



**PEARSON
REALTY**

AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

FOR SALE

Custom Home & Citrus



**25.45± Acres
Tulare County, California**

- Lemons
- Beautiful elevated views
- Custom home

**Exclusively Presented By:
Pearson Realty**



CALIFORNIA'S LARGEST AG BROKERAGE FIRM

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CA BRE #00020875



Custom Home & Citrus

25.45± Acres

\$1,200,000

LOCATION:

The subject property is located at 44731 Road 128, Orange Cove, Ca., northwest and southwest corners of Avenue 448 (Manning) and Road 128.

DESCRIPTION:

Great citrus ranch in a warm area. Lemon plantings generating large returns.

LEGAL:

<u>APN's:</u>	<u>Acres:</u>
005-140-001	1.01±
005-140-012	2.09±
005-210-002	5.81±
005-060-029	16.54±

ZONING:

AE - 20

PLANTINGS:

Acres	Variety	Rootstock	Planted
1.00±	Atwood Navels	Troyer	1982
5.00±	Olinda Valencias	Grapefruit	1960's
4.50±	Barnfield Navels	Carrizo	2014
4.50±	Limoneira 8A Lemons	Carrizo	2016
6.20±	Limoneira 8A Lemons	Carrizo	2007

SOILS:

San Joaquin loam, 2-9% slopes
Honcut sandy loam, 0-2% slopes
Blasingame-Rock outcrop complex, 9-50% slopes

WATER:

OCID water - Outlet #8.8, #8.11.5 and #8.11
(1) 5 HP submersible
(2) 2 HP submersible domestic
All on micro sprinklers

RESIDENCE:

Custom 2,350± SF home built in 1986 - see separate amenity list. Spectacular views from home.

OUTBUILDINGS:

30'x40' steel shop. Older home that could be a rental with investment input.

PRICE/TERMS:

\$1,200,000 cash plus reimbursement of cultural costs to close of escrow.

PROPERTY PHOTOS



PLANTING MAP



RESIDENCE



KITCHEN



LIVING ROOM



BEDROOM



DINING ROOM



WINE CELLAR



VIEW FROM DRIVEWAY



SHOP



Roth House Amenities and Information

Heating/cooling 04/15
(1) 5 ton unit, new ducting/3 zones/ 16 SEER 5-10 year warranty (Jacks Refrigeration)

Pool 06/10
Genesis Pools Inc.
Re-plaster/Repair pool & spa: filter- 05/07; pump-03/12, Polaris cleaner 03/16

Solar
California Solar, 32 panels 10 year warranty

Roof 06/10
Rainbow Roofing Company, Presidential shakes, 10 year labor, 10 year material

Miscellaneous interior

Tile floors	10/07
Carpet	05/16
New alarm system	05/16
Front door locks- code	06/15
Water softener	06/01
Outdoor kitchen & bathroom (not permitted but built to code)	06/01
Wine cellar	
Window shades	2014
Cellular energy efficient	2016

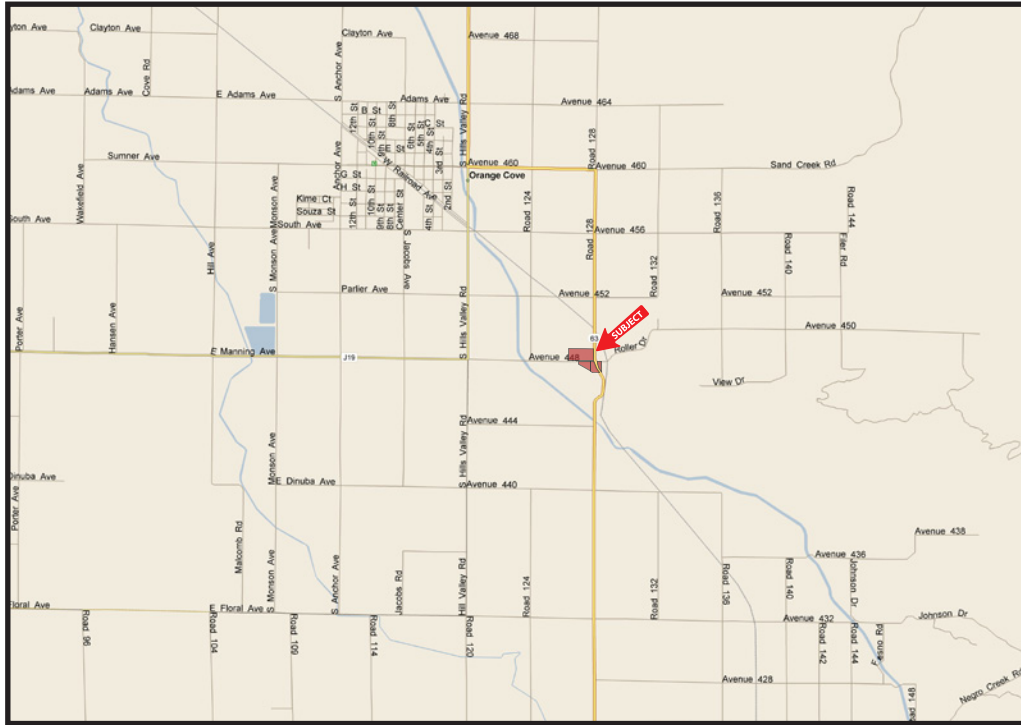
Appliances

Dishwasher- Kitchen Aide	05/02
Garbage disposal	11/15
Stovetop	12/10
Oven & microwave	01/1986
Hot water heater, 50 gallons, Gas	05/10
Refrigerator	05/04
The house has instant hot water	
Water softener	

Foundation
Footings are 22 holes -5" diameters on front perimeter of house set down into the original dirt of hill and/or hard rock. Reinforced with rebar in front north of house and in foundation. Commercial tie down bolts used in foundation to pull and stabilize the foundation. Additional plywood/security on north & south walls and attic to prevent house movement. Exterior frame of house, with exception of garage, is 2x6 with blown-in insulation.

Electrical
200 amp service. Additional plugs were installed about every 10 feet. With single circuits in each bathroom. 30 or 40 amp service just for pool/spa and outdoor kitchen.

LOCATION MAP



REGIONAL MAP



Offices Serving The Central Valley

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7480 N. Palm Ave, Ste 101
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VISALIA
3447 S. Demaree Street
Visalia, CA 93277
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We believe the information contained herein to be correct. It is obtained from sources which we regard as reliable, but we assume no liability for errors or omissions. Policy on cooperation: All real estate licensees are invited to offer this property to prospective buyers. Do not offer to other agents without prior approval.

