

HIGHWAY 65 CITRUS RANCH

Tulare County, California

47.52± Acres

\$997,920
(\$21,000/Acre)

PRICE REDUCED



- Highway 65 Frontage Property
- Commercial or Retail Building Opportunities
- Cara Caras, Lemons, Star Ruby Grapefruit



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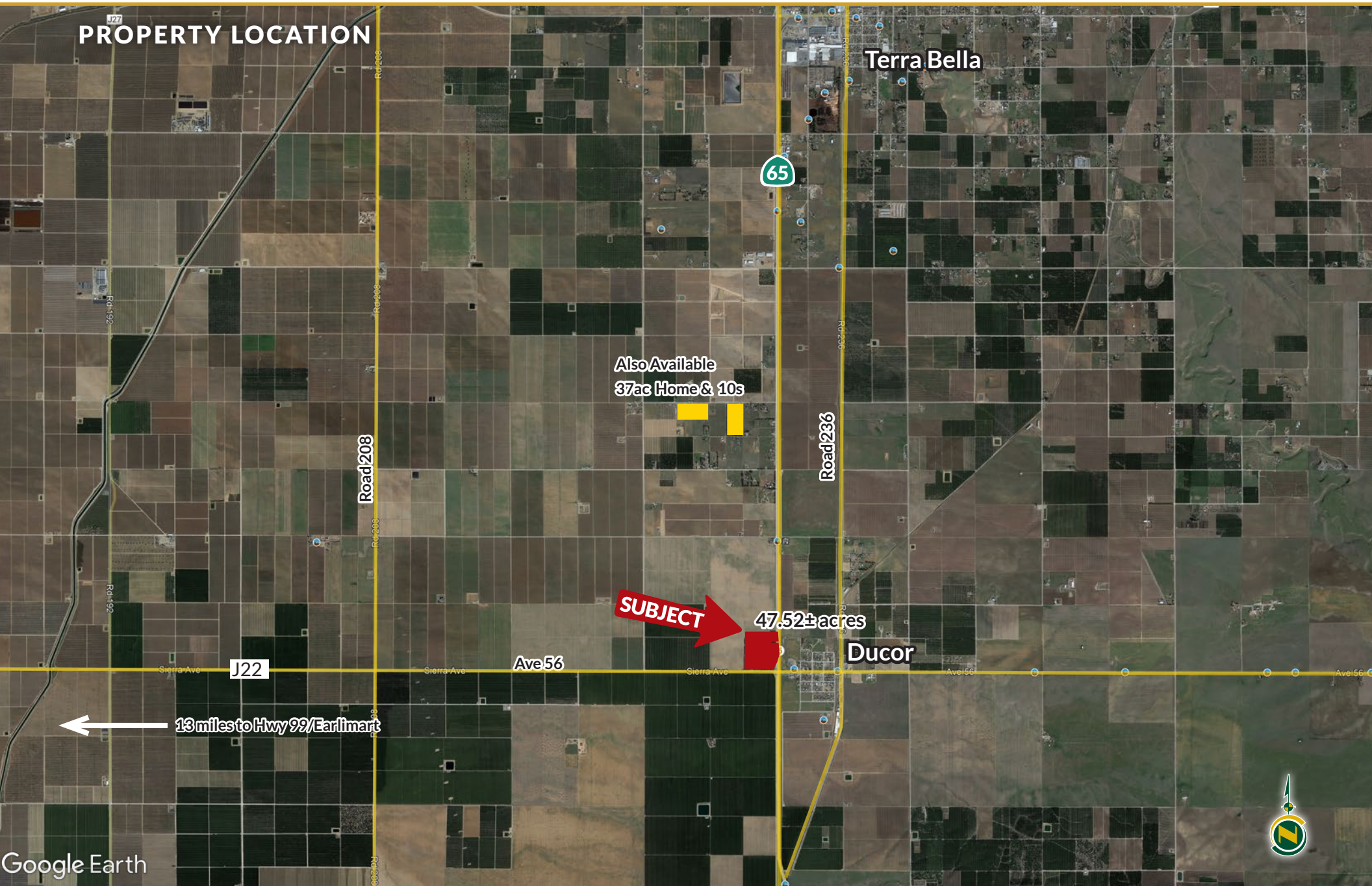
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Google Earth



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PROPERTY INFORMATION

DESCRIPTION

This opportunity is planted to several well-manicured citrus varieties that include Cara Cara navels, Lisbon lemons, Star Ruby grapefruit, Morro's and late season Autumn Golds navels. Water is provided by a 100HP Ag well with an in-line water filter that feeds the ranch via micro jet sprinkler system. There are 6 electric powered wind machines for seasonal frost protection. The game changer for this property is location. A vast majority of the property is Zoned C-2 MU. This would allow potential future development into retail or commercial buildings that have easy access to Highway 99 to the west via Avenue 56 or to the south along the Highway 65 corridor.

LOCATION

Location, Location, Location!!! This 47.52± acre property located right at the northwest corner of Highway 65 and Avenue 56 just west of downtown Ducor, CA in southern Tulare County.

LEGAL & ZONING

Tulare County APNs: 321-130-018 (19.24± ac.), zoned A-40
APNs: 321-130-019 (14.81± ac.) and 321-130-009 (13.47± ac.), zoned C-2MU.
These parcels are not in the Williamson Act

WATER

Single Source Water: 1 (one)– 100HP Ag well with in line filter that feeds a fan jet sprinkler system. Property is in the Eastern Tule GSA.

SOILS

Exeter loam, 0 to 2% slopes
Exeter loam, 2 to 5% slopes

FROST PROTECTION

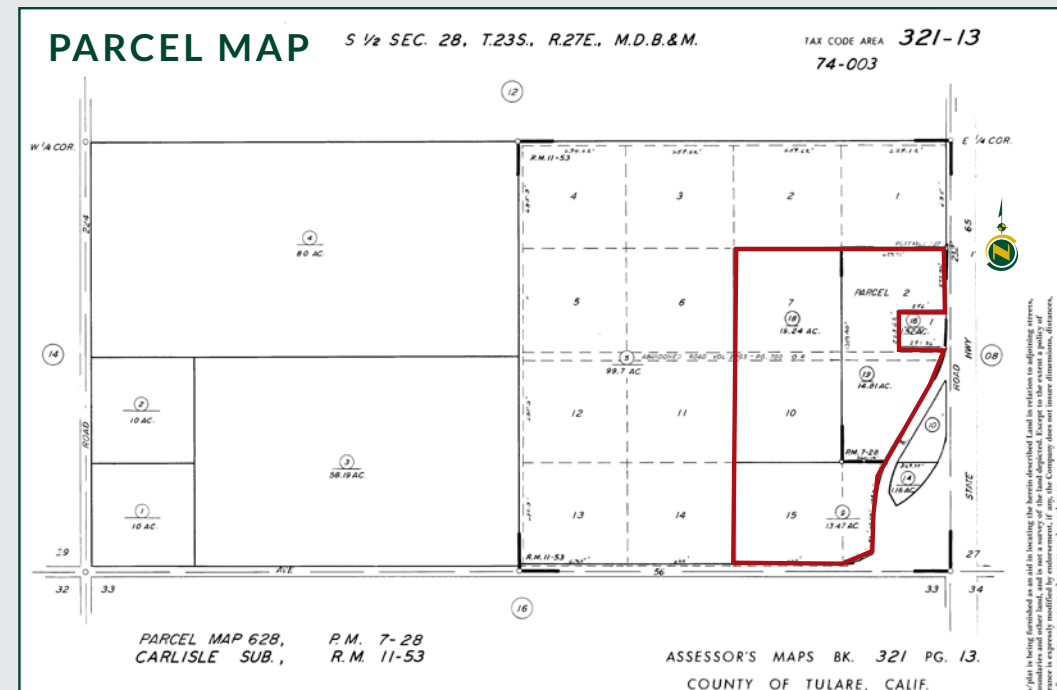
There are 6 electric powered wind machines.

PLANTINGS

- 11.00± ac. Cara Cara on Carrizo rootstock, planted in 2019
- 4.50± ac. Lisbon Lemons on Carrizo rootstock, planted in 2019
- 5.00± ac. Autumn Golds on Carrizo rootstock, unknown planting.
- 5.00± ac. Cara Cara on Carrizo rootstock, unknown planting.
- 5.00± ac. Lisbon Lemons on Carrizo rootstock, planted in 2019
- 5.00± ac. Autumn Golds on Carrizo rootstock, unknown planting.
- 9.50± ac. Star Ruby Grapefruit on Carrizo rootstock, planted in 2013
- 4.00± ac. Morro Blood oranges on Carrizo rootstock, planted in 2013

PRICE/TERMS

Total listing price is \$997,920 (\$21,000 per acre).



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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.**