

HOME AND 10'S CITRUS RANCH

Tulare County, California

37.00± Acres

\$777,000
(\$21,000/Acre)

PRICE REDUCED



- Well Farmed Cara Caras and Early Fukumotos
- Potential Rental Income from 2 Mobile Homes
- Workshop & Equipment Yard



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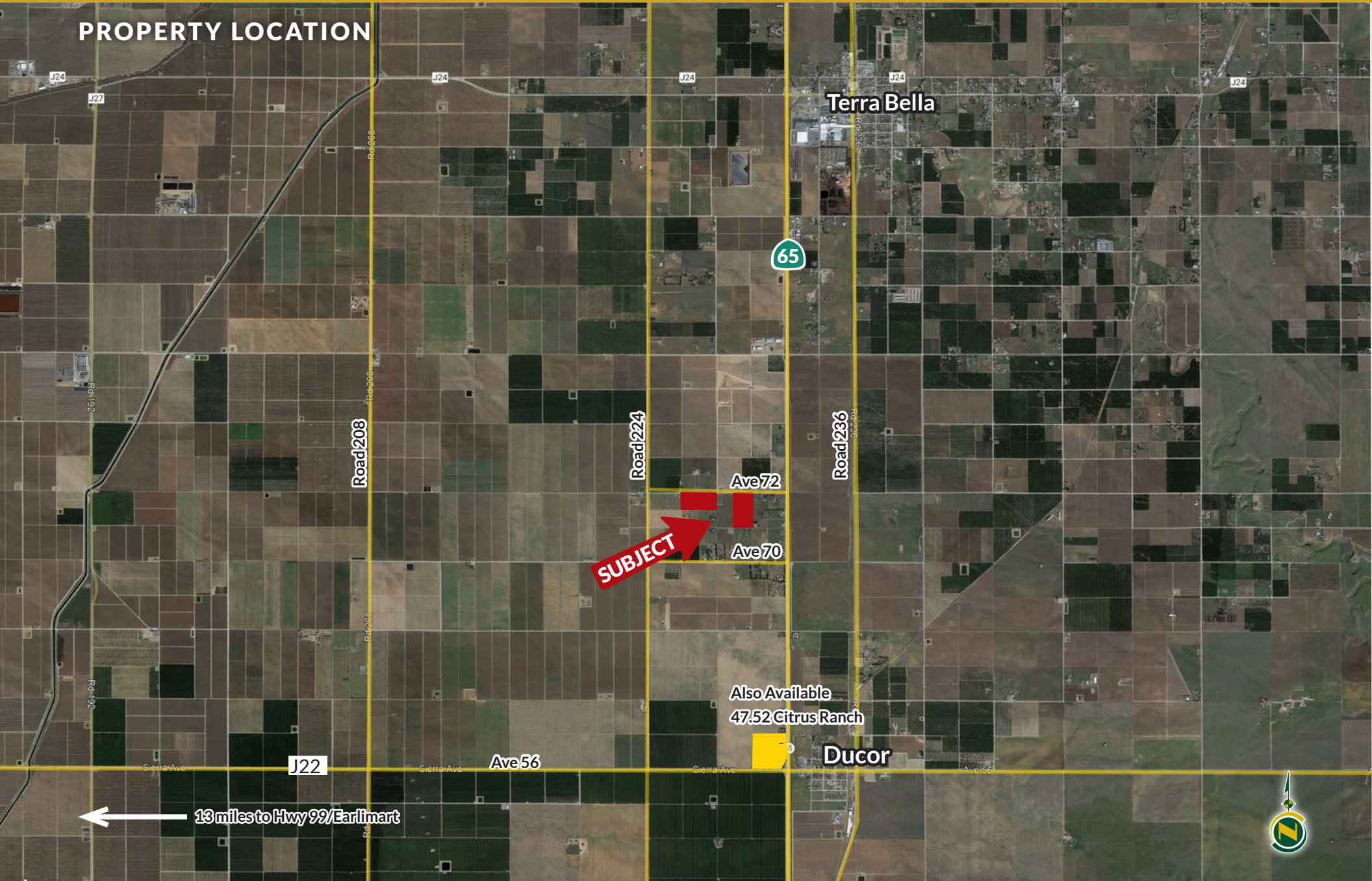


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PROPERTY LOCATION



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PROPERTY INFORMATION

DESCRIPTION

Located halfway between the towns of Terra Bella, CA and Ducor, CA in southern Tulare County. This property consists of 4 blocks of citrus that sit just west of Highway 65 on Avenue 72. There is approximately 37± acres of well maintained citrus which includes the following varieties, Cara Cara navels, early Fukumoto navels, and exceptional tasting Pixie Tangerines. Water is provided by multiple Ag wells and is delivered to the ranch by a micro jet sprinkler system which is treated by a sulfuric acid tank and injection unit. Additionally there are three propane powered wind machines for seasonal frost protection. Also included is potential rental income from two well maintained mobile homes located on the property and a small farm shop and cover to store and maintain farm equipment.

LOCATION

The blocks are on the south side of Ave 72, approximately ¼ mile west of Road 232 just southwest of Terra Bella.

LEGAL

Tulare County APNs: 321-020-041 (10.00± ac.) 321-020-040 (7.00± ac.)
These parcels are not in the Williamson Act.
Tulare County APNs: 321-020-005 (10.00±ac.) 321-020-004 (10.00±ac.)
These parcels are within the Williamson Act.
Zoned AE-10.

PLANTINGS

10.00± ac. Cara Cara on "Rough lemon" rootstock, planted to TI's in 1983, top worked to Cara Cara in 2013.
7.00± ac. Cara Cara on "Carrizo" rootstock, planted to TI's in 1983, top worked to Cara Cara in 2013.
5.00± ac. Cara Cara on "Carrizo" rootstock, planted in 2013.
5.00± ac. Pixie Tangerines on "Carrizo" rootstock, planted in 2013.
8.00± ac. Fukumoto navels on "Carrizo" rootstock, planted in 2013.

WATER

Single source water: Multiple Ag wells with a sulfuric acid tank and injection system that feeds a fan jet sprinkler system. Properties are in the Eastern Tule GSA.

SOILS

Centerville clay, 2 to 5% slopes.
San Joaquin loam, 0 to 2% slopes.

BUILDINGS

Offering includes 2 mobile homes. One mobile is double wide and one is single wide and a small workshop.

FROST PROTECTION

There are three propane powered wind machines.

PRICE/TERMS

Listing price is \$777,000 (\$21,000 per acre). House being split off with a lot line adjustment or parcel split. Buyer to cooperate with Seller in creating new parcel split. All costs to be incurred by Seller.



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PROPERTY OVERVIEW

Road 208

Ave 72



Fukumoto
Cara Cara
Pixie

OUT
Cara Cara
Cara Cara

Ave 70

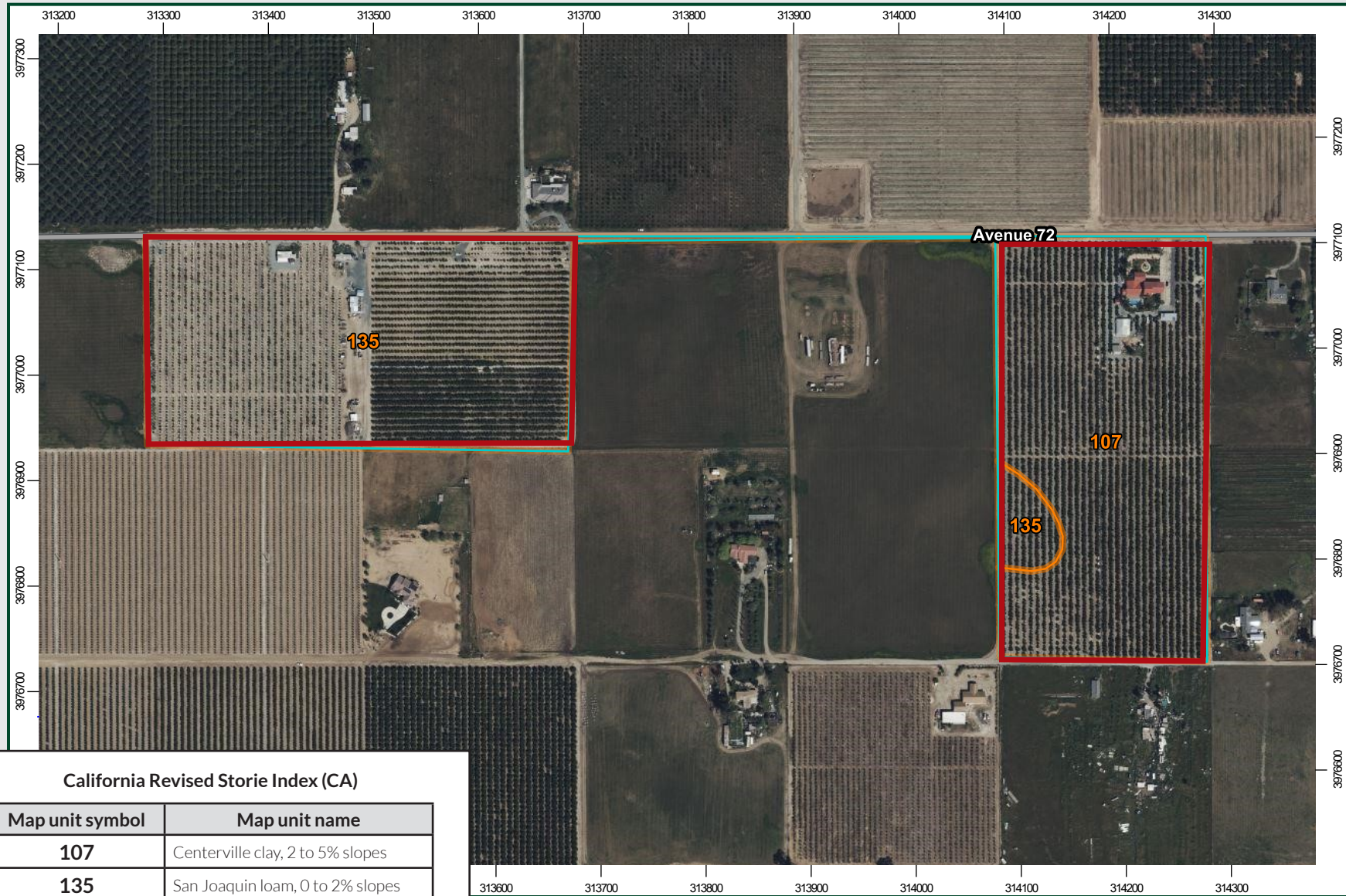


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SOILS MAP



California Revised Storie Index (CA)

Map unit symbol	Map unit name
107	Centerville clay, 2 to 5% slopes
135	San Joaquin loam, 0 to 2% slopes

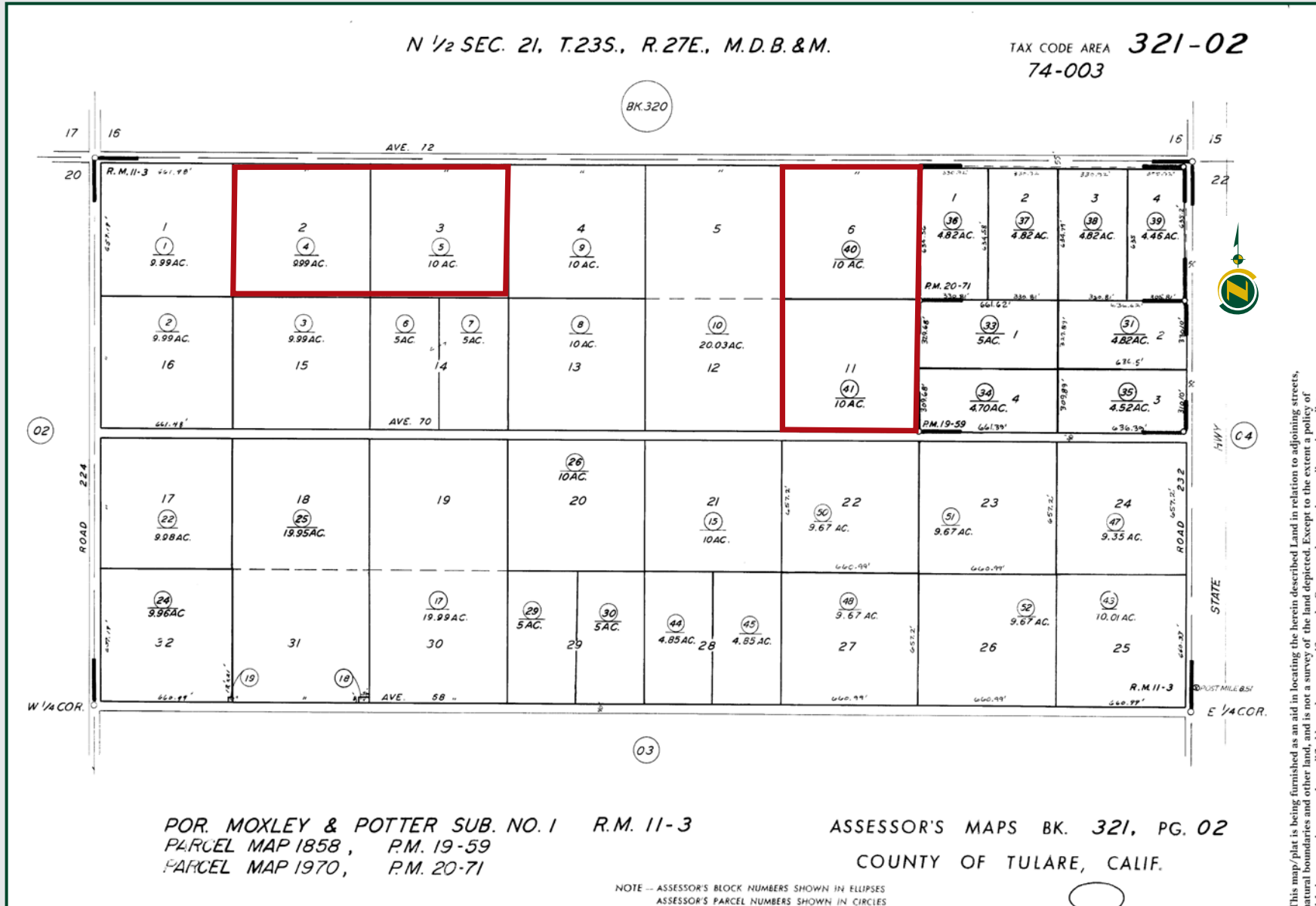


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PARCEL MAP



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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.**