

TULE RIVER MANDARIN RANCH

196.73± ACRES | TULARE COUNTY, CALIFORNIA

\$5,100,000

(\$25,923/Acre)



PROPERTY HIGHLIGHTS

- TANGOS & CLEMENTINE MANDARINS
- PORTERVILLE IRRIGATION DISTRICT
- POPLER IRRIGATION COMPANY SHARES
- MOSTLY GRADE 1 - EXCELLENT SOILS



Independently Owned And Operated
Corporate License #00020875
pearsonrealty.com

FRESNO

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

VISALIA

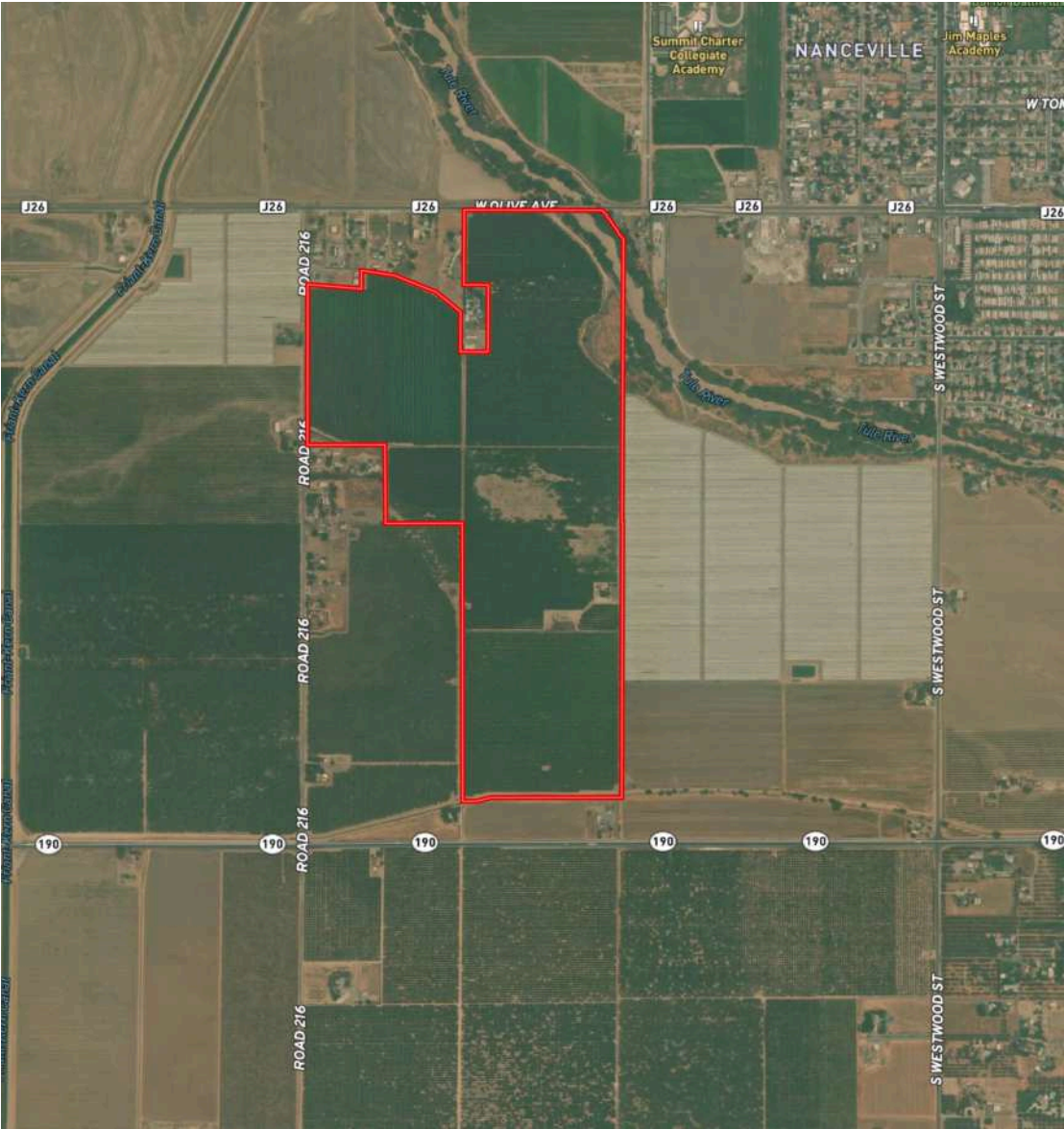
3447 S. Demaree St.
Visalia, CA 93277
559.732.7300

BAKERSFIELD

4900 California Ave., #210B
Bakersfield, CA 93309
661.334.2477

TULE RIVER MANDARIN RANCH
196.73± ACRES | TULARE COUNTY, CALIFORNIA

LOCATION MAP



PROPERTY INFORMATION

DESCRIPTION

Located along the Tule River just east of Porterville, this ranch combines producing mandarins, multiple water resources, and a desirable location. This property features 93.5± acres of Tangos planted in 2010 and 77.8± acres of Clementines planted in 2009 and 2010. The property includes shares in the Popler Irrigation Company, providing added water security. Improvements include an equipment yard, natural gas interconnected wind machines, one rental home, and is within Porterville Irrigation District, offering both operational support and income potential.

LOCATION

The property is located on the south east corner of Avenue 152 and Road 216, about 12.5 miles from Highway 99 in Porterville, CA.

ZONING

Zone AE-20 (Agricultural Exclusive - 20 acre parcel minimum). The property is not enrolled in the Williamson Act. The entire property is located within the City of Porterville County Adopted City Urban Area Boundary B with a portion planned for Rural Residential Development. [VIEW MAP HERE](#)

WATER

The property has 3.5 shares in Popler Irrigation Company and is within Porterville Irrigation District (no existing turnout). There are two irrigation pump/wells and two filter stations. The Seller has researched the chain of title and conclude the property has rights to water from Tule River (no existing lift pump), Buyer to verify.

BUILDINGS

There is an equipment yard and a tenant owned mobile home with a residential lease for \$200/month.

PLANTINGS

93.5± acres planted to 2010 Tango variety on Carrizo rootstock with 16x9 spacing
77.8± acres planted to 2009 & 2010 Clementine variety on C-38 rootstock with 16x9 spacing

[VIEW PRODUCTION HERE](#)

PRICE/TERMS

\$5,100,000 (\$25,923/acre). Seller is firm on the price and will not consider anything less at this time. All cash at the close of escrow. No personal property or equipment is included in the sale. Buyer to reimburse Seller for cultural costs incurred towards 2025/2026 crop.

*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.

POLICY ON AGENT COOPERATION

TULE RIVER MANDARIN RANCH

196.73± ACRES | TULARE COUNTY, CALIFORNIA

SOILS INFORMATION

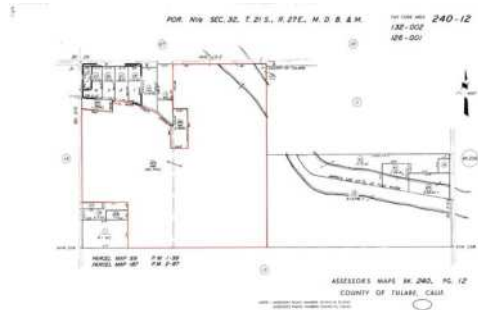
Soil Map Key		
Map unit symbol	Map unit name	Series
101	Clayey loam, 10-12 percent sand, 10-12 percent clay, 10-12 percent silt, 10-12 percent gravel	Clayey 1 - Shallow
102	Clayey loam, 10-12 percent sand, 10-12 percent clay, 10-12 percent silt, 10-12 percent gravel	Clayey 1 - Shallow
103	Clayey loam, 10-12 percent sand, 10-12 percent clay, 10-12 percent silt, 10-12 percent gravel	Clayey 1 - Shallow
104	Clayey loam, 10-12 percent sand, 10-12 percent clay, 10-12 percent silt, 10-12 percent gravel	Clayey 1 - Shallow
105	Clayey loam, 10-12 percent sand, 10-12 percent clay, 10-12 percent silt, 10-12 percent gravel	Clayey 1 - Shallow
106	Clayey loam, 10-12 percent sand, 10-12 percent clay, 10-12 percent silt, 10-12 percent gravel	Clayey 1 - Shallow
107	Clayey loam, 10-12 percent sand, 10-12 percent clay, 10-12 percent silt, 10-12 percent gravel	Clayey 1 - Shallow
108	Clayey loam, 10-12 percent sand, 10-12 percent clay, 10-12 percent silt, 10-12 percent gravel	Clayey 1 - Shallow
109	Clayey loam, 10-12 percent sand, 10-12 percent clay, 10-12 percent silt, 10-12 percent gravel	Clayey 1 - Shallow
110	Clayey loam, 10-12 percent sand, 10-12 percent clay, 10-12 percent silt, 10-12 percent gravel	Clayey 1 - Shallow



PARCEL INFORMATION

LEGAL

Tulare County APNs: 240-120-045 & 240-130-010
Located in portions N1/2 & S1/2 of Sec. 32, T21S,
R27E., M.D.B.&M.



PROPERTY VIDEO







Independently Owned and Operated

Corporate License #0002087 | pearsonrealty.com

All information contained herein is deemed reliable but not guaranteed by seller nor broker and should be independently verified by potential buyers. We assume no liability for errors or omissions.

FRESNO

7450 N. Palm Ave., Ste 101
Fresno, CA 93711
559.432.6200

VISALIA

3447 S. Demaree St.
Visalia, CA 93277
559.732.7300

BAKERSFIELD

4800 California Ave., #210B
Bakersfield, CA 93309
661.334.2777