

EXETER ESTATE AND CITRUS

Tulare County, California

18.43± Acres

\$2,300,000



- Mix of Young & Mature Citrus
- Exeter Irrigation District Water
- Beautiful Estate & Large Shop
- Minutes from Downtown Exeter



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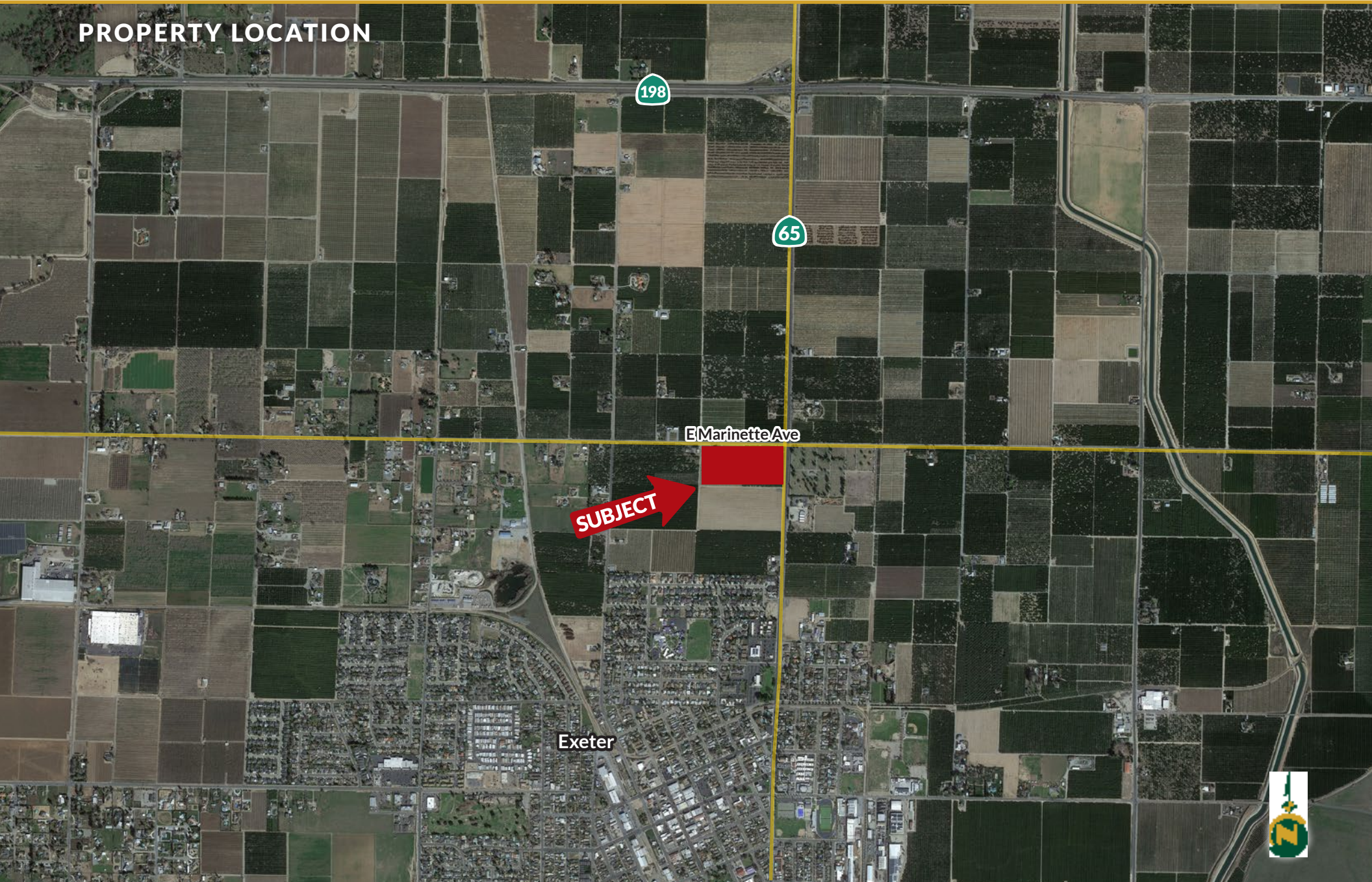


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PROPERTY LOCATION



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PROPERTY INFORMATION

DESCRIPTION

This is a rare opportunity to purchase 18.43± acres of Washington Navels, including both young and mature trees, along with a spacious executive home and large 50-foot by 100-foot insulated shop. The shop boasts an unfinished wine cellar and tasting room in the basement, an unfinished game room, and two unfinished offices. The property has a large pool, tennis court, and two separate two car garages. Located just minutes north of the City of Exeter, this beautiful four-bedroom and three-bathroom home has updated features and offers modern country living.

LOCATION

Physical Address: 411 E. Marinette Ave, Exeter, CA 93221. The subject property is located 0.1± miles west of Highway 65 and 1± mile south of Highway 198.

LEGAL

Tulare County APNs: 138-010-097 and 138-010-098
Located in a portion of Section 3, Township 19, Range 26E, M.D.B&M.
The property is enrolled within the Williamson Act.

ZONING

AE-20 (Agricultural Exclusive – 20 acre minimum)

PLANTINGS

10± acres Washington Navels planted in 1912
7± acres Washington Navels planted in 2019
*Production available upon request

WATER

The subject property is located within and entitled to receive surface water from Exeter Irrigation District. In addition to the surface water, there is one ag well and one domestic well on the property.

SOILS

Flamen loam, 0 to 2% slopes.
Nord fine sandy loam, 0 to 2% slopes.

BUILDINGS

4,170± sq. ft. home – Remodeled 8 years ago

- Travertine flooring throughout the house and carpet in two bedrooms.
- Gorgeous heart of redwood siding in the living room and game room.
- 20' ceilings
- Subzero fridge
- Wolf appliances
- LED canned lighting fixtures throughout the house.
- Stainless steel water fixtures and sinks.

5,000± sq. ft. two story insulated stucco building with: shop, offices, wine room and game room.

- 3,750± sq. ft. shop space with stained concrete floors.
- 3 insulated electric rollup doors on the shop.
- 1,250± sq. ft. unfinished office space with two private offices and unfinished bathroom
- 1,250± sq. ft. unfinished upstairs game room with unfinished bathroom.
- 1,250± sq. ft. unfinished basement for future wine cellar and tasting room.

PRICE/TERMS

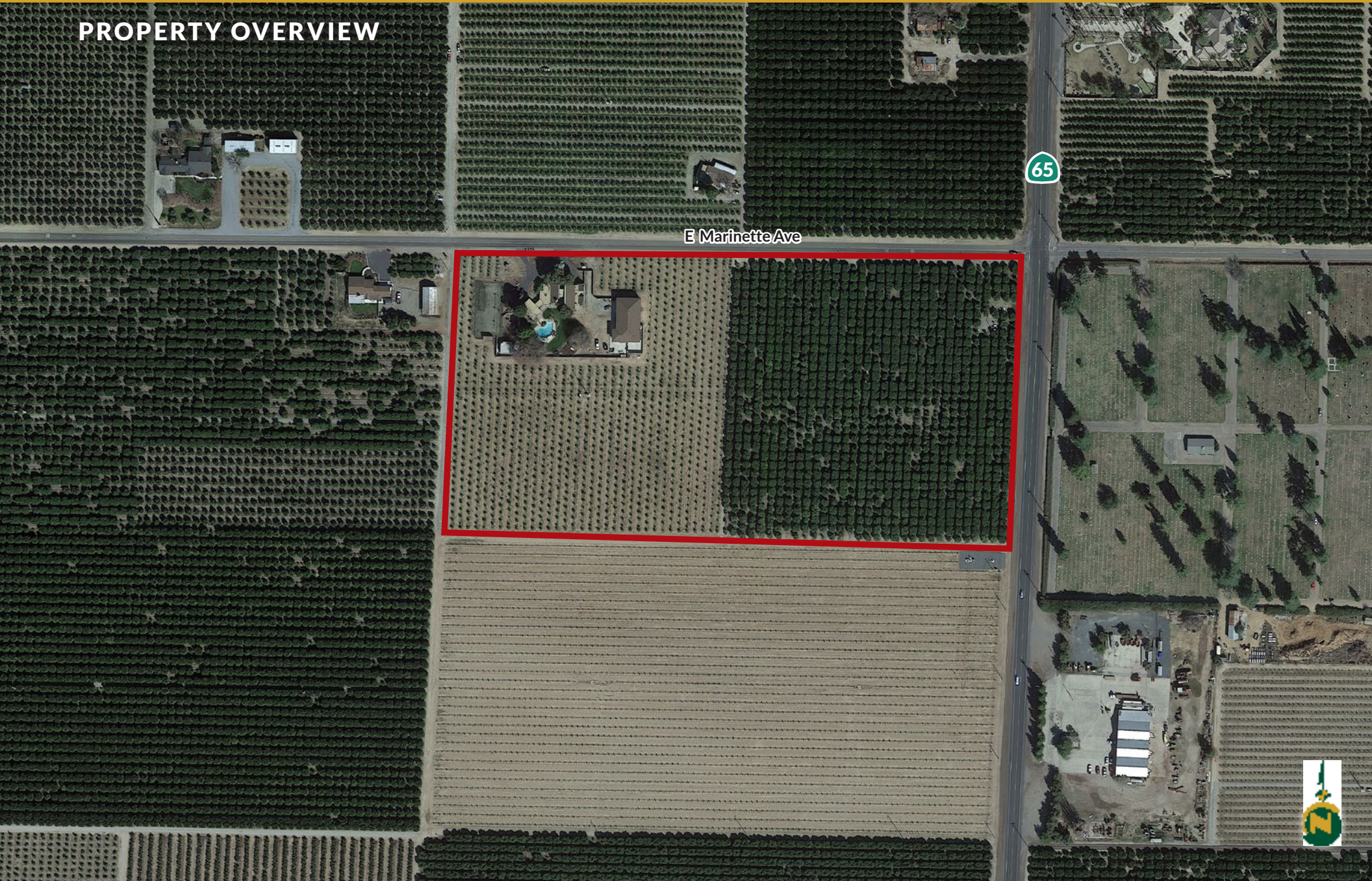
\$2,300,000 cash at the close of escrow. Buyer to reimburse Seller for cultural costs incurred towards the 2023 citrus crop.

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PROPERTY OVERVIEW

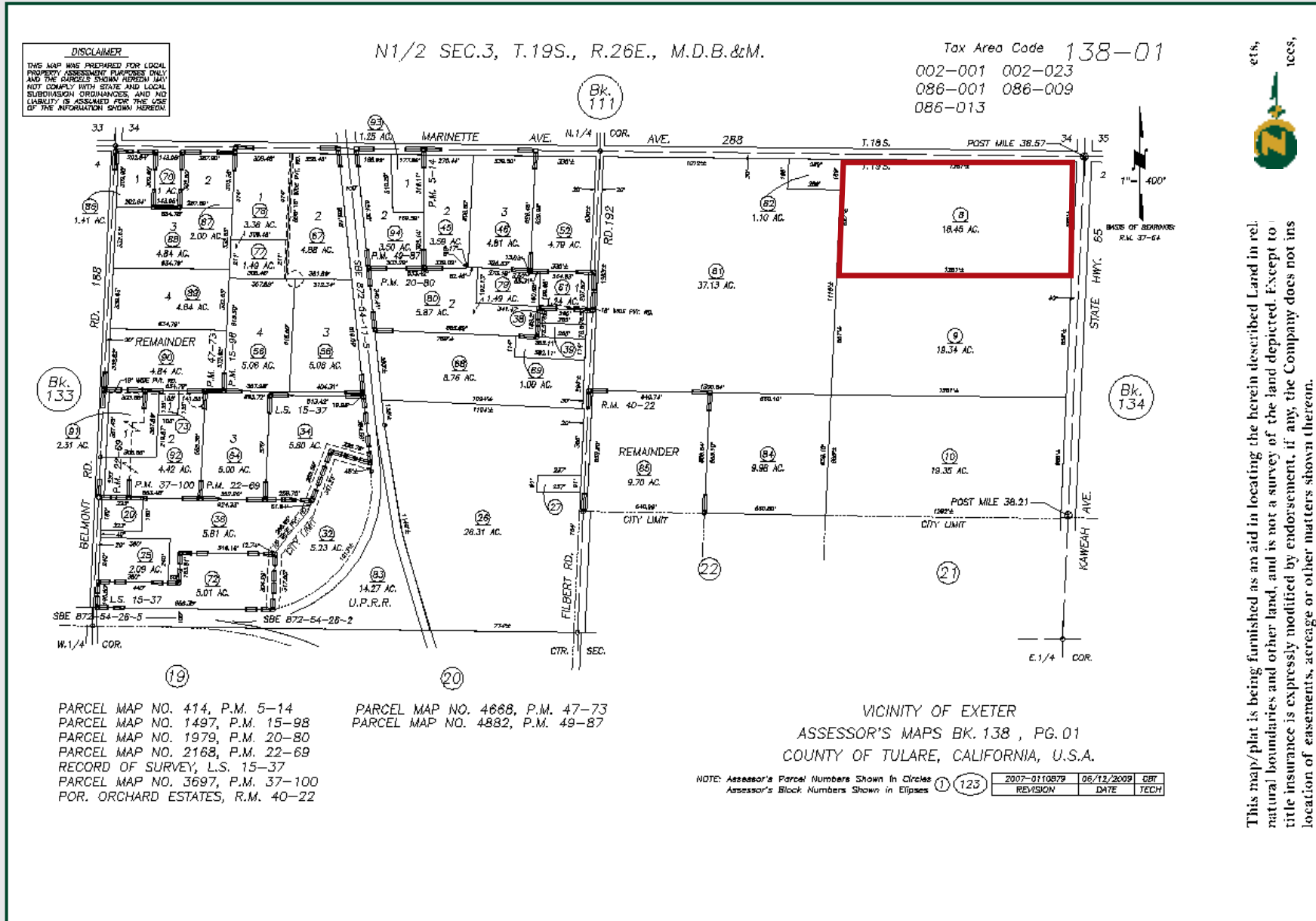


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PARCEL MAP



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PROPERTY PHOTOS



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Water Disclosure: The Sustainable Groundwater Management Act (SGMA) was passed in 2014, requiring groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. SGMA may limit the amount of well water that may be pumped from underground aquifers. Buyers and tenants to a real estate transaction should consult with their own water attorney; hydrologist; geologist; civil engineer; or other

environmental professional. Additional information is available at: California Department of Water Resources Sustainable Groundwater Management Act Portal - <https://sgma.water.ca.gov/portal/> Telephone Number: (916) 653-5791
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.