

FOR SALE



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Porterville Lemon Ranch



**38± Acres
Tulare County, California**

- New Plantings
- Within Urban Development Boundary
- Close to City Limits

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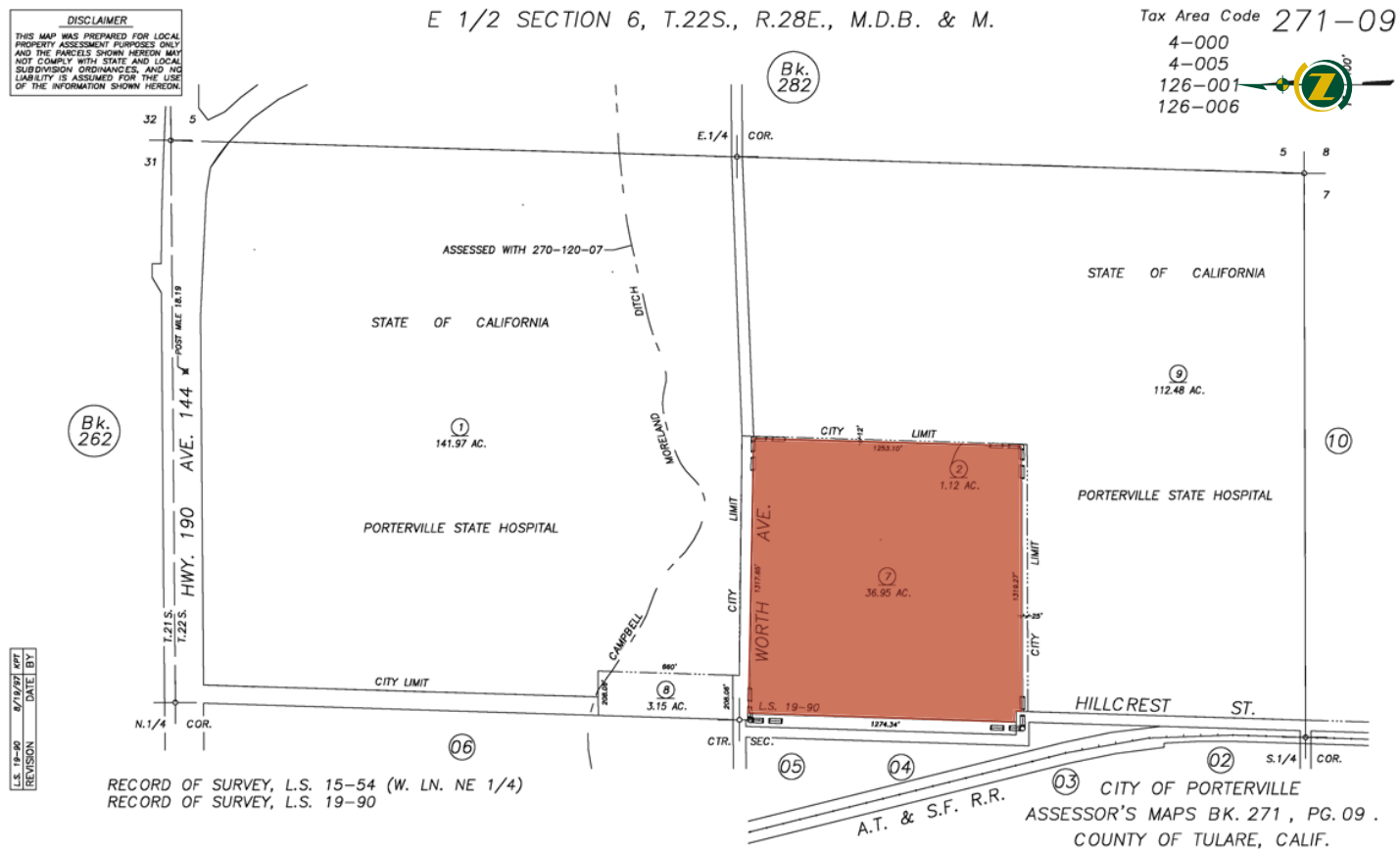
Porterville Lemon Ranch

38± Acres

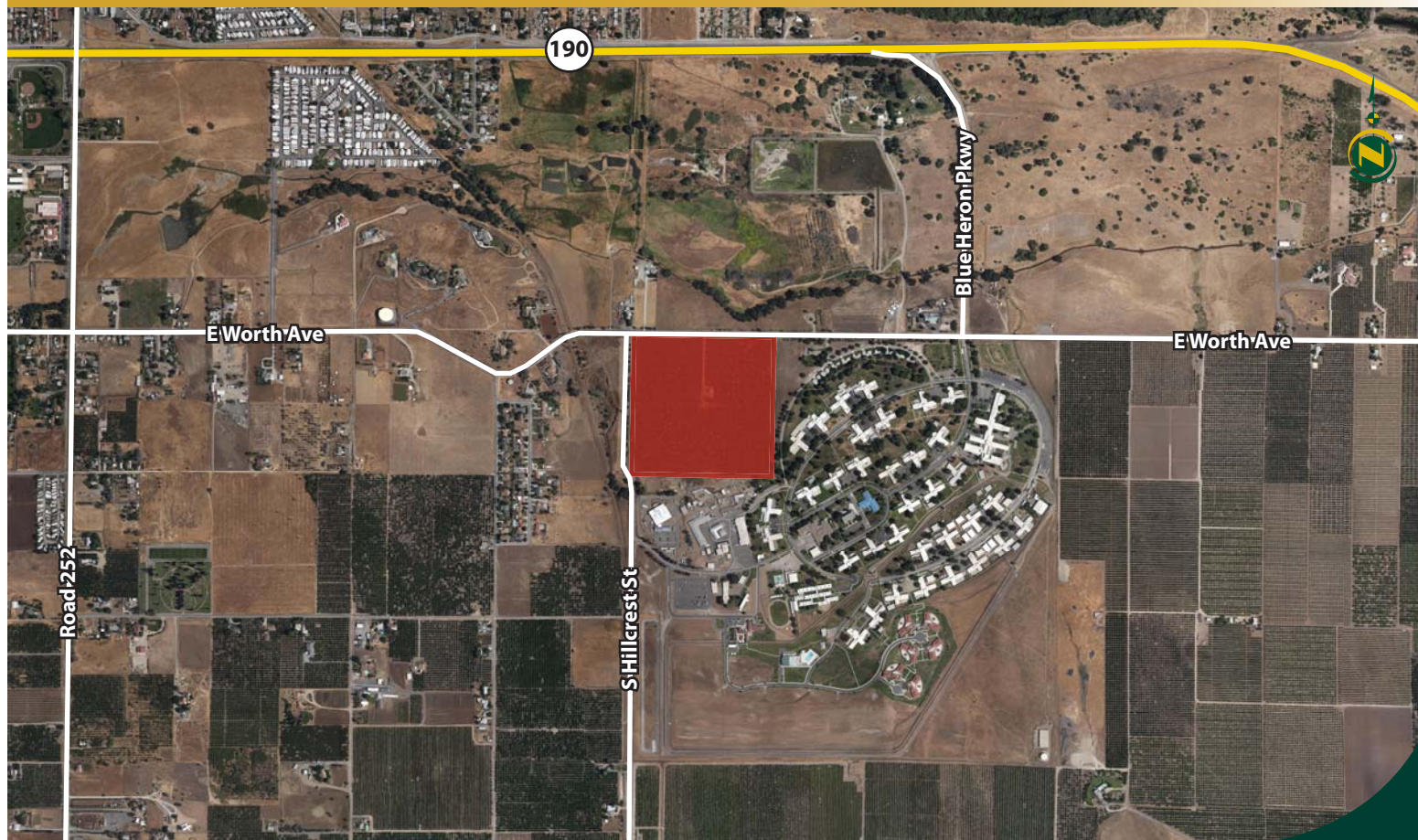
\$1,064,000

DESCRIPTION:	This attractive, professionally developed lemon planting is atop a knoll, adjacent to the city of Porterville and within the urban development boundary.
LOCATION:	The property is located on the southeast corner of East Worth Avenue and South Hillcrest Street, just southeast of Porterville, California.
LEGAL:	Tulare County APN: 271-090-007 & 002 The property is under the Williamson Act Contract.
PLANTINGS:	38± acres of Lisbon lemons planted in 2018 with 18'x18' spacing.
WATER:	Water is provided by two wells. One well has a 20±HP submersible pump with spin-clean filter and the other has a 40±HP submersible pump with spin-clean filter. The trees are irrigated by a fan-jet sprinkler system.
FROST:	There are four new windmachines that operate on natural gas that is plumbed to the property.
SOILS:	Predominantly Porterville clay, 2 to 9 percent slopes.
PRICE/TERMS:	The asking price is \$1,064,000.

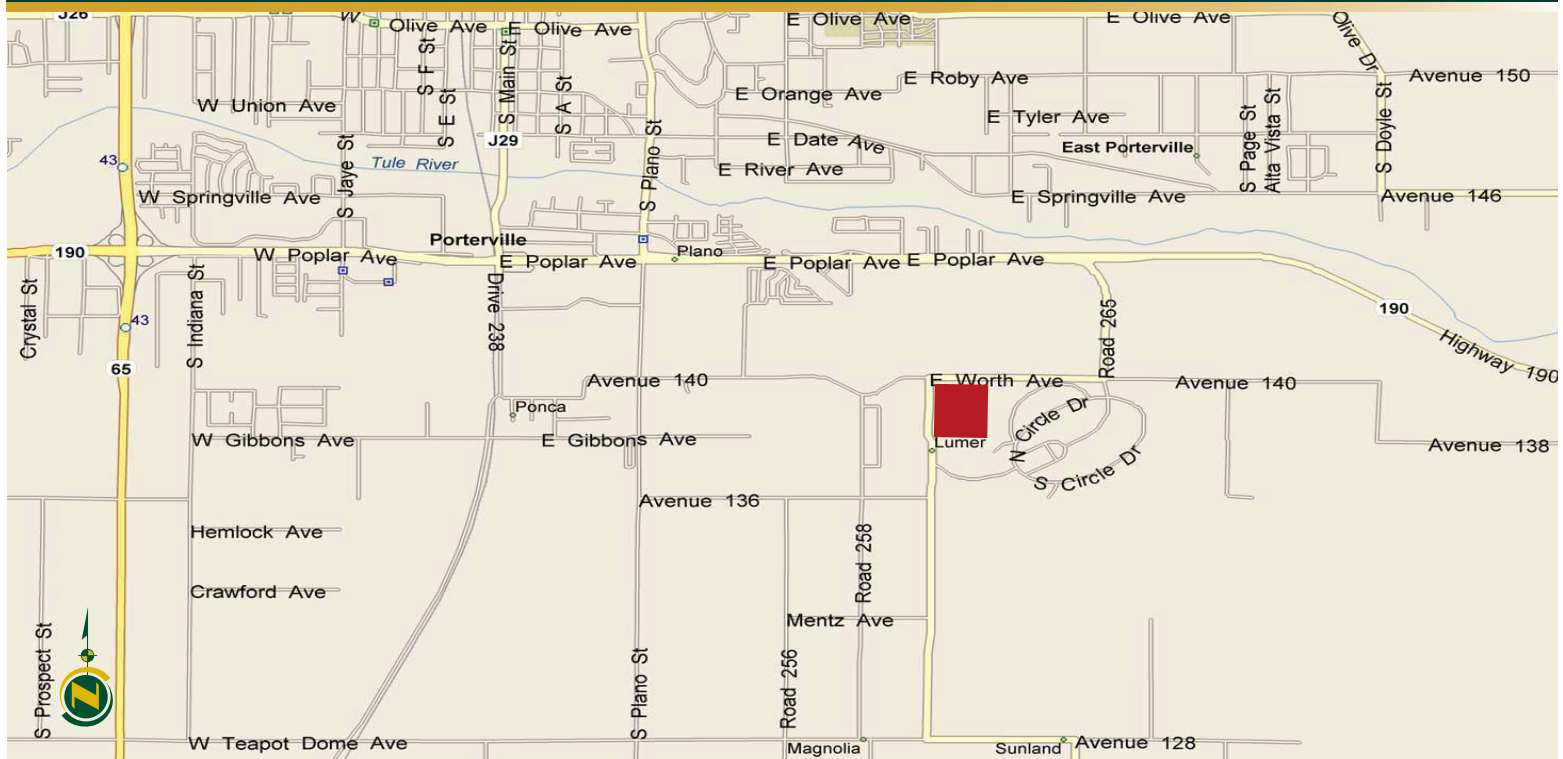
ASSESSOR'S PARCEL MAP



AERIAL MAP



LOCATION MAP



REGIONAL MAP



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

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