

# ORGANIC CITRUS RANCH

Tulare County, California

18.86± Acres

\$631,810

(\$33,500±/Acre)



- Dual Source of Water
- Exeter I. D.
- Custom Home Site
- Scenic Views



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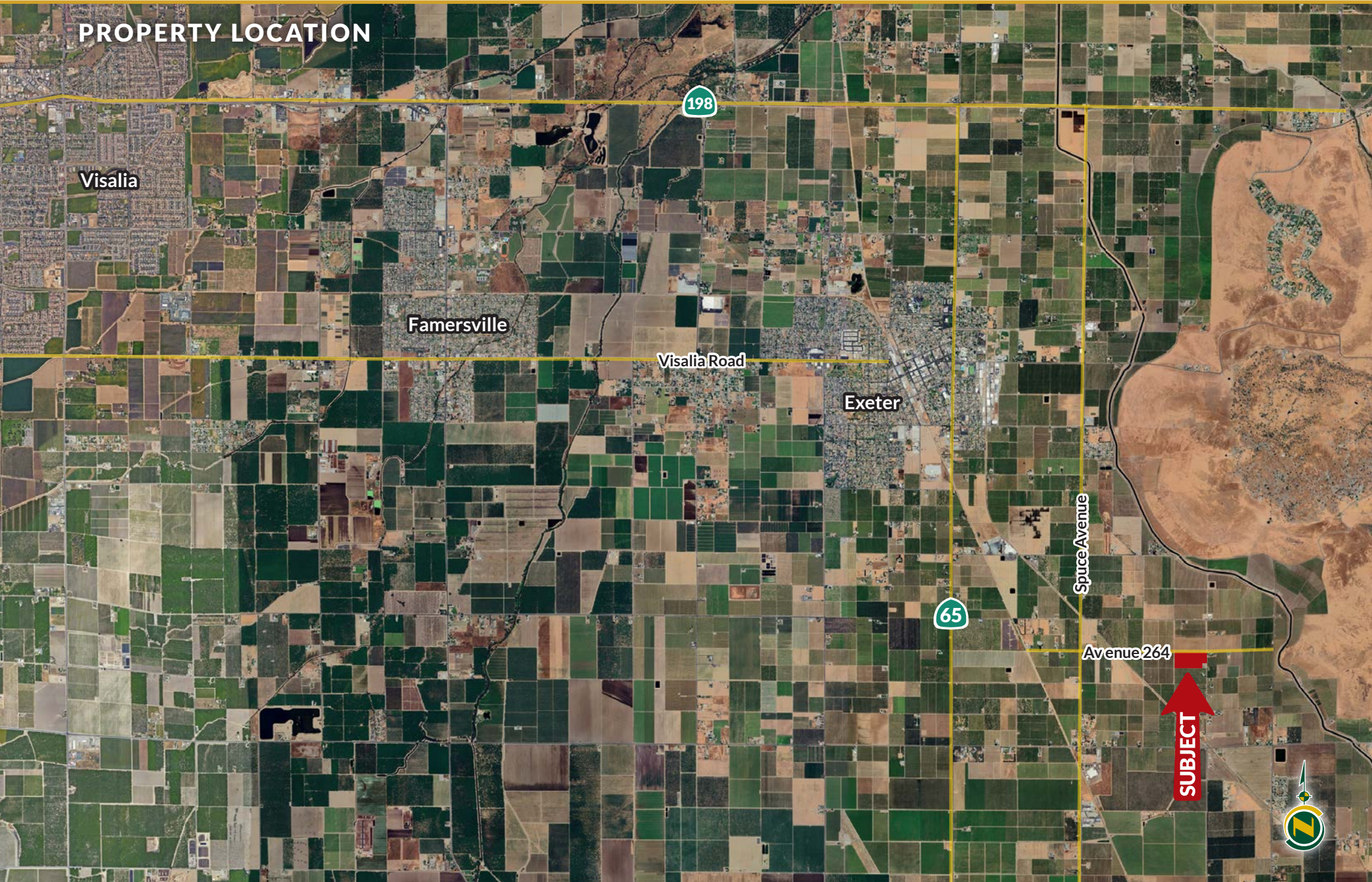


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## PROPERTY LOCATION



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## PROPERTY INFORMATION

### DESCRIPTION

Well, maintained organic Atwood navel ranch just outside of Exeter, CA, planted in 2008. The location lends itself to a potential custom home site with scenic views of the Sierra Nevada mountains and near by Rocky Hill. Farm management available if needed.

### LOCATION

The subject property is located approximately ¼ mile south of Avenue 264 on Road 212, just east of Spruce Avenue on the outskirts of Exeter, CA.

### LEGAL

APN# 141-060-014 (18.86± acres).

### ZONING

Zoned AE-20.

### PLANTINGS

18.86± acres - Organic Atwood navels on Carrizo rootstock with 18' x 18' tree spacing.

### WATER

Two sources of water / East Kaweah GSA. Two submisersible Ag wells, property is located in Exeter Irrigation District.

### SOILS

San Joaquin loam, 0 to 2% percent slope.

### PRICE/TERMS

\$631,810 / \$33,500 per acre.

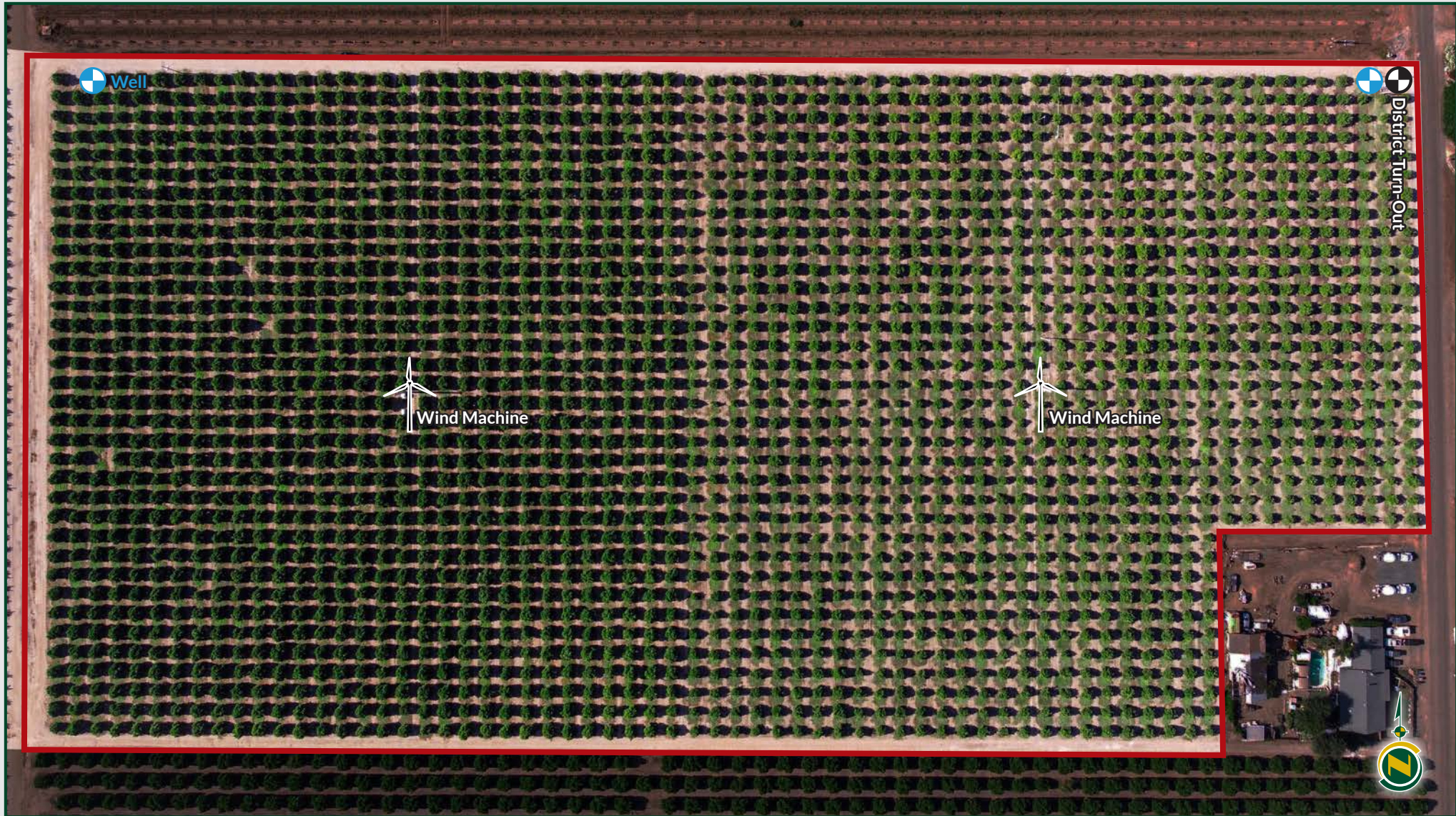


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## PROPERTY OVERVIEW

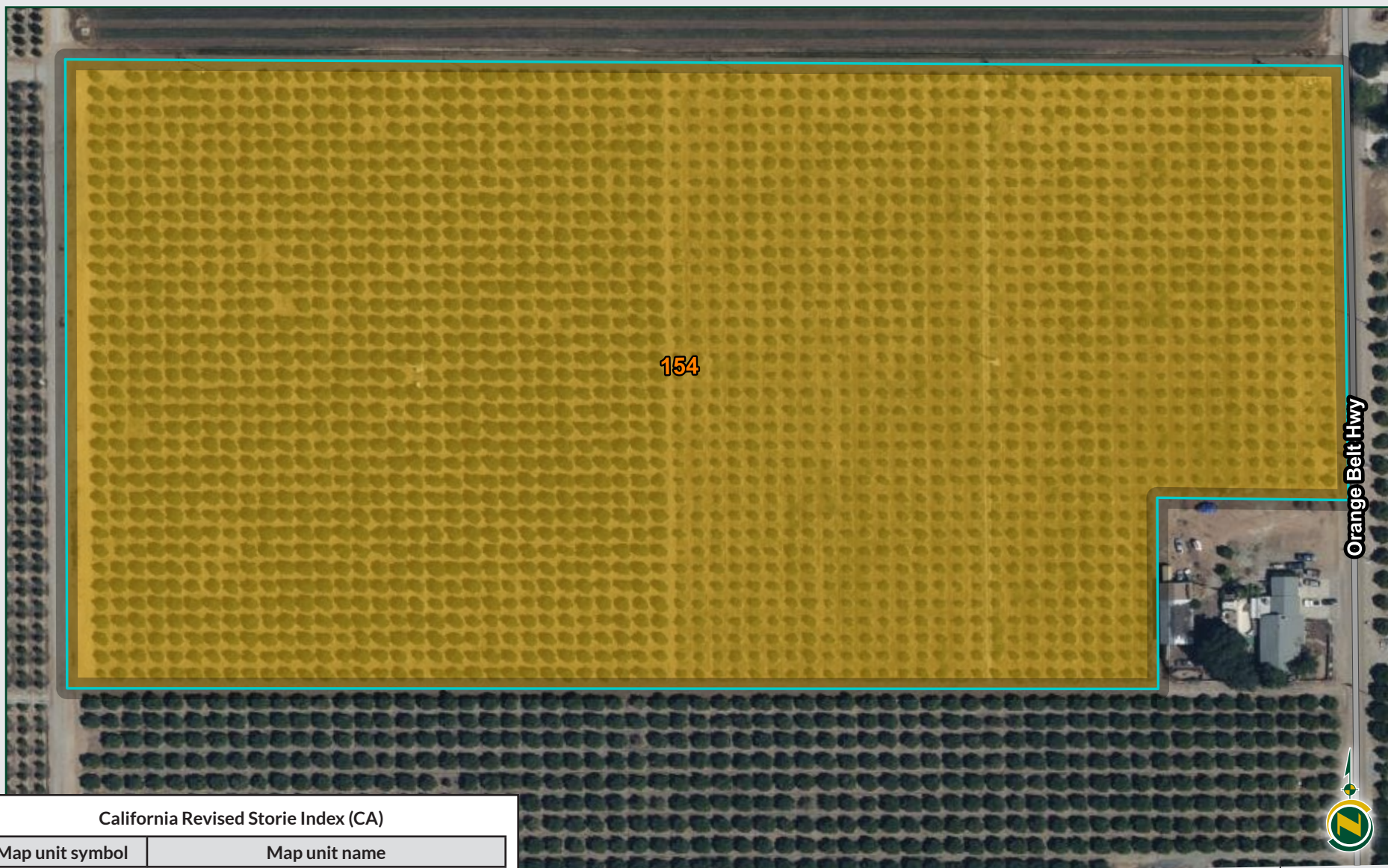


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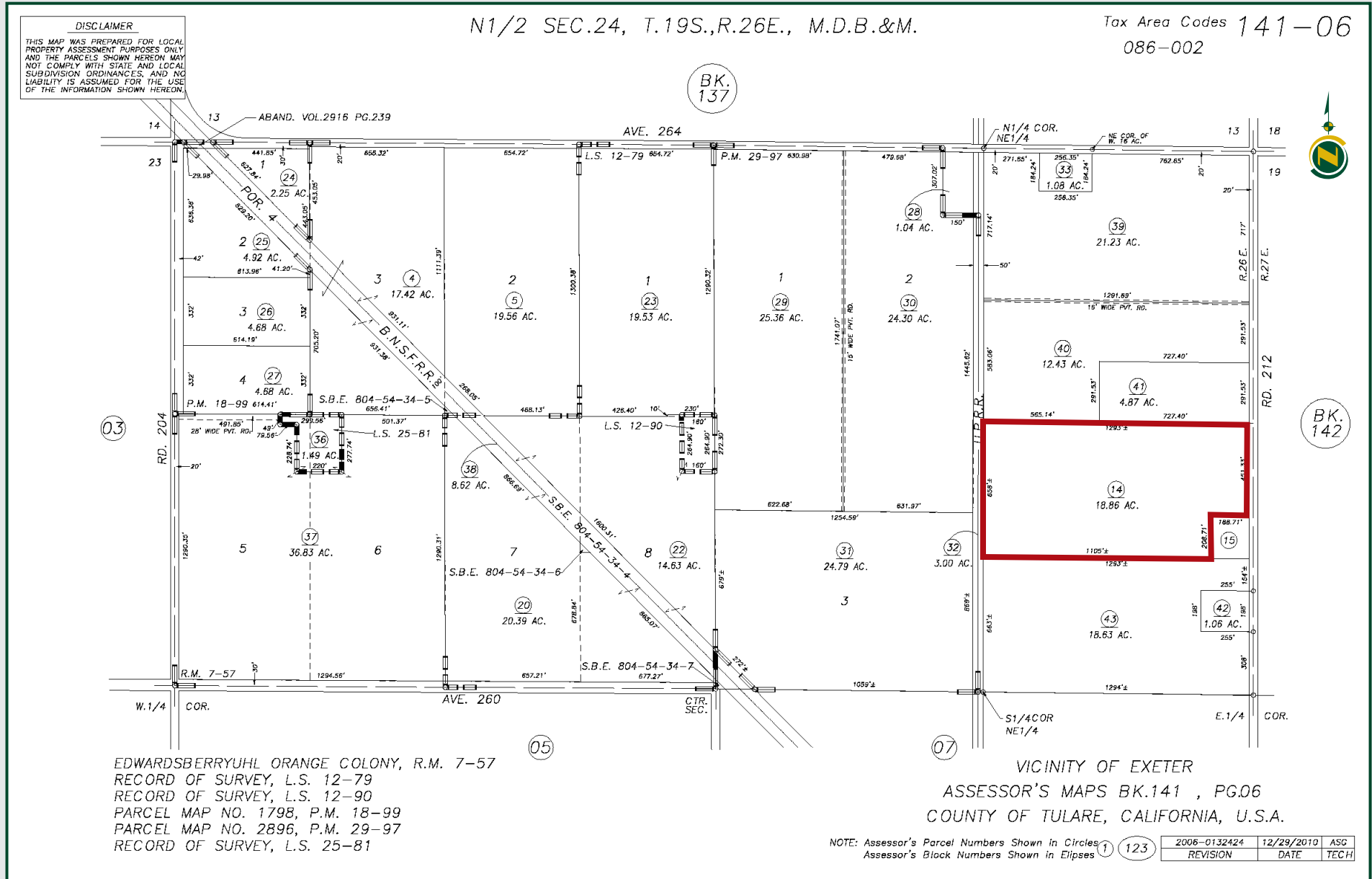
## SOILS MAP



California Revised Storie Index (CA)

Map unit symbol	Map unit name
154	San Joaquin loam, 0 to 2% percent slope

## PARCEL MAP

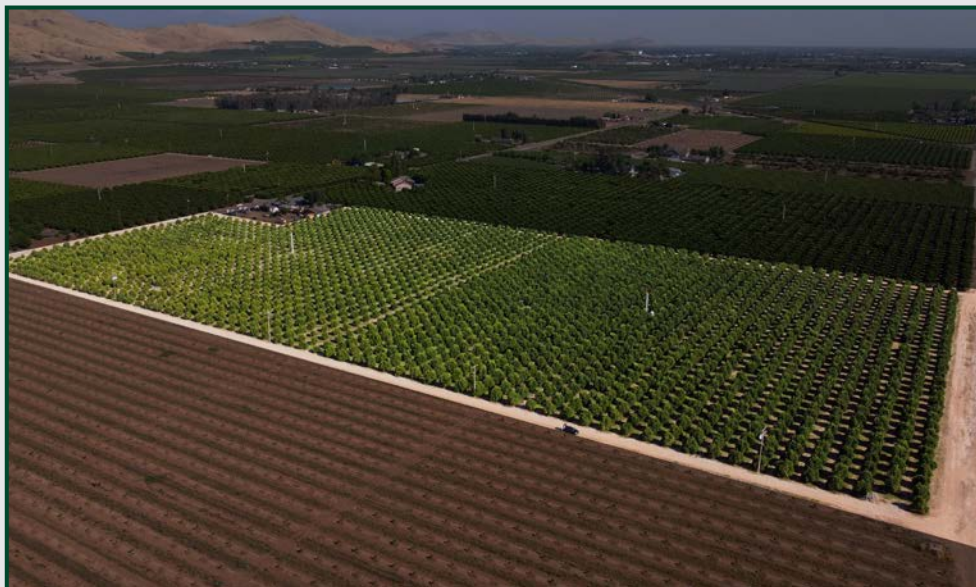


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## PROPERTY PHOTOS



# ORGANIC CITRUS RANCH

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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.**