

FOR SALE



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AGRICULTURAL PROPERTIES
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North Ivanhoe Citrus & Olives



38.03± Acres
Tulare County, California

- Ivanhoe Farming Region
- Two Sources of Water
- Navels and Olives

Exclusively Presented By:
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North Ivanhoe Citrus & Olives

38.03± Acres

\$875,000

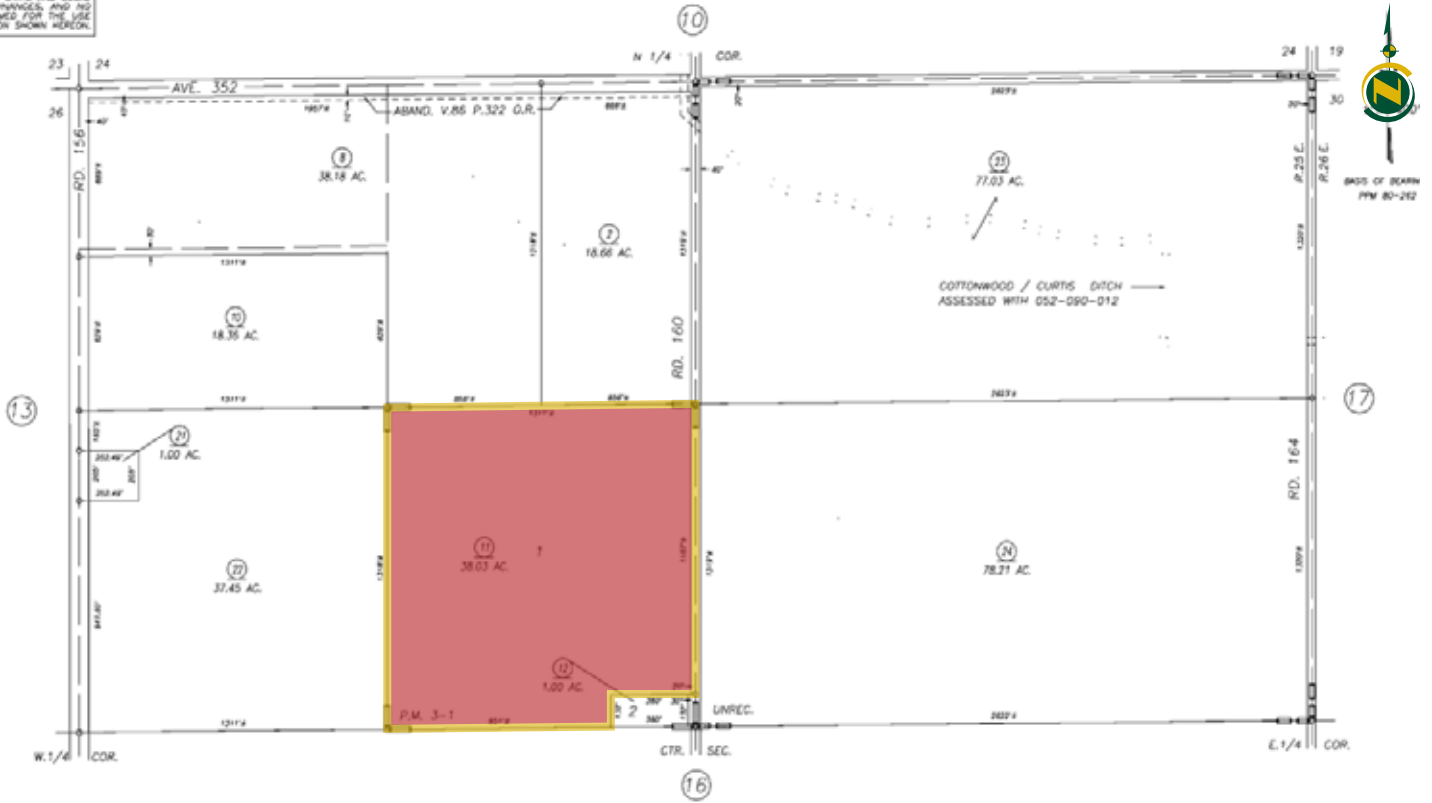
DESCRIPTION:	Available for sale is a citrus and olive ranch located in the desirable farming area, just north of Ivanhoe. The property is planted to Nucellar navels and Manzanillo olives. Also, the property receives irrigation water from two sources. Farm management is also available.
LOCATION:	The property is located on Road 160, just south of Avenue 352 in Ivanhoe, California.
LEGAL:	Tulare County APN: 052-150-011 Zoning: AE-20
PLANTINGS:	20± acres of Nucellar navels and 18± acres of Manzanillo olives.
WATER:	Irrigation water is provided by Ivanhoe Irrigation District and one 360± foot Ag well with a 15±HP submersible pump. The well was drilled in 2008.
SOILS:	San Joaquin loam, 0 to 2% slopes.
FROST CONTROL:	There are two wind machines located on the property. One is located on the northeast block and the other is located in the southwest block. Both wind machines are powered by a 391 Ford propane motor, serviced by Pacific Distributing.
PRICE/TERMS:	The asking price is \$875,000.

ASSESSOR'S PARCEL MAP

N1/2 SEC.25, T.17S., R.25E., M.D.B.&M.

tax Area Codes 052-15
153-070

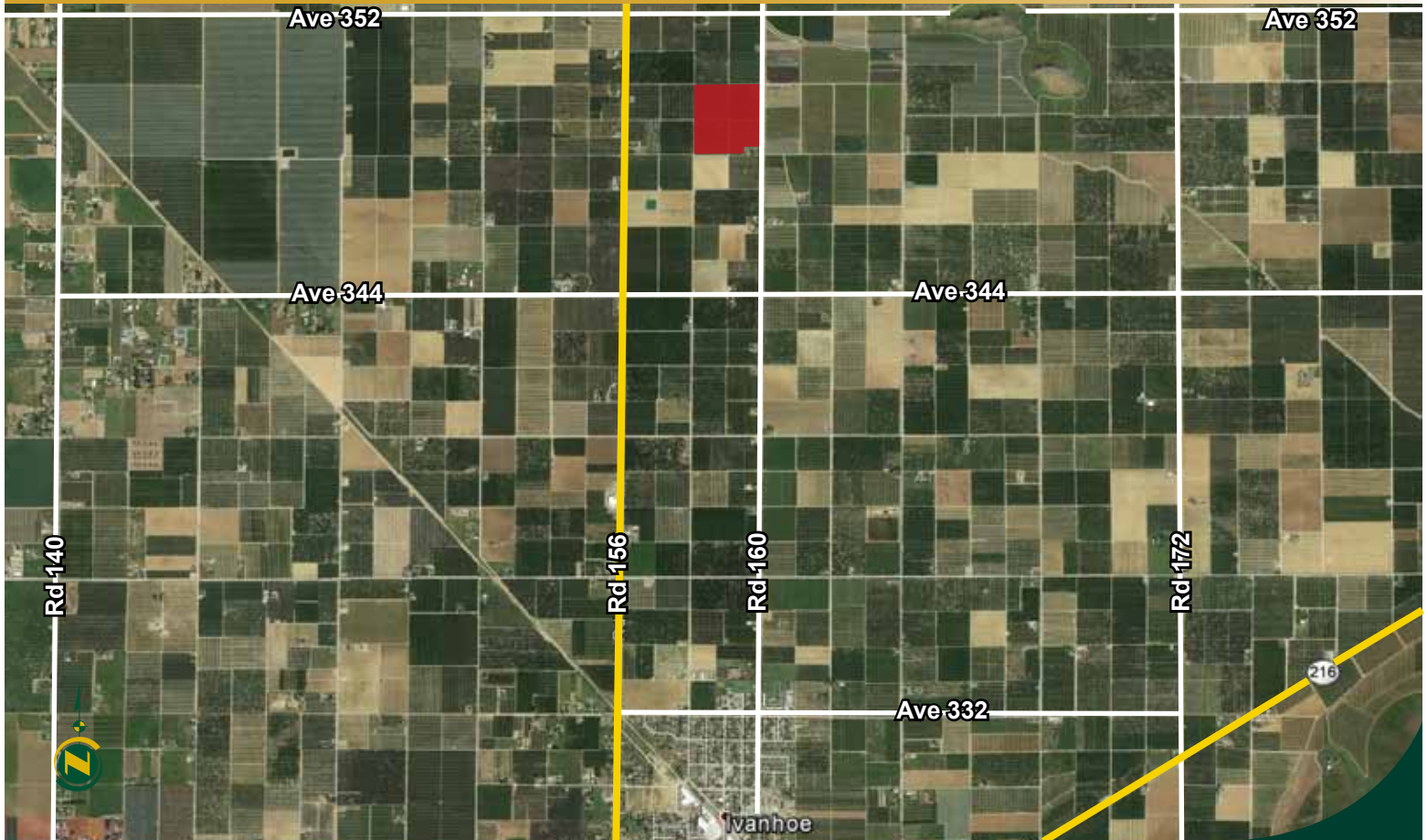
DISCLAIMER
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PARCEL MAP NO. 201, P. M. 3-1,
YUNT SURVEY (PPM 80-262). UNREC.

VICINITY OF VISALIA

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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