

**FOR SALE**



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# ***Springville Citrus Ranch***



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

- Whitney Ditch Water Stock
- Scenic Views
- Homesite Potential

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CA BRE #00020875



# Springville Citrus Ranch

**59.71± Assessed Acres**

**\$695,000**

## DESCRIPTION:

Available for sale is a 59.71± acre citrus ranch located in the beautiful setting of Springville, California. The ranch is currently planted to 31± acres of citrus trees and 3± acres of open plantable ground. The remaining acreage are ponds and roadways. Also, there are an additional 9-10± acres of Fukumotos and Late Lane navels adjacent to the northwest corner of the property that are available for a long-term lease. Another 28.48± acre ranch south of the property is also available for sale with 20± acres currently planted to citrus and steel shop buildings.

## LOCATION:

The property is located along the west side of Bogart Drive, west of Highway 190 in Springville, California, just 5± miles away from the Sequoia National Forest boundary.

## LEGAL:

Tulare County APN: 284-112-058.  
The property is not under the Williamson Act Contract.  
Zoning: R-A (Rural Residential).

## PLANTINGS:

The planted land consists of the following:  
11± acres of Washington navels.  
1.5± acres of Late Lane navels.  
2± acres of Fukumoto navels.  
5± acres of Valencias.  
9± acres of lemons.  
1± acre of Satsuma mandarins.  
1± acre of Oro Blanco grapefruit.  
3± acres of unplanted agricultural land.

## WATER:

The property features three onsite water storage ponds used for irrigation. Also, the sale includes 30 shares of Whitney Ditch stock. Each share equates to 1 miner's inch of water that equals to approximately 9.34± gallons per minute. There is one 20± HP booster pump with a newer variable drive and an over-the-top screen filter. There is also one well in Block 1 used for frost protection when needed.

## SOILS:

Blasingame sandy loam, 9 to 15 percent slopes and 15 to 30 percent slopes.  
Clear Lake clay, drained, 0 to 2 percent slopes.  
Cieneba-Rock outcrop complex, 15 to 75 percent slopes.  
Vista-Rock outcrop complex, 9 to 50 percent slopes.

## PRICE/TERMS:

The asking price is \$695,000. The growing crop is negotiable.

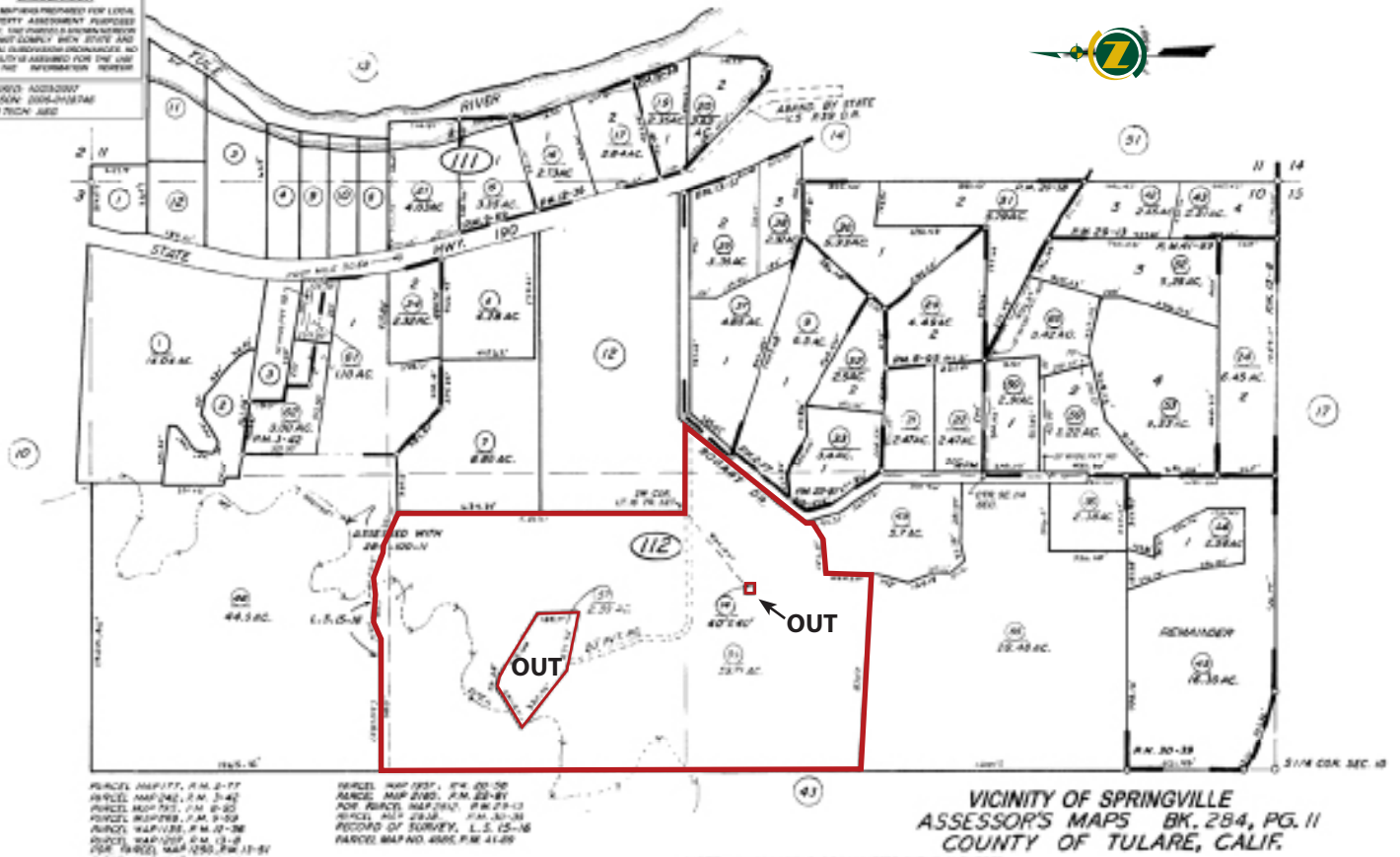


# ASSESSOR'S PARCEL MAP

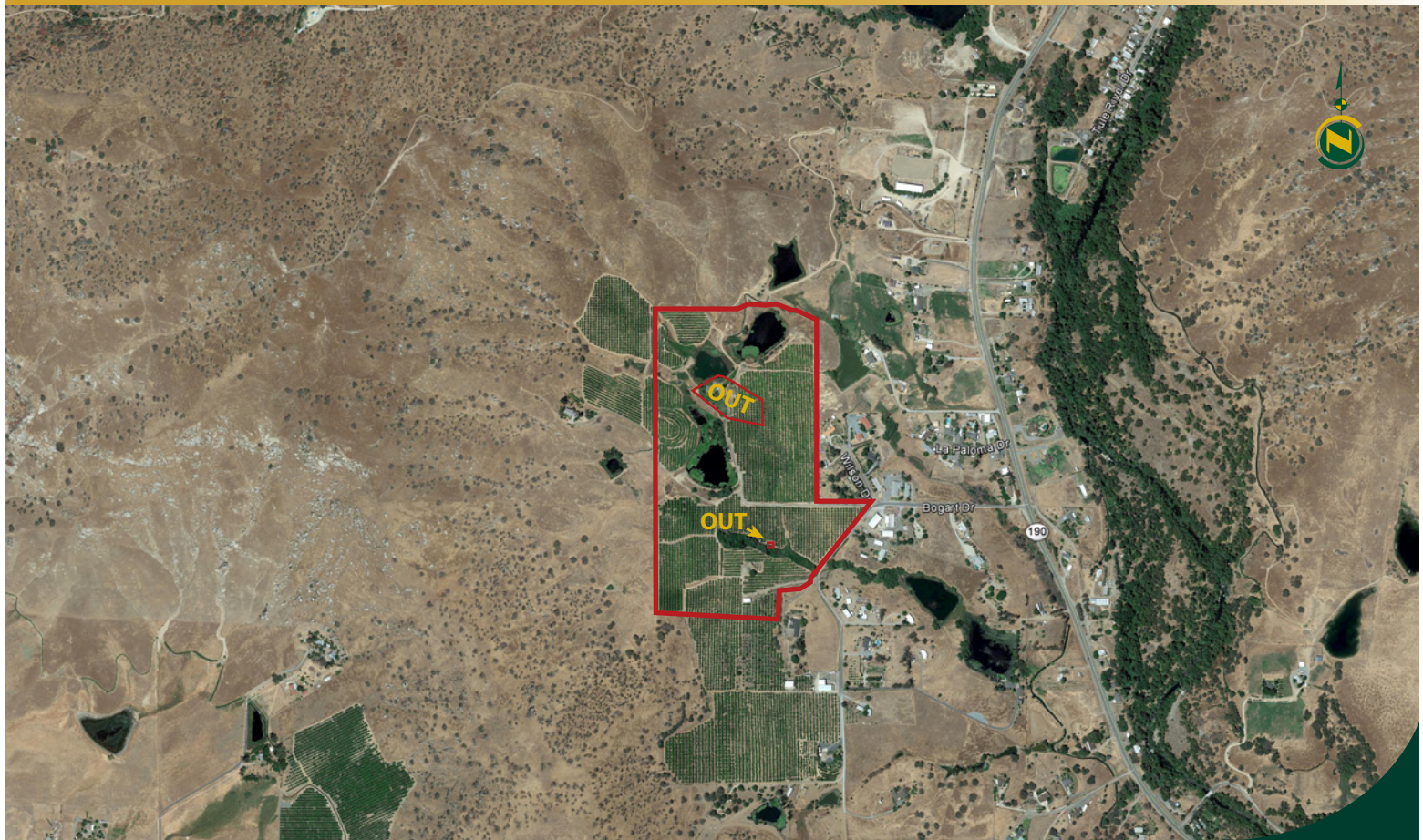
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**DISCLAIMER**  
THIS MAP WAS PREPARED FOR LOCAL  
PROPERTY ASSESSMENT PURPOSES  
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CAD TECH: JSC

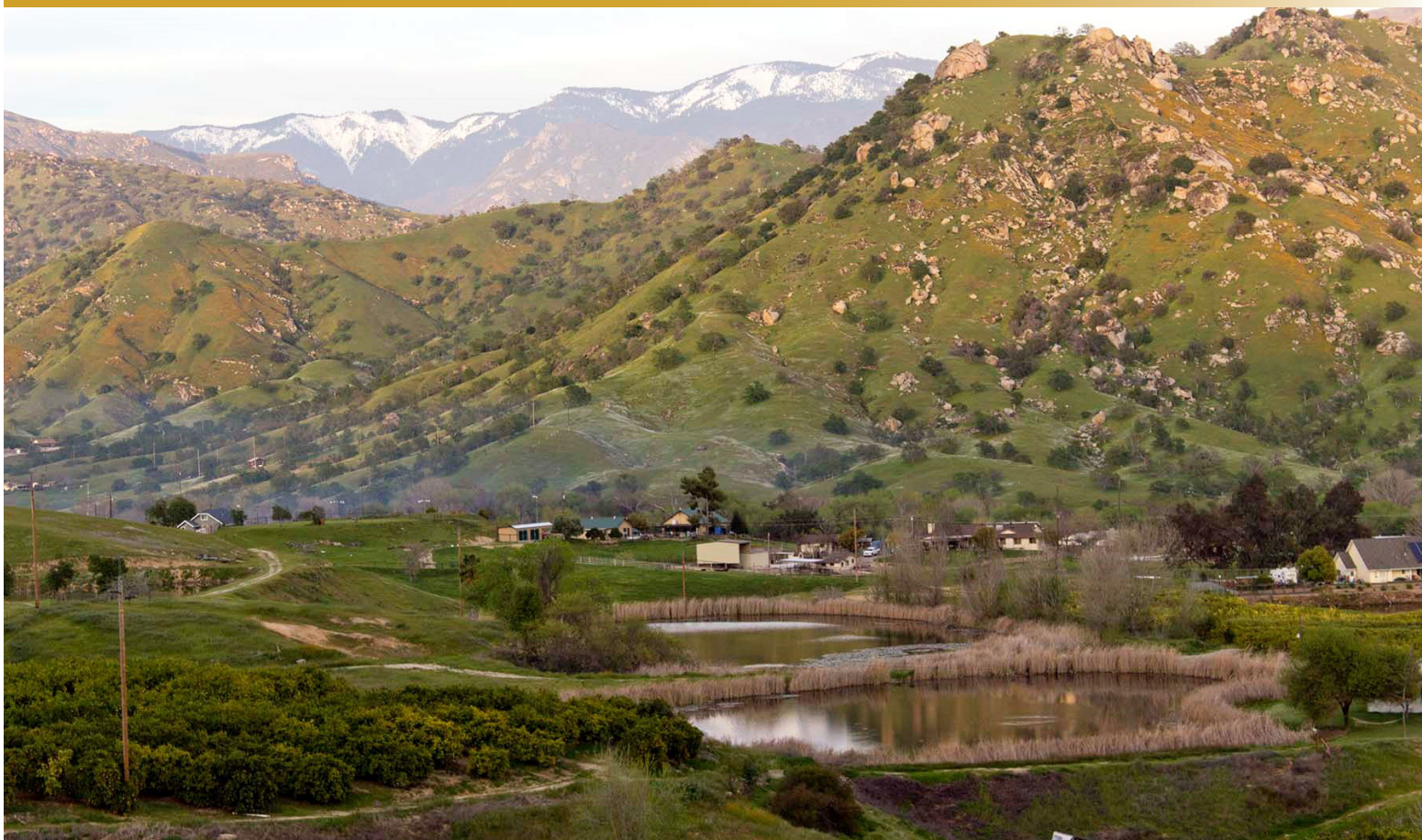


## AERIAL MAP





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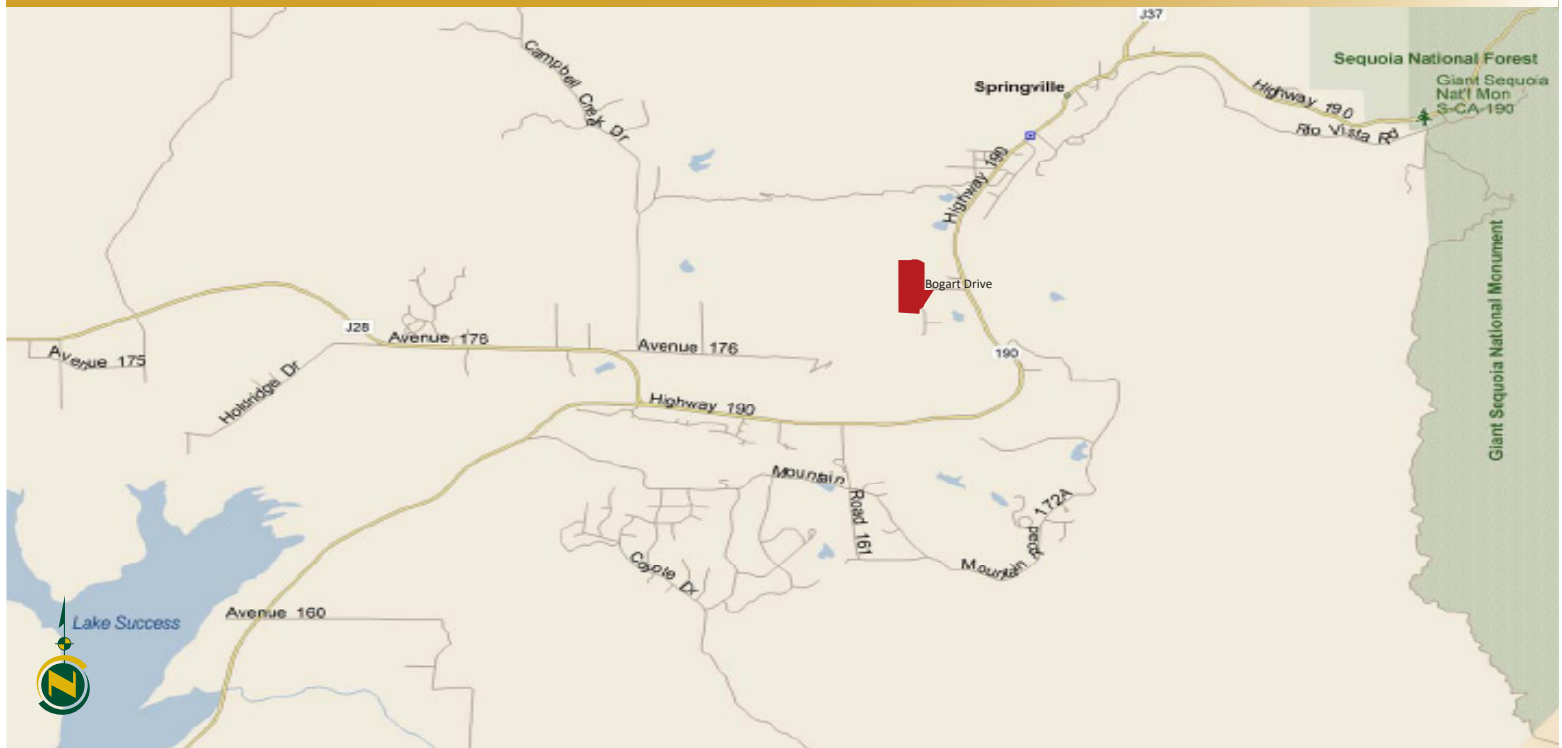


PROPERTY PHOTO





## 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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