

FOR SALE - MIXED ORGANIC FRUIT & CITRUS PROPERTY
347 ACRES - 40+ VARIETIES
GROWER - PACKER - SHIPPER OPERATION
INCLUDES 22,000+ SQ. FT. PACKING SHED
BRAND NAME MARKETING PROGRAM
OLD STAGECOACH RD., PORTERVILLE, CA
PURCHASE PRICE: \$12,200,000



TRI *Outdoor Properties*

LAND BROKERAGE | Recreational · Agricultural · Conservation
A Division of TRI Commercial Real Estate Services, Inc.

Deer Creek Heights Ranch ~ ±270 AC Mixed Organic Fruit & Citrus Operation, Old Stagecoach Rd., Porterville, CA



Terra Bella Parcels ~ Mixed Organic Citrus Properties, Porterville, CA

Avenue 76 - 9.13 AC - Old Line Navels



Avenue 84 - 28 AC - Atwood Navels & Valencias



Avenue 96 - 30 AC - Atwood & Valencias - 50 GPM Well



Road 261 - 10 AC - Old Line Navels



Warehouse Photos ~ Deer Creek Heights Ranch, Porterville, CA



Property Info ~ Mixed Organic Fruit & Citrus Operation, Porterville, CA

Deer Creek Heights Ranch - Amenities

- Approximately 270 acres of prime orchard land
- Mostly frost free location on sloping ground
- ±40 varieties of certified organic fruit and citrus varieties
- Entirely plumbed for drip irrigation
- 600 ac ft of Irrigation water supplied from Deer Creek Water Company – Senior water rights on Deer Creek
- 2 large holding reservoirs
- 22,000+ sq ft packing shed
- 3 separate packing lines
- 2 small bagging lines
- ±1,500 sq ft cold storage
- Two loading bays
- Concrete floors with metal siding
- APN: 303-140-005,-006; 304-110-004; 304-120-009,-034

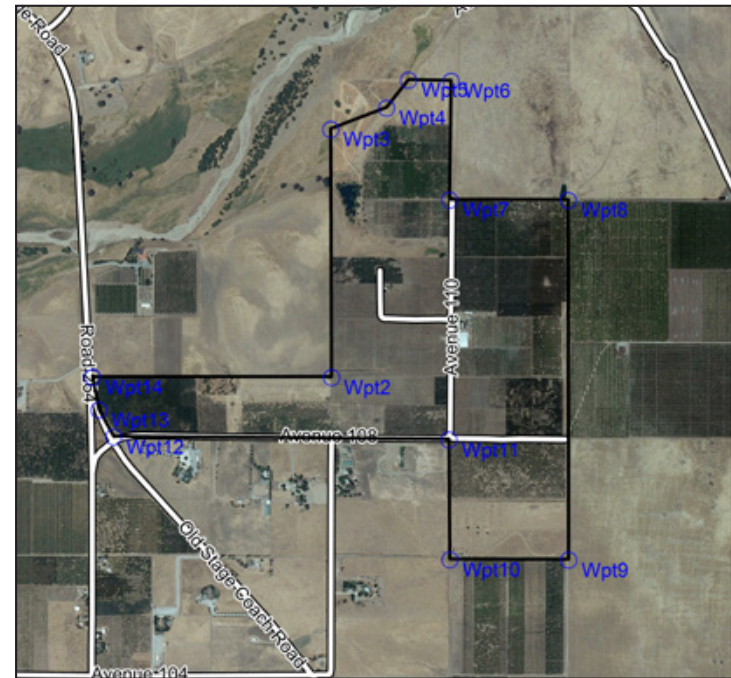
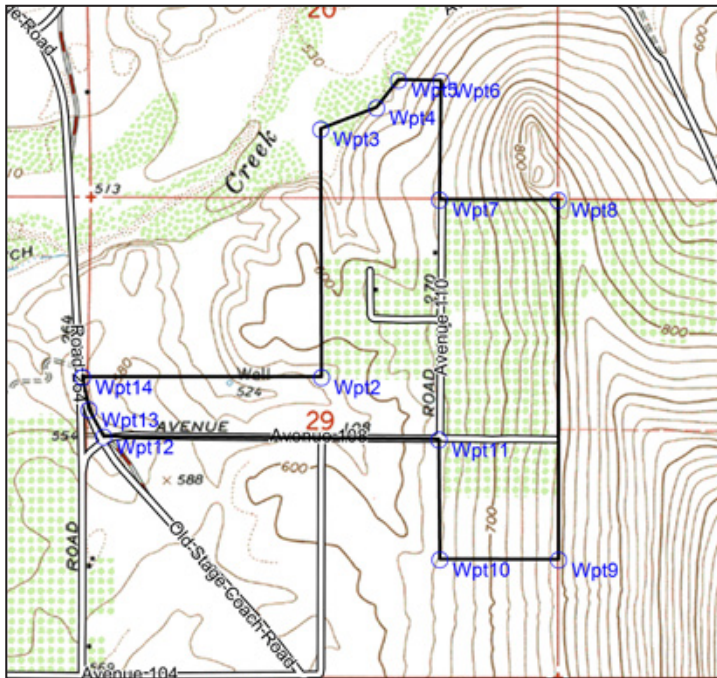
Terra Bella Parcels - Amenities

- 6-small parcels of orchard land located in Terra Bella Water District (9.13 ac – 30.0 ac)
- Predominantly Old Line Naval / Organic
- All piped for drip irrigation
- Excellent access
- APN: 304-090-014; 304-140-001,-015; 320-210-021,-061; 320-270-031; 323-160-012
- Integrated Marketing organization
- Buck Brand – Registered Brand Name
- High Dollar Volume Sales
- Purchase Price: \$12,200,000

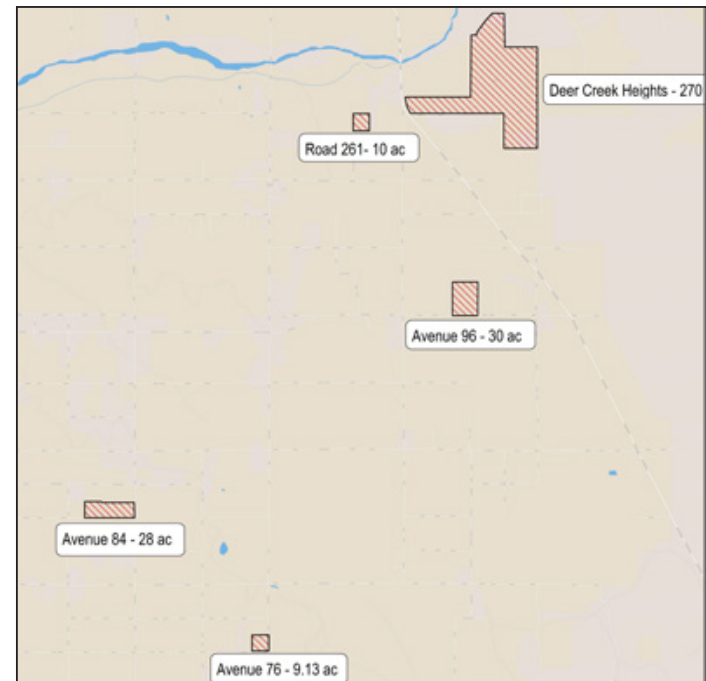
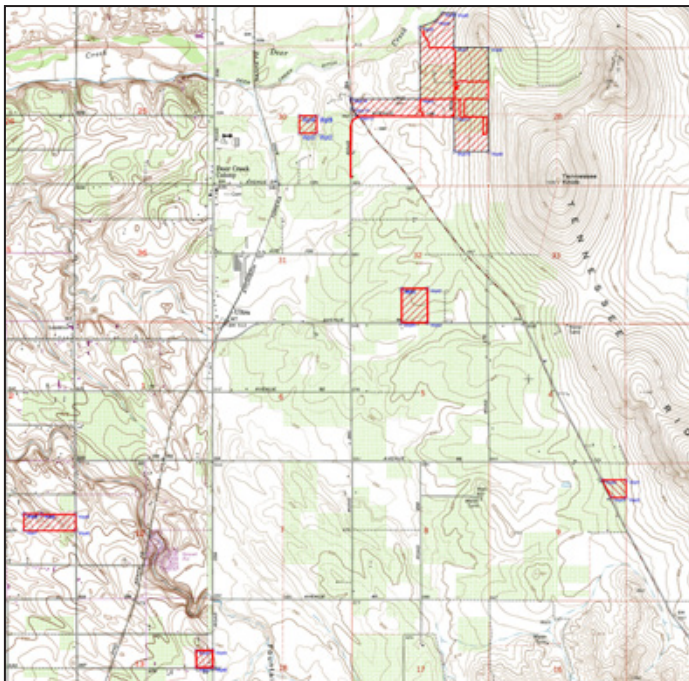


DETAILED DUE DILIGENCE PACKAGE AVAILABLE WITH SIGNED CONFIDENTIALITY AGREEMENT

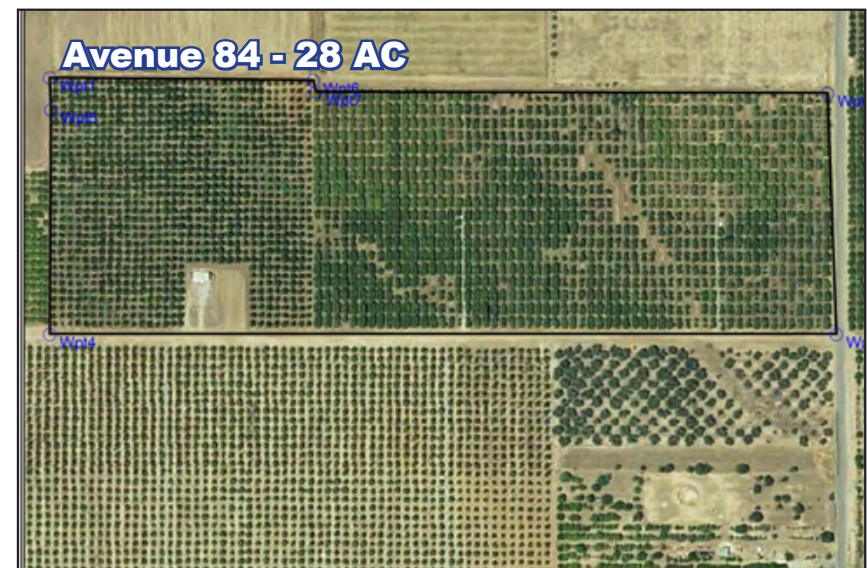
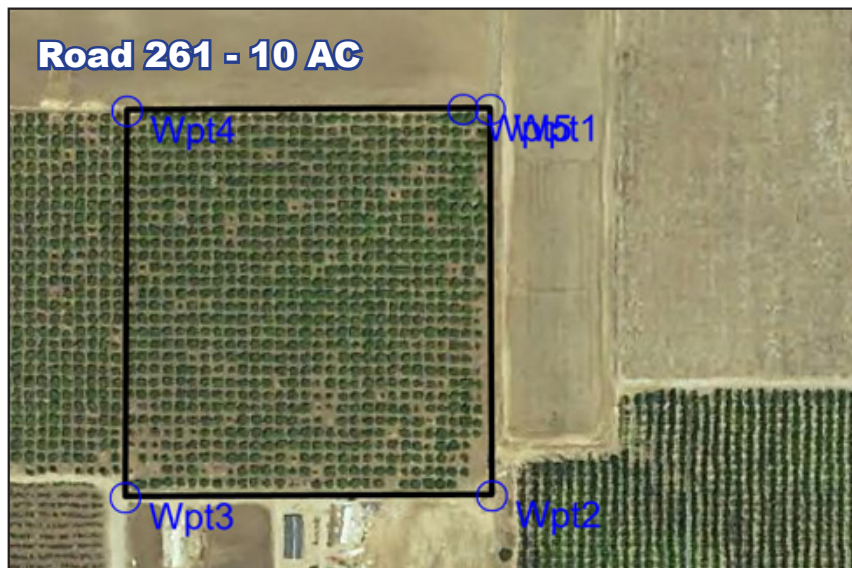
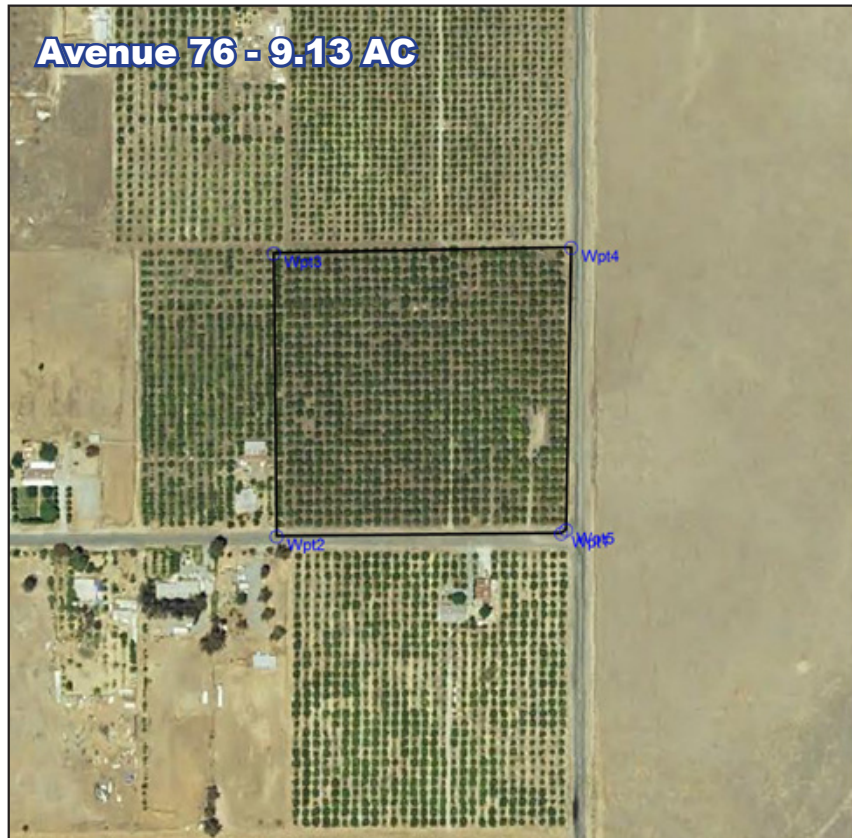
Property Maps ~ 270 AC - Deer Creek Heights Ranch, Porterville, CA



Property Maps ~ Terra Bella Parcels, Porterville, CA



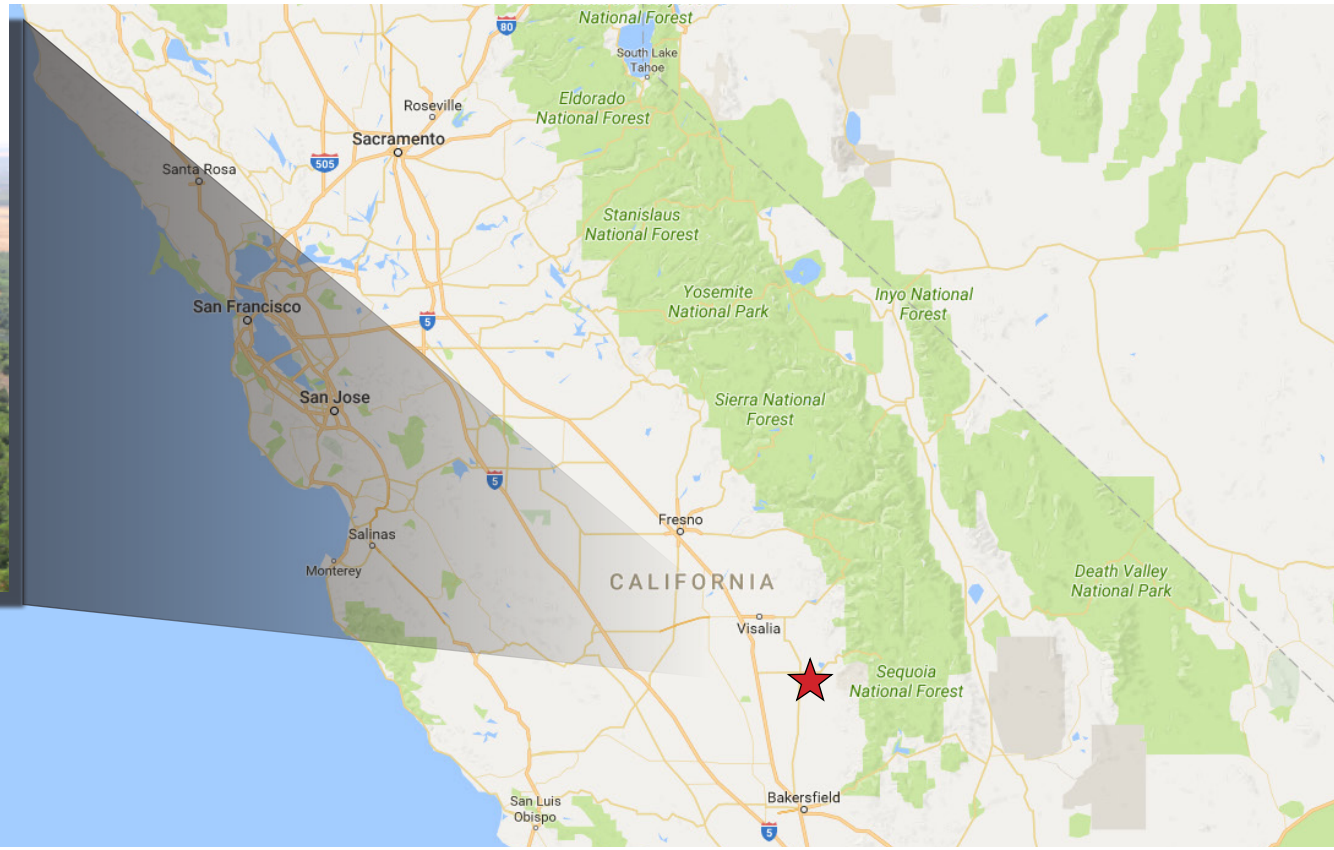
Property Maps ~ Terra Bella Parcels, Porterville CA



Property Summary ~ Mixed Organic Fruit & Citrus Operation, Porterville, CA



For Sale: ±347 AC
\$12,200,000



For More Information Contact:



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TRI Outdoor Properties

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