

**FOR SALE**



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## **Porterville Olives**



**156.12± Assessed Acres  
Tulare County, California**

- Class One Soils
- Good Water

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CA BRE #00020875



# Porterville Olives

**156.12± Assessed Acres**

**\$4,371,360**  
*(\$28,000/ac)*

**DESCRIPTION:**

Available for sale is a mature olive ranch located near the city limits of Porterville, north of the Municipal Airport and is within Porterville's sphere of influence. The ranch boasts two irrigation district sources, three irrigation wells and class one soils. Commodities grown in the area include almonds, table grapes and citrus.

**LOCATION:**

The property is located on the west side of South Newcomb Street, between West Poplar Avenue (Highway 190) and West Scranton Avenue in Porterville, California.

**LEGAL:**

Tulare County APNs: 302-320-037, 302-490-002 & 003.  
Zoning: AE-20  
The property is not under the Williamson Act Contract.

**WATER:**

The property receives water from Porterville Irrigation District and water from Poplar Ditch where there is a 20± HP ditch pump. There are three irrigation wells included. The first well from the north has a 50± HP submersible pump that was drilled in 2014. South of this is the second well with a 30± HP electric turbine pump. There is a third off-site well north of the intersection of Scranton and Newcomb. This well has a 40± HP electric turbine pump. The Seller will provide an easement to this well. The trees are furrow irrigated.

**PLANTINGS:**

The property has been planted to Manzanillo olives that are approximately 20 years old with 24 X 24 spacing.

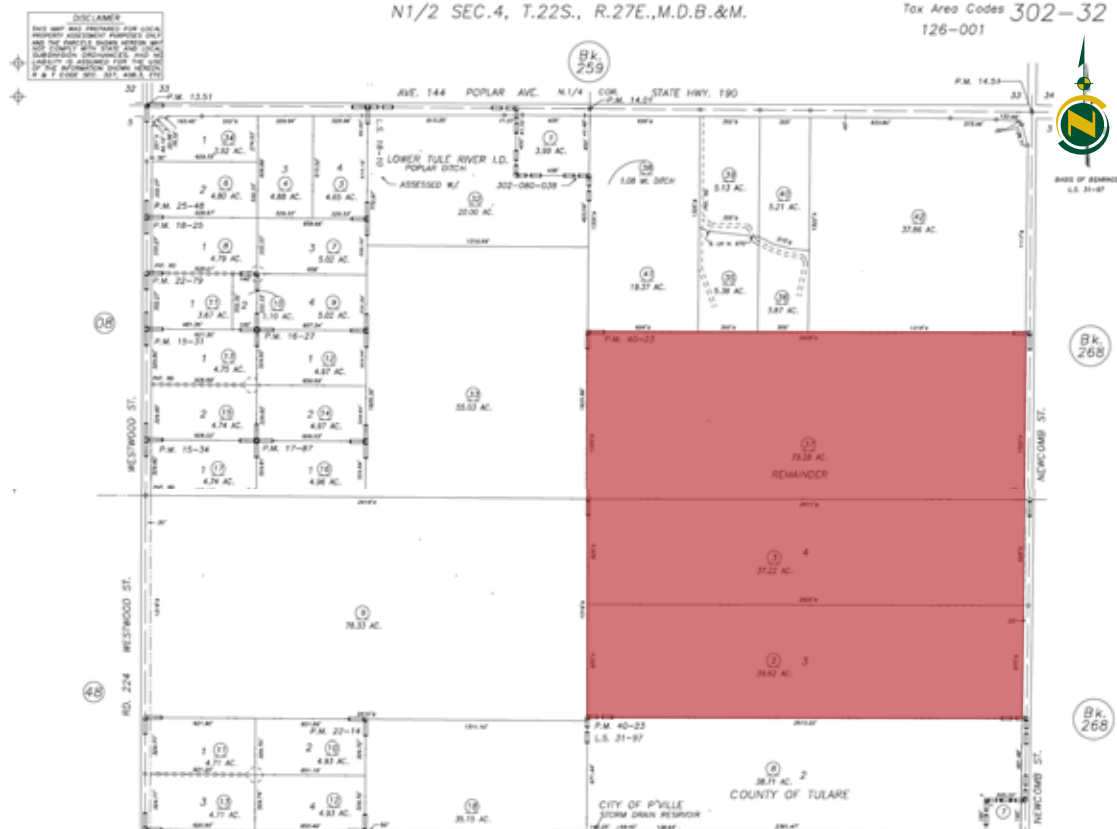
**SOILS:**

Exeter Loam, 0 to 2% slopes.  
Yettem Sandy Loam, 0 to 2% slopes.

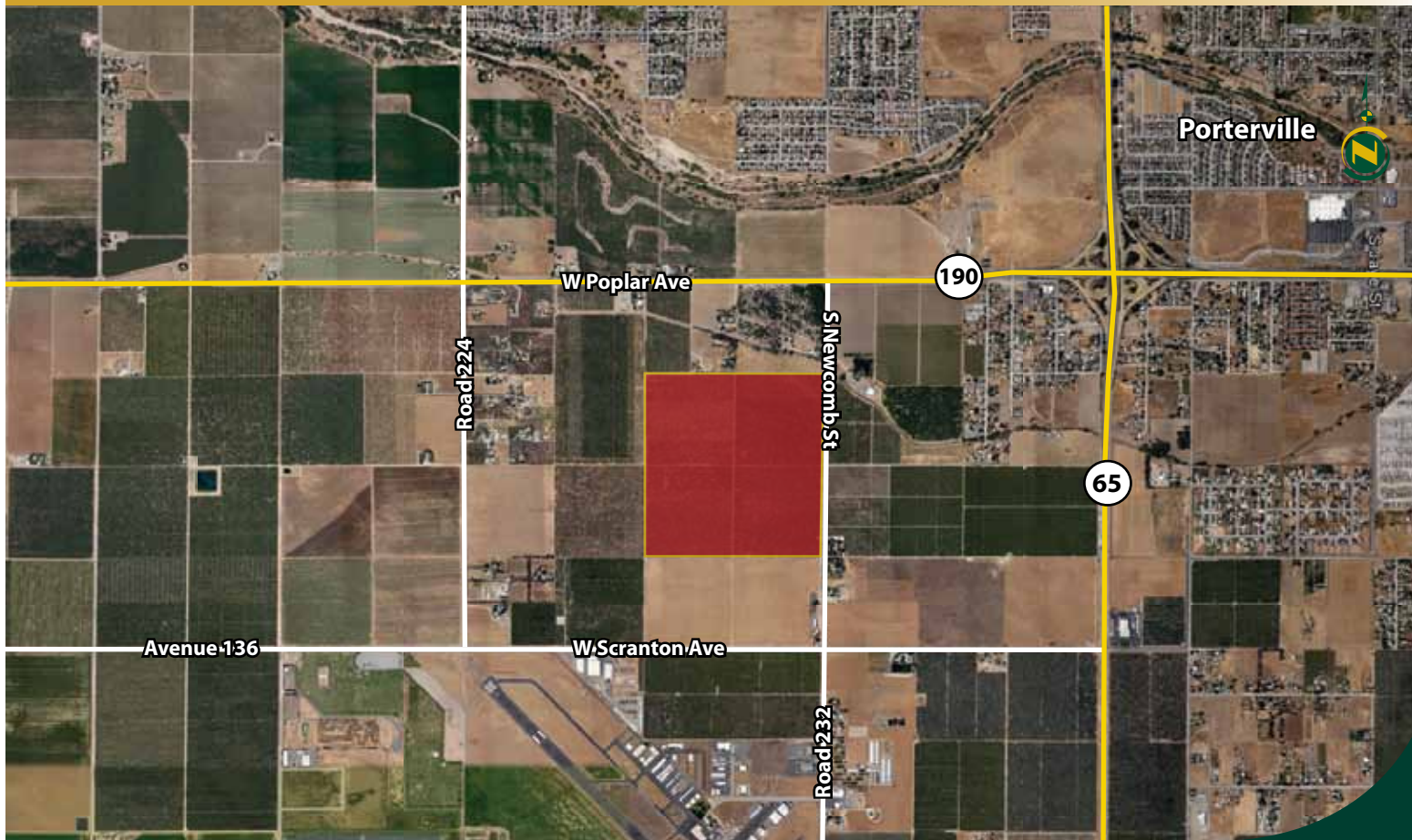
**PRICE/TERMS:**

The asking price is \$4,371,360.

# ASSESSOR'S PARCEL MAP

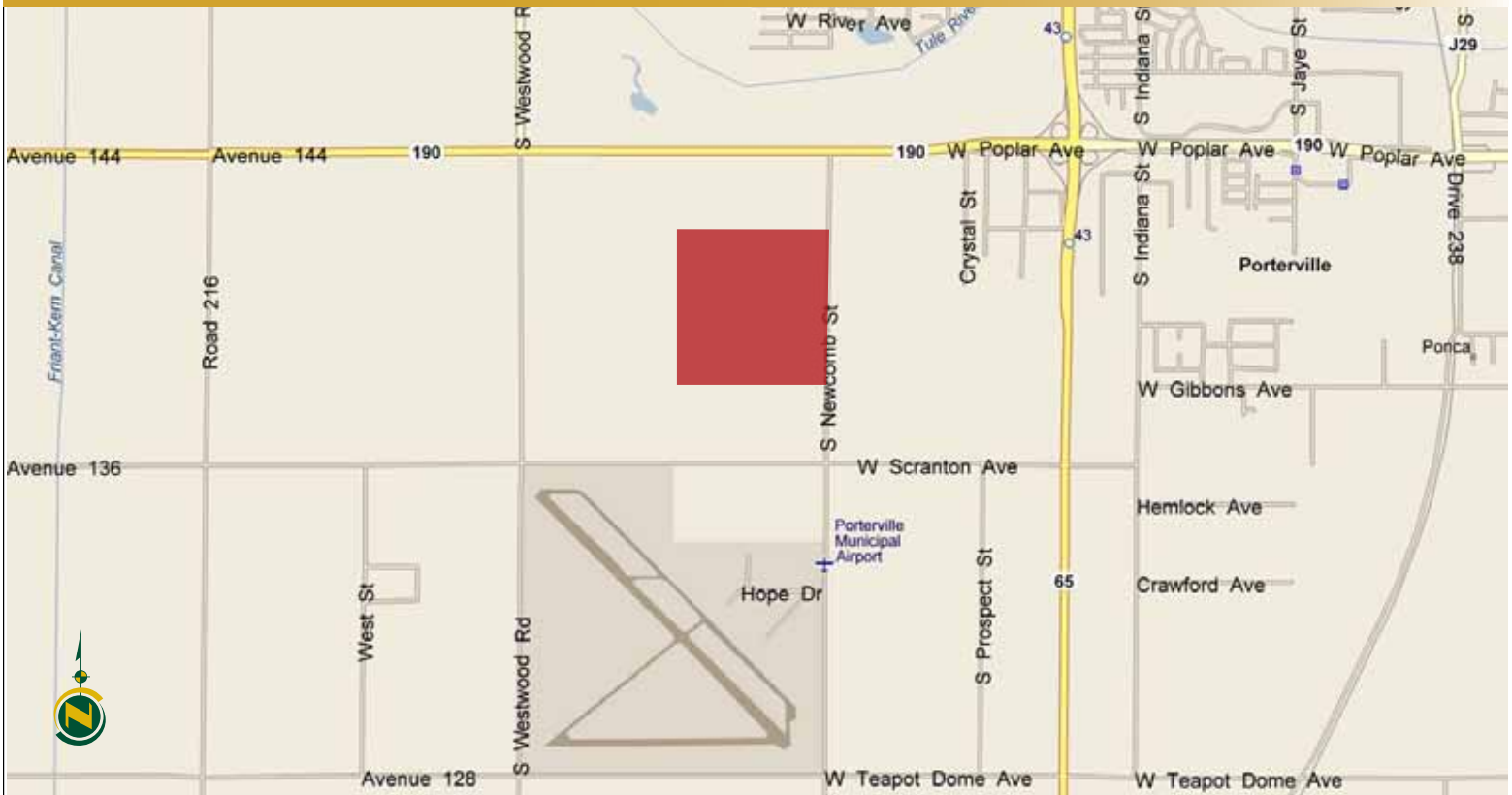


# AERIAL MAP

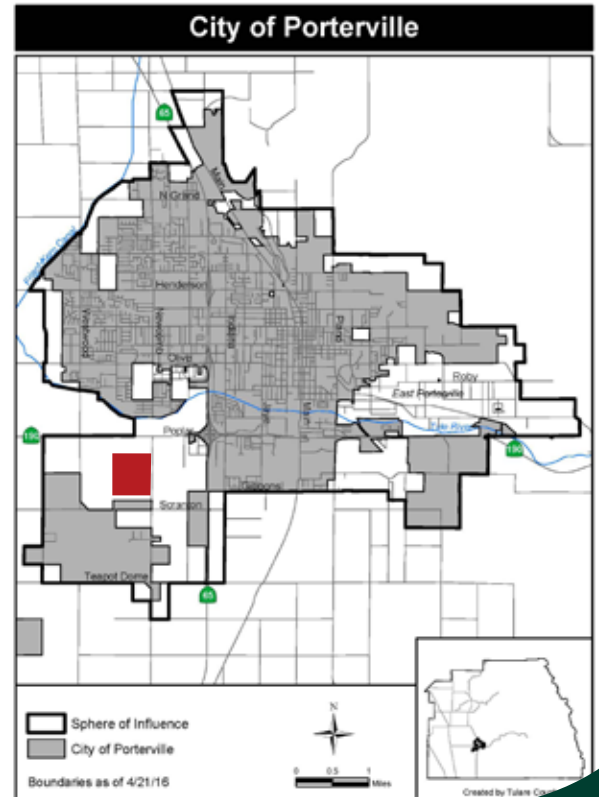




# LOCATION MAP



# 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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