

LAKE SUCCESS AREA CITRUS RANCH

Tulare County, California

20.24± Acres

\$629,000

(\$31,077±/Acre)



- Mature Citrus Orchard
- Homesite with Scenic Views
- Ample Water Rights



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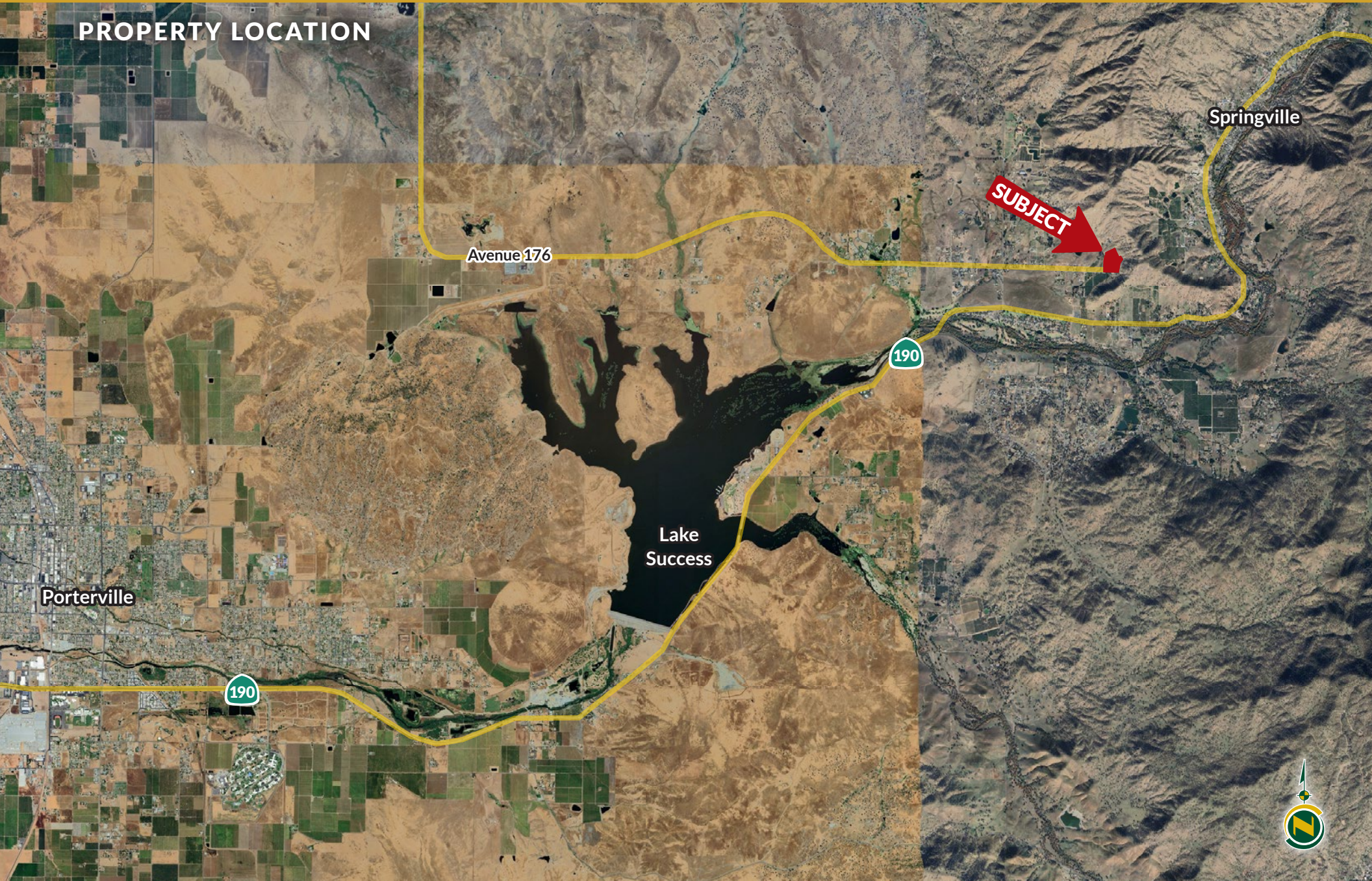


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PROPERTY LOCATION



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PROPERTY INFORMATION

DESCRIPTION

For sale in the foothills of Tulare County, California, is a productive citrus grove with excellent surface water rights. The property would also make a scenic place to build a custom home nestled against the green oak studded foothills.

LOCATION

The property is located at the end of Avenue 176, just southwest of Springville, California. The nearest crossroad is Campbell Creek Drive.

LEGAL

Tulare County APN: 284-430-005 and 284-500-025.

ZONING

P-D-F-M

PLANTINGS

The property is planted to approximately 18 acres of mature Atwood navels.

WATER

The property is irrigated by Pleasant Valley irrigation water and includes ditch stock. Also included is an off-site well, in unknown condition.

SOILS

- Blasingame sandy loam, 9 to 15 percent slopes
- Cieneba-Rock outcrop complex, 15 to 75 percent slopes
- Vista-Rock outcrop complex, 9 to 50 percent slopes

PRICE/TERMS

The asking price is \$629,000.



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PROPERTY OVERVIEW

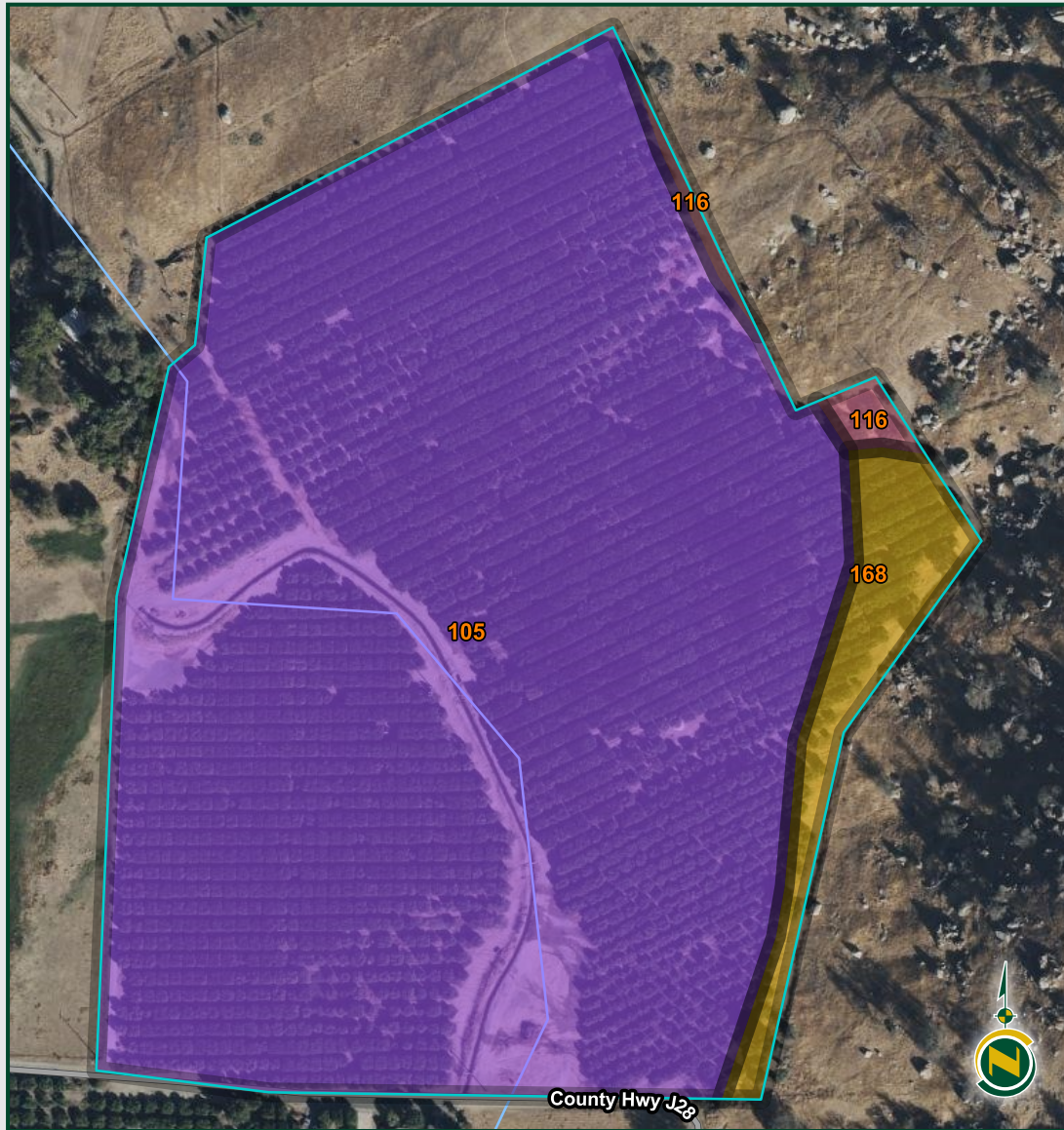


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SOILS MAP



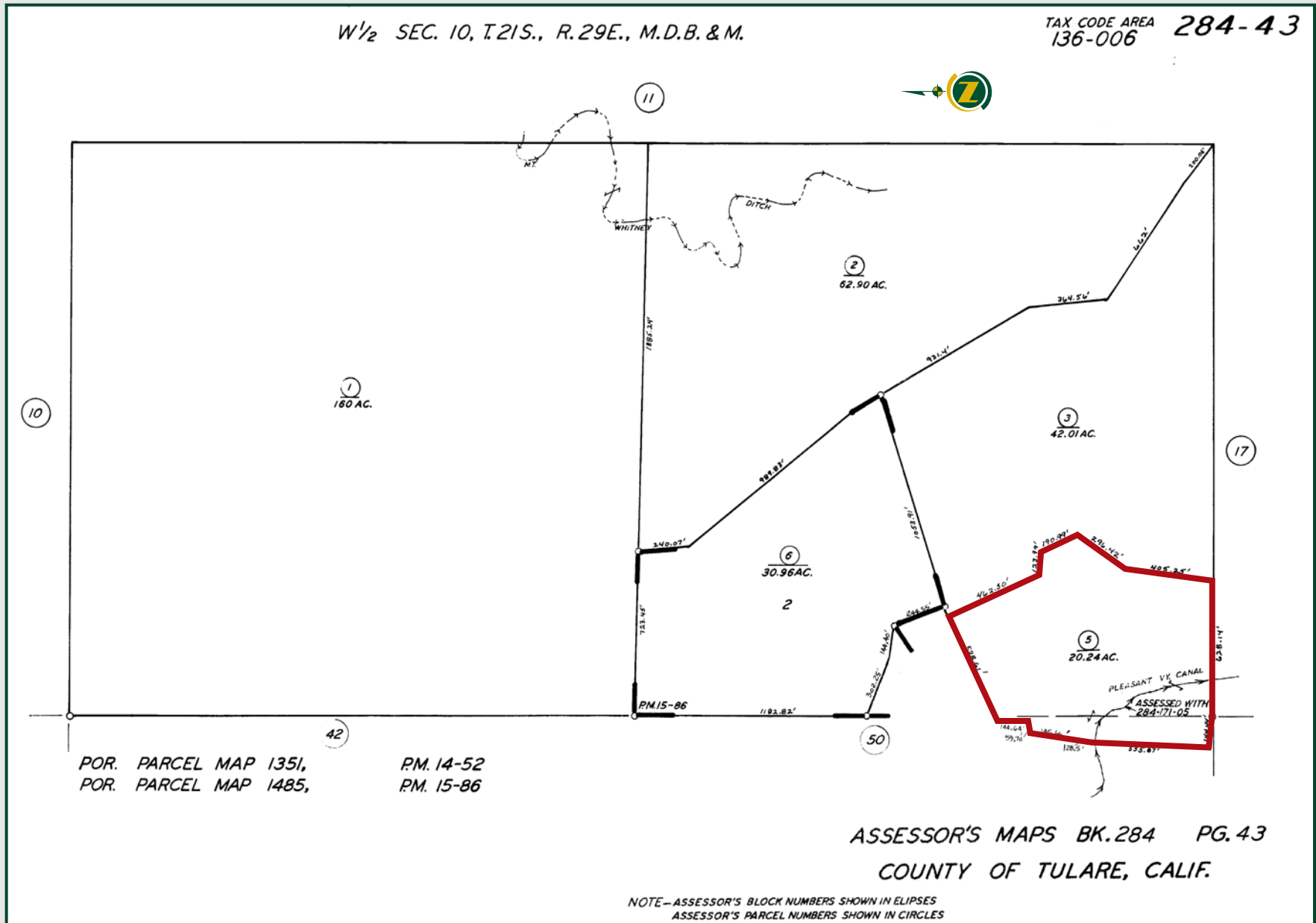
California Revised Storie Index (CA)		
Map unit symbol	Map unit name	AOI
105	Blasingame sandy loam, 9 to 15 percent slopes	93.4%
116	Grangeville fine sandy loam, hard substratum	1.1%
168	Pacahppa loam	5.5%
Total		100.0%

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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.**