

# RUBY CITRUS RANCH

Tulare County, California

18.47± Acres

\$370,800  
(\$20,076±/Acre)



- Mature Citrus Ranch
- Good Citrus Farming Location
- Two Ag Wells



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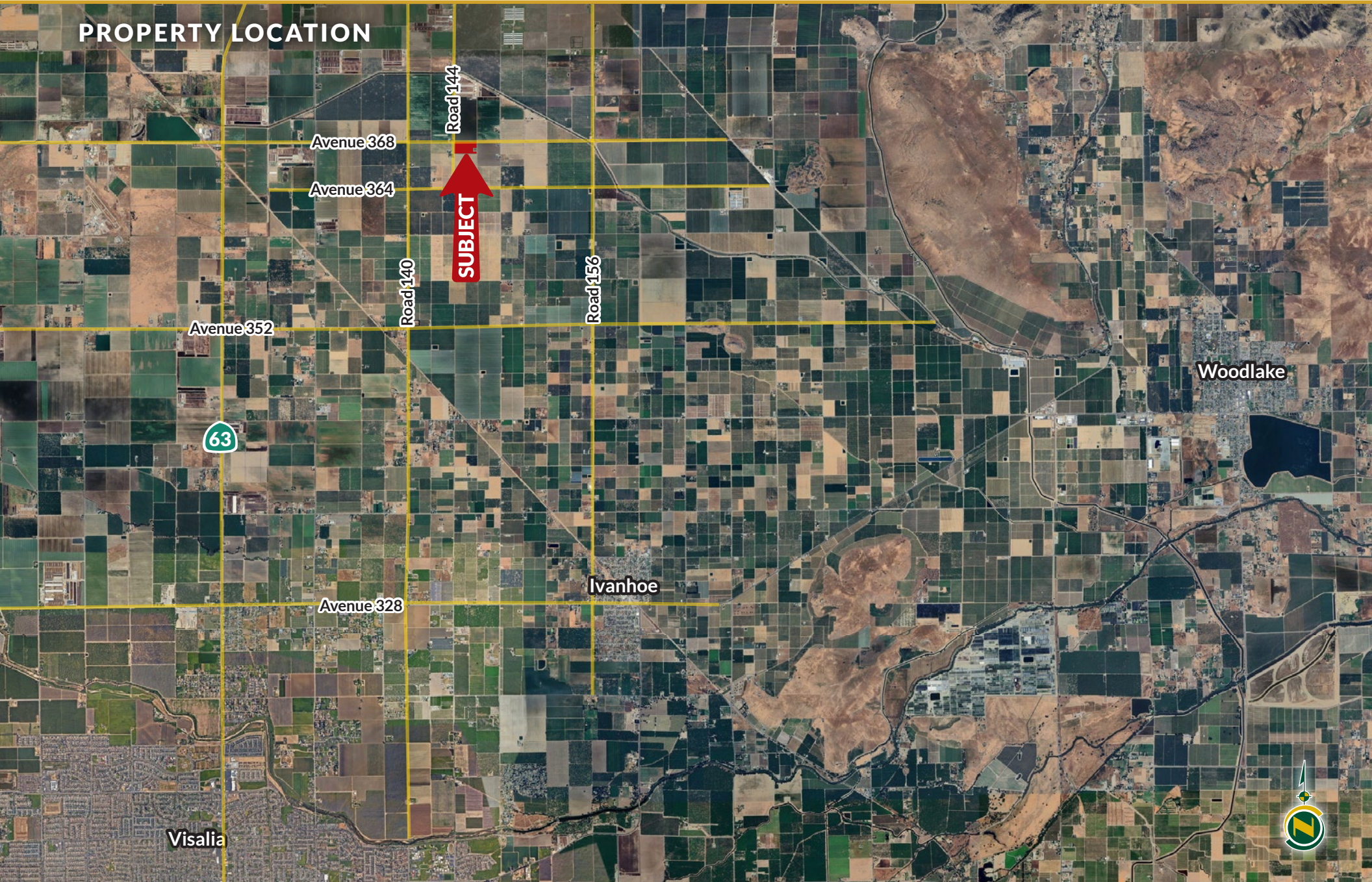


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## PROPERTY LOCATION



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## PROPERTY INFORMATION

### DESCRIPTION

Available for sale is a mature citrus ranch planted to Cara Caras and Moro Blood oranges. The property receives irrigation water from two Ag wells and is located north of Ivanhoe, California.

### LOCATION

The property is located on the east side of Road 144 and north of Avenue 364, north of Ivanhoe and Visalia, California.

### LEGAL

Tulare County APN: 051-190-012.

### ZONING

AE-20

### PLANTINGS

The property is planted to approximately 13± acres of Cara Caras and 5± acres of Moro Blood oranges.

### WATER

The property receives irrigation water from two Ag pumps and wells. The property is located in the East Kaweah GSA.

### SOILS

San Joaquin loam, 0 to 2 percent slopes.  
Yettem sandy loam, 0 to 2 percent slopes.

### PRICE/TERMS

The asking price is \$370,800.



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## PROPERTY OVERVIEW



## SOILS MAP



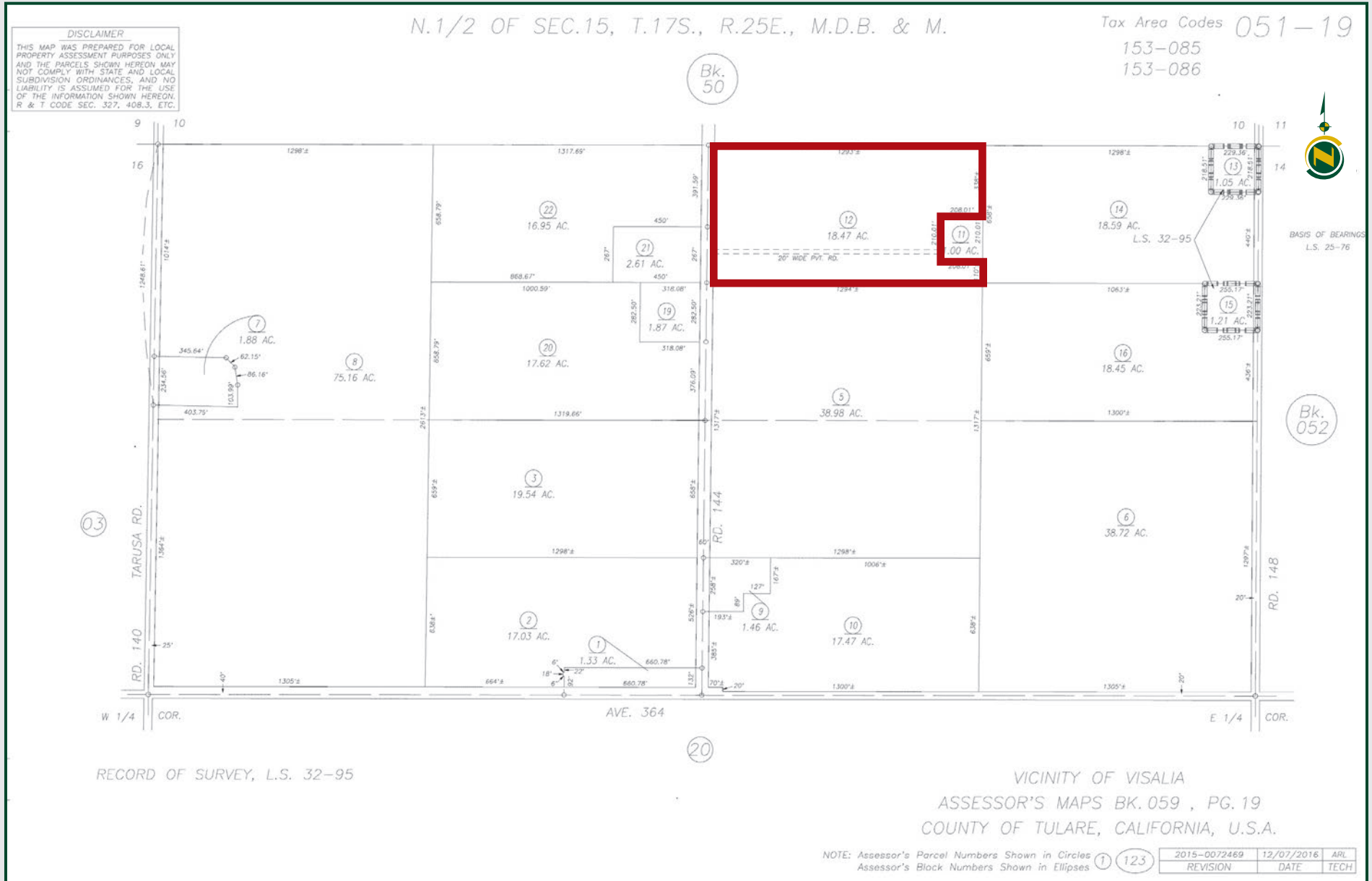
California Revised Storie Index (CA)		
Map unit symbol	Map unit name	Percent AOI
135	San Joaquin loam, 0 to 2 percent slopes	99.1%
143	Yettem sandy loam, 0 to 2 percent slopes	0.9%
<b>Total for Area of Interest</b>		100.0%

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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.**