

FOR SALE



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Springville Citrus & Steel Shop Buildings



**28.48± Assessed Acres
Tulare County, California**

- Scenic Location
- Navels and Valencias
- Two Large Shop Buildings

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CA DRE #00020875



Springville Citrus & Steel Shop Buildings

28.48± Assessed Acres

\$630,000

DESCRIPTION:

Available for sale is a 28.48±ac citrus ranch with two large steel buildings located in Springville, California. The ranch is planted to Washington navels and Valencias and set in a scenic location only a short drive from Sequoia National Forest and Lake Success.

LOCATION:

The property is located on Bogart Drive, west of Highway 190 and northeast of Lake Success in Springville, California.

LEGAL:

Tulare County APN: 284-112-055.

The property is not under the Williamson Act Contract.

Zoning: R-A-43 (Rural Residential)

Per the seller, the property could be split into 5 separate parcels, further development is possible down to 2 acre parcels with county approval.

PLANTINGS:

The property is planted to approximately 12± acres of Washington navels and 8± acres of Valencias.

BUILDINGS:

Building 1: 3,840± square feet steel building with an office, restrooms and 400± square foot freon cold storage room. Attached is a two truck high loading dock that is an additional 1,050± covered square feet. Dimensions are approximately 96± feet by 40± feet for the steel building, 40± feet by 10± feet for the cold storage and 30± feet by 35± feet for the loading dock. The building is currently rented to a tenant for \$1,000 per month and used as a citrus packing operation. The citrus packing line is included in the sale. All personal movable equipment is not included and owned by the tenant.

Building 2: 2,400± square foot steel building with 3 roll up doors that are 14' tall and 12' wide. The dimensions of the shop are 60± feet by 40± feet. The west facing doors are 14± feet high and 12± feet wide. The east roll up door is 14± feet tall and 10± feet wide. Owner states that the building can hold two motor homes and two cars. Inside the building is a one bedroom, one bathroom apartment that is 400± square feet of living space. Buildings receive domestic water from an offsite well that is shared with the neighbor.

WATER:

15.5 shares of Mount Whitney Water Stock are included in the sale. The orchard is irrigated by a fan-jet system. The system and filters were placed between the years 1990 and 1996.

SOILS:

Predominantly Blasingame sandy loam with 9 to 15% slopes and 15 to 30% slopes. Exeter loam, 2 to 9% slopes.

Clear Lake clay, drained, 0 to 2% slopes.

Vista-Rock outcrop complex, 9 to 50% slopes.

PRICE/TERMS:

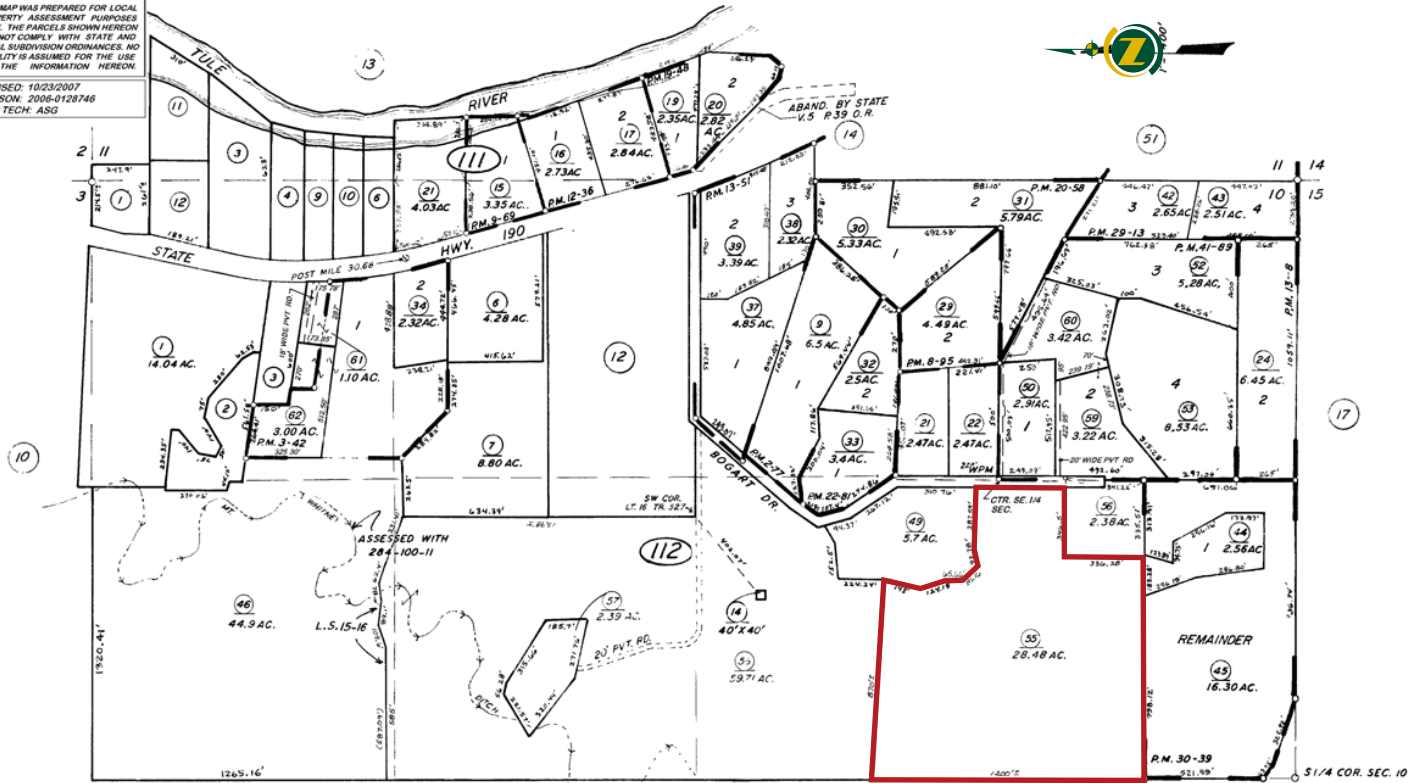
The asking price is \$630,000. Possible seller financing is available.

ASSESSOR'S PARCEL MAP

E 1/2 SEC. 10, & POR. 11, T.21S., R.29E., M.D.B. & M.

136-006

DISCLAIMER
THIS MAP WAS PREPARED FOR LOCAL PROPERTY ASSESSMENT PURPOSES ONLY. THE PARCELS SHOWN HEREON MAY NOT COMPLY WITH STATE AND LOCAL SUBDIVISION ORDINANCES. NO LIABILITY IS ASSUMED FOR THE USE OF THE INFORMATION HEREON.
REVISED: 10/23/2007
REASON: 2006-0128748
CAD TECH: ASG



PARCEL MAP 177, P.M. 2-77
PARCEL MAP 242, P.M. 3-42
PARCEL MAP 795, P.M. 8-85
PARCEL MAP 688, P.M. 9-69
PARCEL MAP 135, P.M. 12-36
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POR. PARCEL MAP 1250, P.M. 13-51

PARCEL MAP 1957, P.M. 20-58
PARCEL MAP 2080, P.M. 22-81
POR. PARCEL MAP 2012, P.M. 29-13
PARCEL MAP 2936, P.M. 30-39
RECORD OF SURVEY, L.S. 15-16
PARCEL MAP NO. 4085, P.M. 41-89

VICINITY OF SPRINGVILLE
ASSESSOR'S MAPS BK. 284, PG. 11
COUNTY OF TULARE, CALIF.

AERIAL MAP



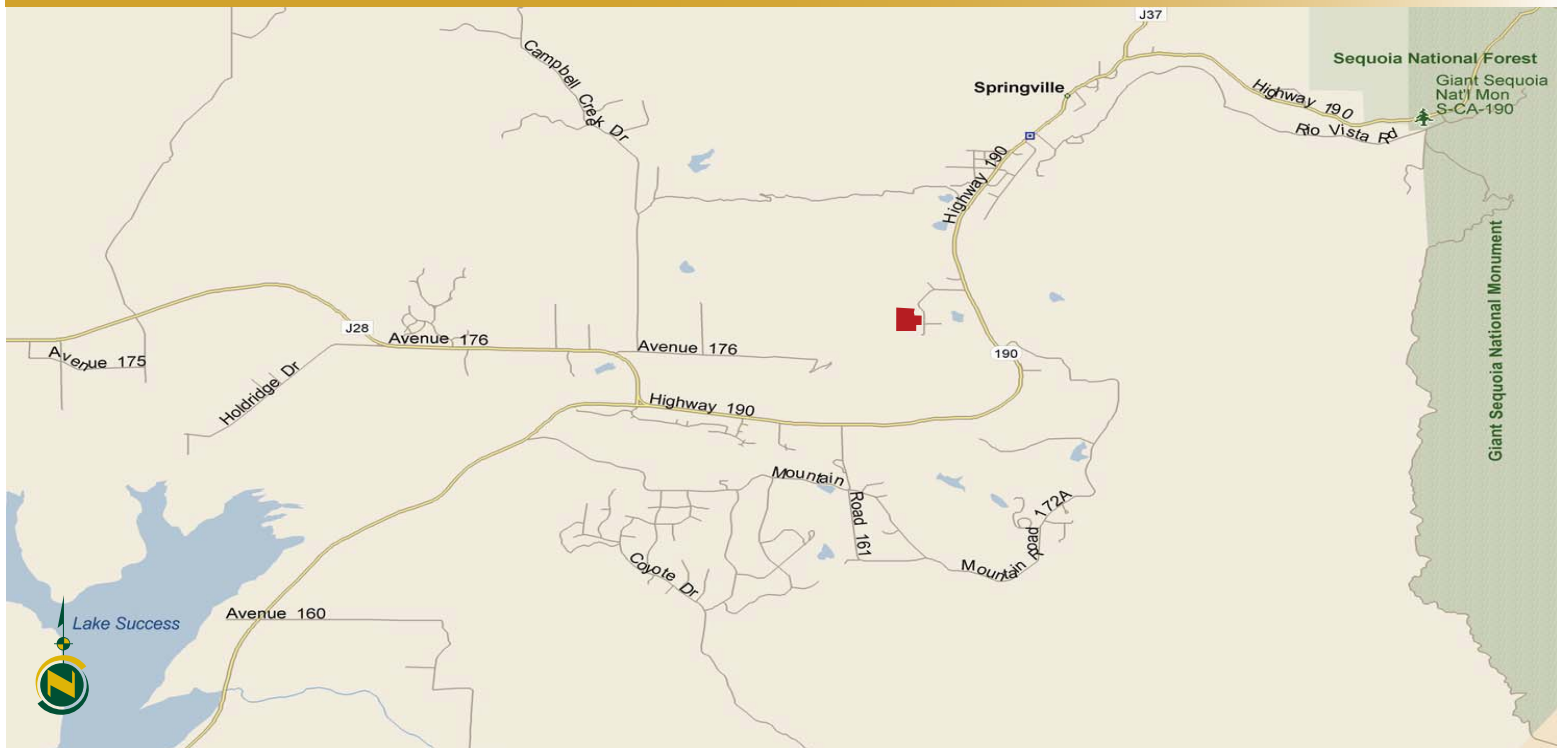
PROPERTY PHOTOS



PROPERTY PHOTOS



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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