



**PEARSON
REALTY**

AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

FOR SALE

South County Citrus & Pasture



118.9± Acres
Tulare County, California

- Late Navels
- Atwood Navels
- Red Grapefruit

Exclusively Presented By:
Pearson Realty



CALIFORNIA'S LARGEST AG BROKERAGE FIRM

www.pearsonrealty.com

CA BRE #00020875



South County Citrus & Pasture

118.9± Acres

\$750,000

DESCRIPTION:

There are approximately 69± acres of dry pasture and 50± acres of nicely farmed younger citrus varieties. Farm management is also available if needed with this ranch.

LOCATION:

In Tulare County on Avenue 80, travel ½ mile east of Road 268, then turn south down the farming drive and travel ¼ mile. You will be at the northwest corner of the ranch.

LEGAL:

Section 16, Township 23 South., Range 28 East. Tulare County APN: 323-010-010 and 011.

PLANTINGS:

20± acres of Atwood navels planted in 1992.
10± acres of Lane Late navels planted in 1992.
10± acres of Flame grapefruit planted in 2009.
10± acres of Star Ruby grapefruit planted in 2009.
69± acres of fenced dry pasture.

WATER:

There are three wells on the property and approximately 20 acres of the ranch are in Terra Bella Irrigation District.

SOILS:

Mostly Cibo clay 15-30 % slopes, and some Porterville clay 2 to 15% slopes.

FROST:

There are four electric wind machines.

PRICE/TERMS:

\$750,000 plus farming expenses. The pasture is currently leased to a family member.

ASSESSOR'S PARCEL MAP

SEC. 15 & 16, T.23S., R.28E., M.D.B.& M.

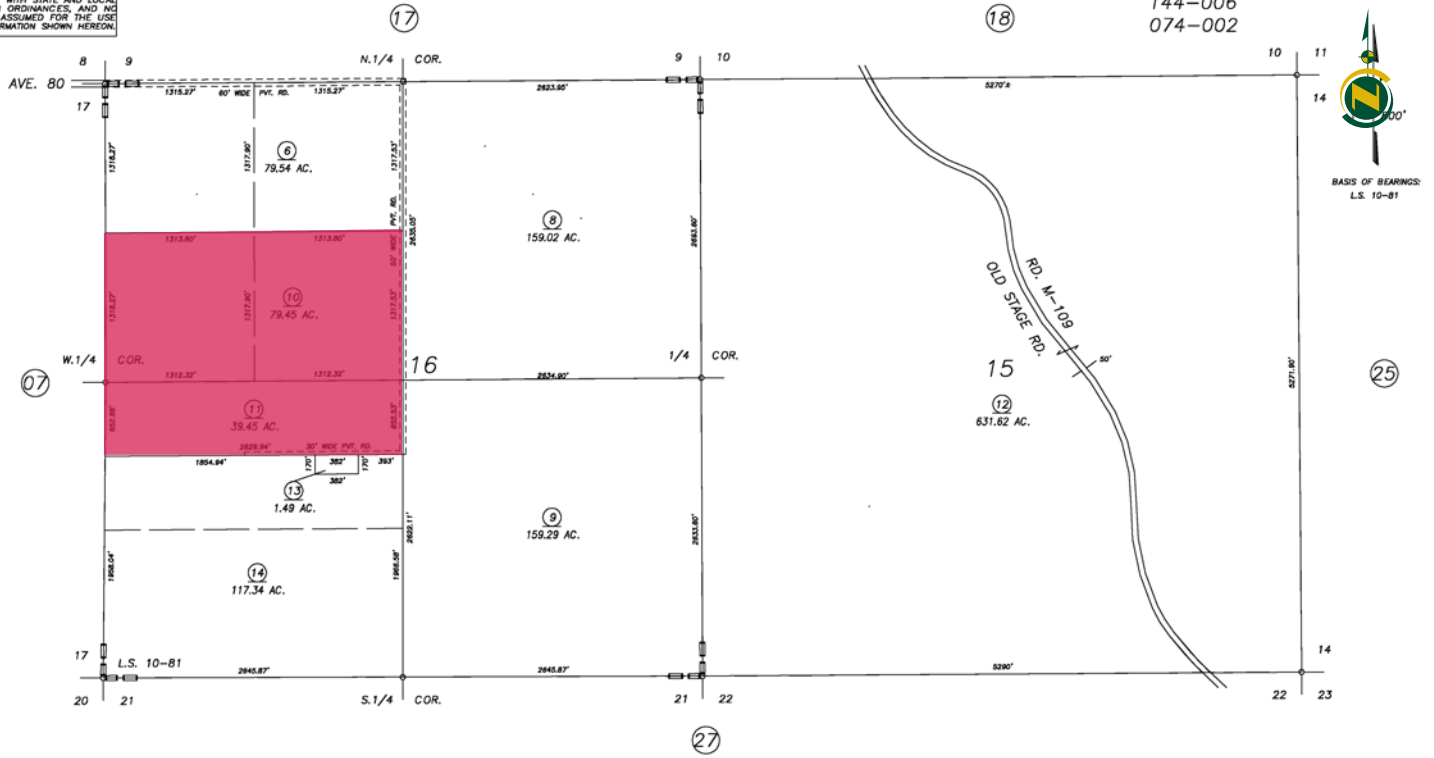
Tax Area Code 323-01

144-001

144-006

074-002

DISCLAIMER
THIS MAP WAS PREPARED FOR LOCAL PROPERTY ASSESSMENT PURPOSES ONLY AND THE PARCELS SHOWN HEREON MAY NOT COMPLY WITH STATE AND LOCAL SUBDIVISION ORDINANCES, AND NO LIABILITY IS ASSUMED FOR THE USE OF THE INFORMATION SHOWN HEREON.



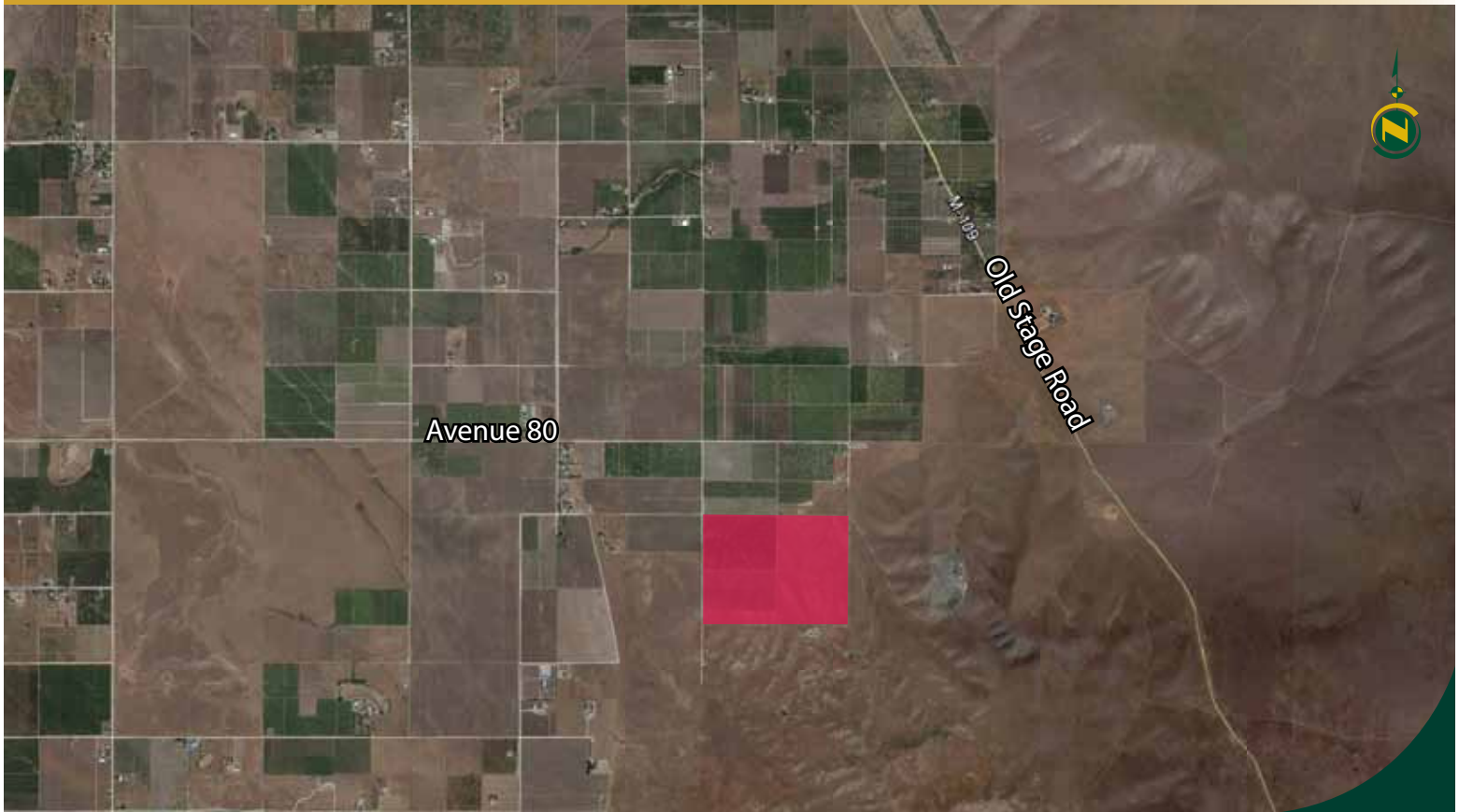
RECORD OF SURVEY, L.S. 10-81

VICINITY OF TERRA BELLA
 ASSESSOR'S MAPS BK.323 , PG.01
 COUNTY OF TULARE, CALIFORNIA, U.S.A.

NOTE: Assessor's Parcel Numbers Shown in Circles (1) 123
 Assessor's Block Numbers Shown in Ellipses (1) 123

2002-0098507	02/18/2004	KMS
REVISION	DATE	TECH

AERIAL MAP



LOCATION MAP



REGIONAL MAP



Offices Serving The Central Valley

FRESNO
7480 N. Palm Ave, Ste 101
Fresno, CA 93711
559.432.6200

VISALIA
3447 S. Demaree Street
Visalia, CA 93277
559.732.7300

BAKERSFIELD
1801 Oak Street, Ste 159
Bakersfield, CA 93301
661.334.2777



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