

# TWIN BUTTE NAVEL RANCH

Tulare County, California

26.20± Acres

\$600,000  
(\$22,900/Acre)



- Good Varieties
- Two Ag Wells
- Desirable Farming Location



**PEARSON  
REALTY**  
AGRICULTURAL PROPERTIES  
*A Tradition in Trust Since 1919*

## Offices Serving The Central Valley

### FRESNO

7480 N. Palm Ave, Ste 101  
Fresno, CA 93711  
559.432.6200

### VISALIA

3447 S. Demaree Street  
Visalia, CA 93277  
559.732.7300

### BAKERSFIELD

4900 California Ave., #210B  
Bakersfield, CA 93309  
661.334.2777

[www.pearsonrealty.com](http://www.pearsonrealty.com)

Exclusively Presented by:





# TWIN BUTTE NAVEL RANCH

26.2± Acres  
Tulare County, CA



## PROPERTY INFORMATION

### DESCRIPTION

Available for sale is well-located navel ranch planted to Atwood and Washington navels just north of Ivanhoe, California. The property consists to 22± acres planted to citrus and the remaining as hillside open ground.

### LOCATION

The property is located on Avenue 352 approximately one-half mile west of Road 172 and 0.30 miles east of Road 164.

### LEGAL AND ZONING

Tulare County APN: 052-080-006

The property is under the Williamson Act Contract.

### WATER

Irrigation water is supplied by two Ag wells. The property is located in the East Kaweah GSA.

### PLANTINGS

The ranch is planted to 6.5± acres of Atwood navels and 15.5± acres of Washington navels.

### EQUIPMENT

There are two propane wind-machines for frost control.

### SOILS

The soils for the citrus ground consist of predominantly Porterville Clay with 0 to 2% slopes, San Joaquin Loam with 0 to 2% slopes and some Rock Outcrop. The soils located south of Avenue 352 consist of predominately Rock Outcrop and some Porterville Clay.

### PRICE/TERMS

The asking price is \$600,000.







# TWIN BUTTE NAVEL RANCH

26.2± Acres  
Tulare County, CA



## SOILS MAP



### California Revised Storie Index (CA)

Map unit symbol	Map unit name
147	Porterville Clay
154	San Joaquin Loam
152	Rock Outcrop



# TWIN BUTTE NAVEL RANCH

26.2± Acres  
Tulare County, CA



## PROPERTY PHOTOS





# TWIN BUTTE NAVEL RANCH

26.2± Acres  
Tulare County, CA



## PROPERTY PHOTOS



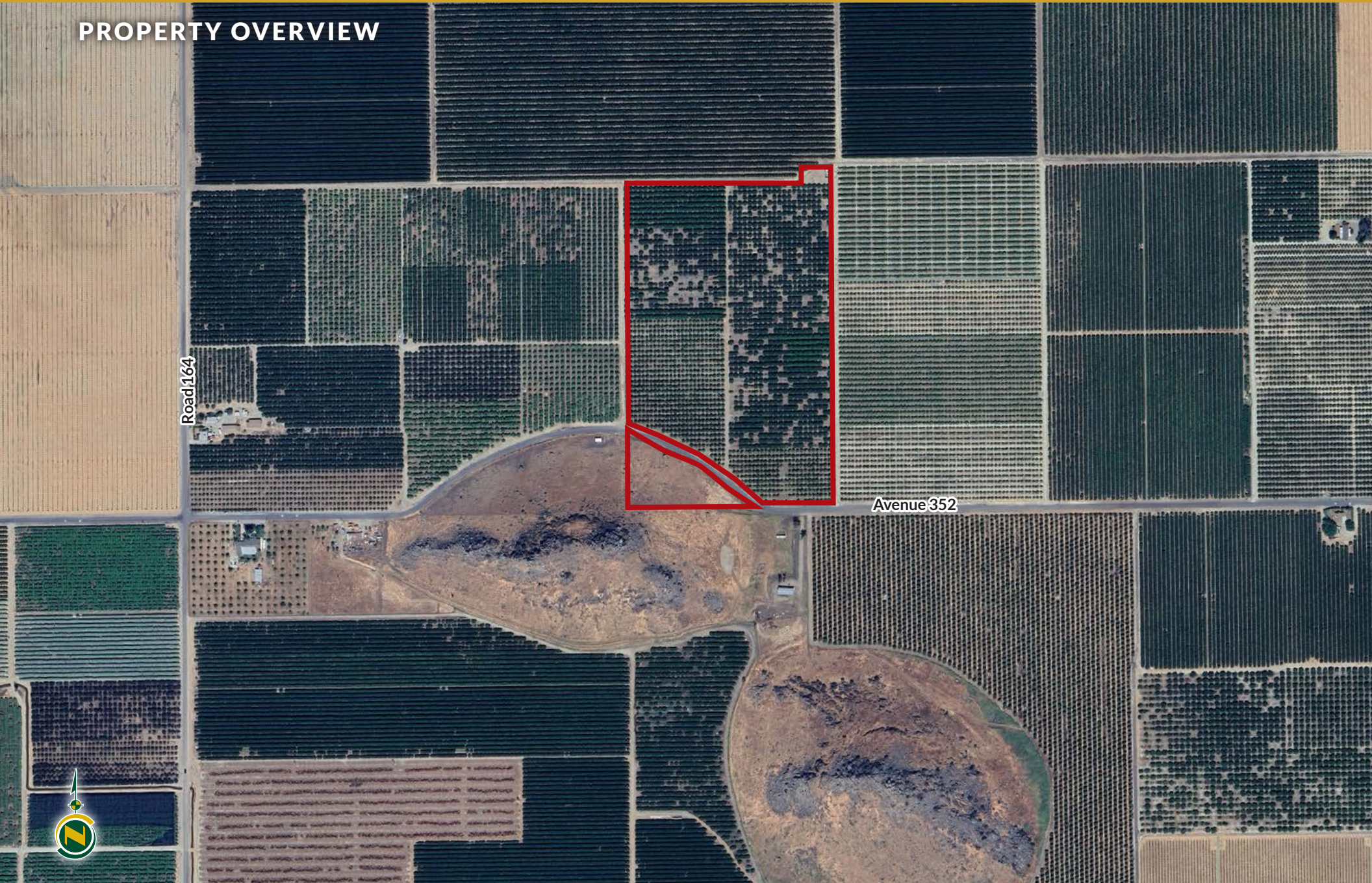


# TWIN BUTTE NAVEL RANCH

26.2± Acres  
Tulare County, CA



## PROPERTY OVERVIEW



Road 164

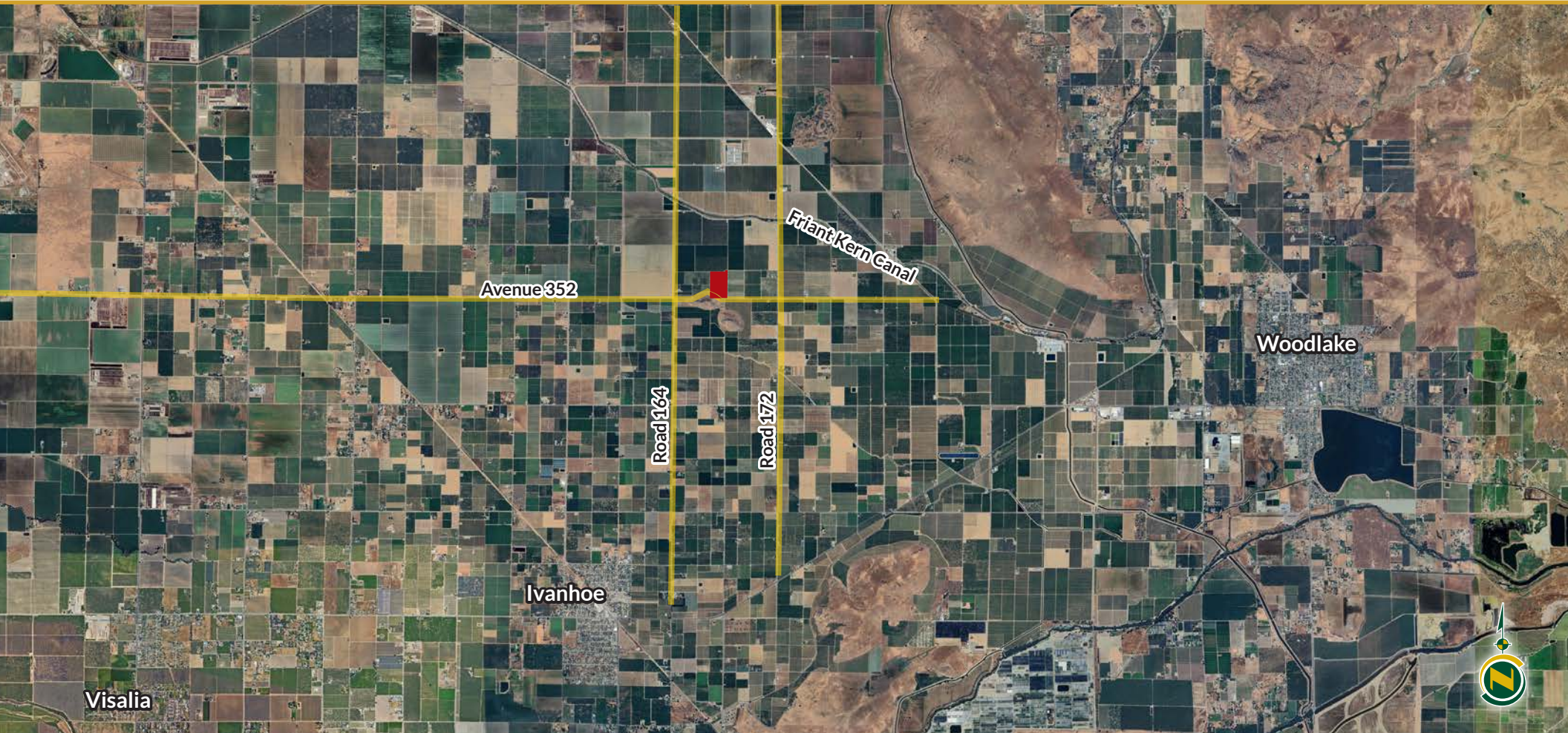
Avenue 352





# TWIN BUTTE NAVEL RANCH

26.2± Acres  
Tulare County, CA



## Offices Serving The Central Valley

### FRESNO

7480 N. Palm Ave, Ste 101  
Fresno, CA 93711  
559.432.6200

### VISALIA

3447 S. Demaree Street  
Visalia, CA 93277  
559.732.7300

### BAKERSFIELD

4900 California Ave., #210B  
Bakersfield, CA 93309  
661.334.2777



Download Our  
Mobile App!

<http://pearsonrealty.com/mobileapp>



**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.**