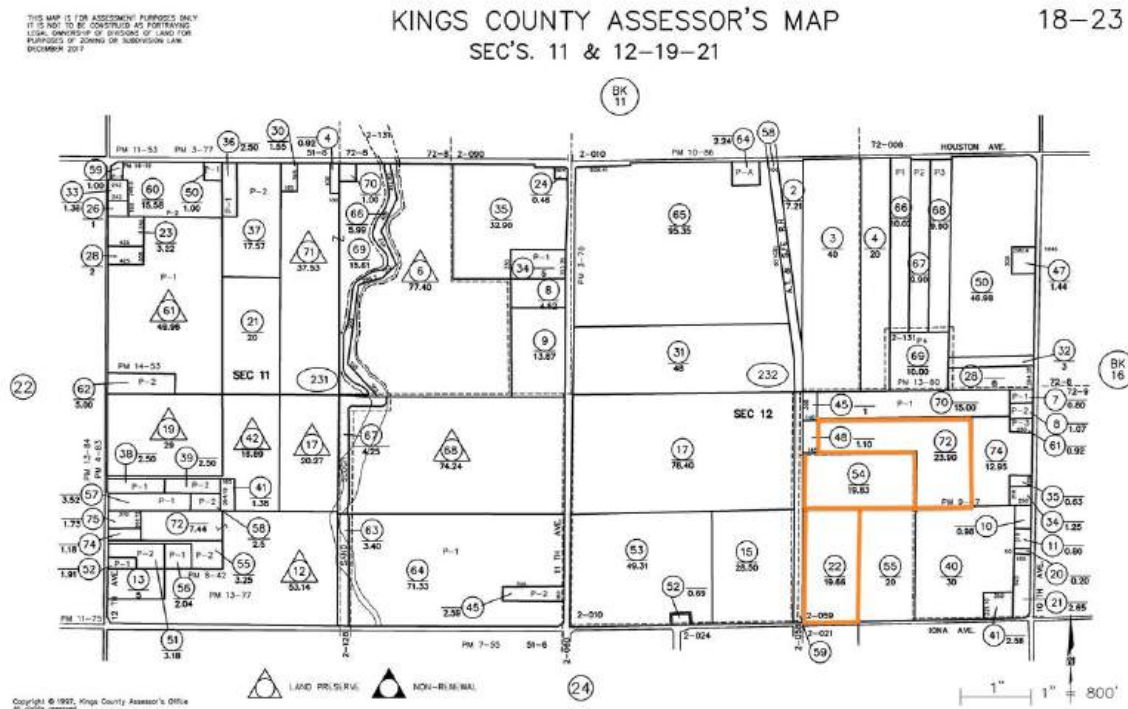
Assessor Map

Legal: Kings County APN

- 018-232-072 (23.9 acres)
- 018-232-054 (19.83 acres)
- 018-232-022 (19.66 acres)

Total: 63.39 gross acres

This map/plot is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of the insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown hereon.



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Tax Information -2024

Gross Acres	Kings Co. APN	Total	Williamson Act
23.9	018-232-072	\$4,685	No
19.83	018-232-054	\$3,881	No
19.66	018-232-022	\$21,608	No
Total: 63.39		\$30,174	

Current 2025/26 tax roll is underway, and not available. Check County Tax Assessor for most up to date tax information



Property Photos



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