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**FOR SALE**

# Exeter Area Navels



**20± Acres  
Tulare County, California**

- Desirable Location
- Cara Cara Navels
- Early & Midseason Navels

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CA BRE #00020875



# Exeter Area Navels

**20± Acres**

**\$450,000**

**LOCATION:**

The property is located northwest of Lindcove, California west of the intersection of Boston Avenue and Blair Road. The property is bordered by Avenue 318 to the north and Boston Avenue to the south.

**DESCRIPTION:**

This is a hard to find 20 acre farm between Exeter and Lemon Cove that is fully planted to midseason and specialty navels. This ranch has terrific views of the nearby foothills and mountains of the Sequoia National Park.

**LEGAL:**

APN: 113-330-067, 068, 069, and 070.

**PLANTINGS:**

5± acres of Cara Cara Navels approximately 9 years old.  
15± acres of mature Nucellar navels.  
Additionally, there are approximately 400 mature TI navel trees inter-planted in the western portion of the ranch.

**WATER:**

Per the seller, the property is irrigated by a strong well that is shared with a neighbor's 9 acres of open land, which has been fallow for decades. During 40 years of family ownership, the well initially irrigated 70 acres before parcels were sold off.

**SOILS:**

97% San Joaquin Loam, 0 to 2 percent slopes.  
3% San Joaquin Loam, 0 to 9 percent slopes.

**PRICE/TERMS:**

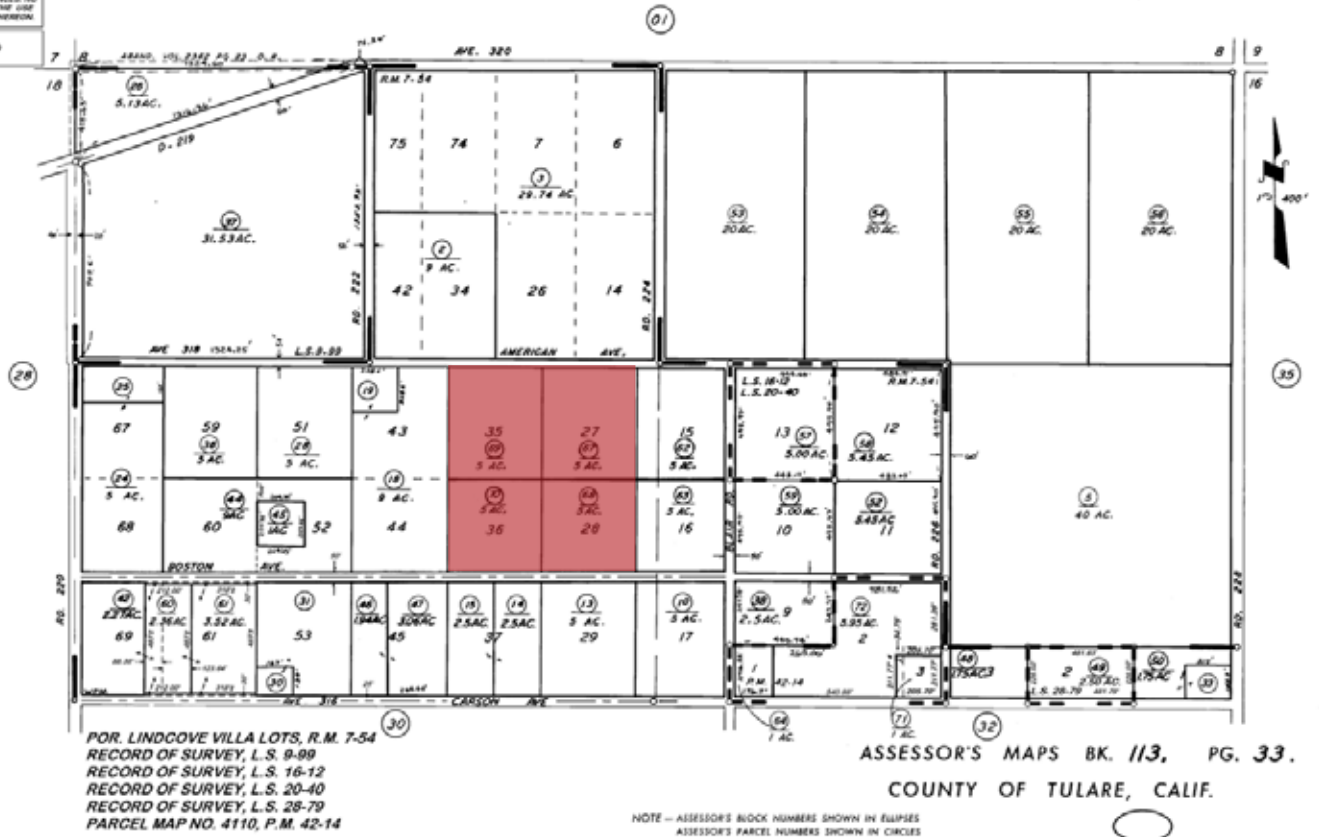
The asking price is \$450,000.

# ASSESSOR'S PARCEL MAP

**DISCLAIMER**  
THIS MAP WAS PREPARED FOR LOCAL PROPERTY ASSESSMENT PURPOSES ONLY. THE PARCELS SHOWN HEREON MAY NOT COMPLY WITH STATE AND LOCAL SUBDIVISION REQUIREMENTS. NO LIABILITY IS ASSURED FOR THE USE OF THE INFORMATION HEREON.  
REVISED: 05/02/2014  
REASON: 1979-0001048  
CAD TECH: AMY

N1/2 SEC. 17, T.18S., R.27E., M. D. B. & M.

TAX CODE AREA **113-33**  
**133-009**



## AERIAL MAP





## LOCATION MAP



## REGIONAL MAP



*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.*

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