



# Valley Real Estate

*Comprehensive Real Estate Services*

## Hauser Farms Citrus

**28253 Road 210 Exeter, CA 93257**



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**Tom McGuigan • 559-907-0023 • [mcguigantom@sbcglobal.net](mailto:mcguigantom@sbcglobal.net) • DRE# 01272021**  
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The ranch is located just east of the high demand citrus farming area of Exeter California. Climate, soils and water availability come together to make this property one of the best on the market. Irrigation water is provided by the desirable Foothill ditch company in addition to on site wells. The ranch is surrounded by lemon plantings attesting to the warm slopes of the area. The residence is located in a private setting in the middle of the citrus ranch along the western Sierra Nevada foothills just east of charming Exeter CA.

<b>Location:</b>	<b>Home Address—28253 Road 210, Exeter CA</b> <b>Road 210 &amp; Avenue 282 Approximaetly 1.5 miles east of Exeter CA</b>
<b>Directions</b>	<b>East on Avenue 282 from Spruce Ave(Rd 204)</b> <b>Property begins on the east side of the Friant Kern canal.</b>
<b>Acreage:</b>	<b>79.51 acres(residence on 1.49 acres)</b>
<b>Home:</b>	<b>Beautiful custom residence with 3 bedroom 3 baths and 3,098 sq ft.</b> <b>Plus office, bonus room and three car garage.</b>
<b>APN:</b>	<b>134-030-010, 018, 048, 051, 052, 053</b>
<b>Williamson Act:</b>	<b>All parcels except 048(1.08 acre adjacent to canal) &amp; 052(House)</b>
<b>Soil:</b>	<b>Porterville Clay 2-9% slopes</b> <b>Porterville Clay 9-15% slopes</b> <b>Wyman Loam 0-2% slopes</b> <b>Exeter Loam 0-2% slopes</b>
<b>Trees:</b>	<b>53 +/- Acres Atwood navels planted 1992/1993</b> <b>10.5 +/- Acres T.I. navels planted 1992</b> <b>12.5 +/- Acres Gold Nugget mandarins planted 2013</b>
<b>Wells:</b>	<b>2 ag wells, 1 domestic well</b>
<b>Wind Machines</b>	<b>5 natural gas 150hp(2015), 2 Diesel approx 85hp</b>
<b>District Water:</b>	<b>Foothill Ditch water w/pour over screen filter</b>
<b>Zoning:</b>	<b>AE-20</b>
<b>Price:</b>	<b>\$3,100,000</b>

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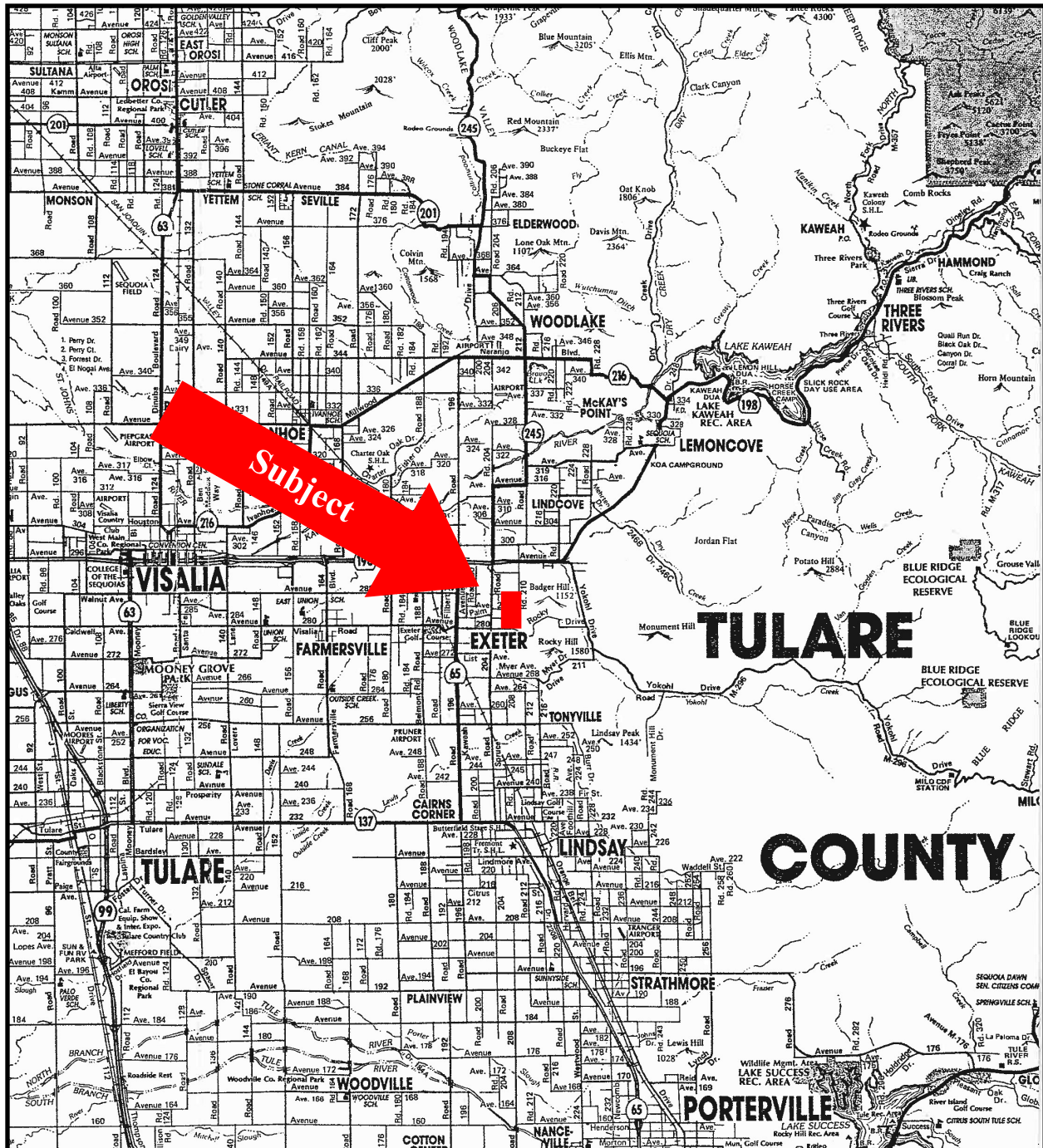
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# Location of Property

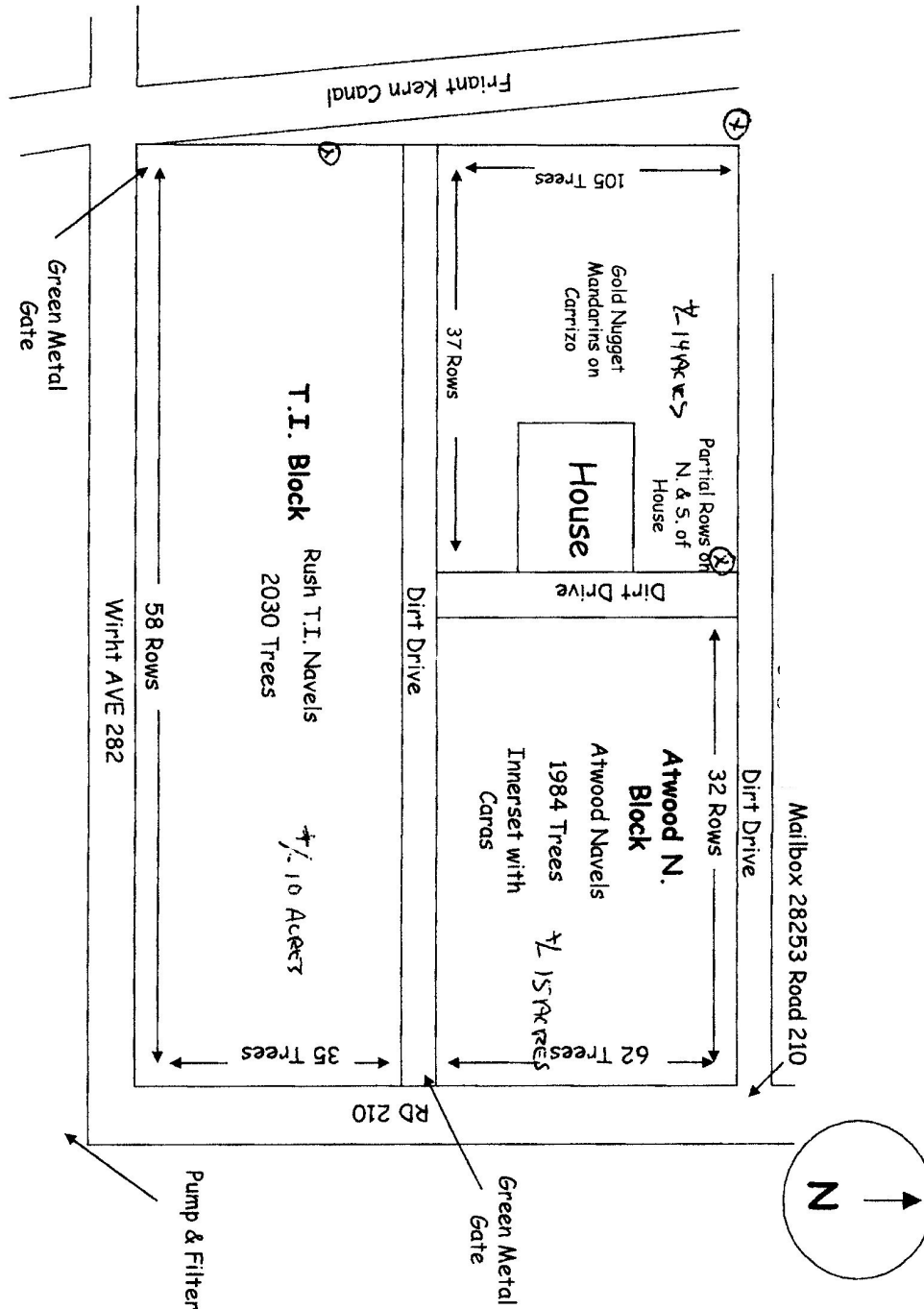


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# Farm Detail Map

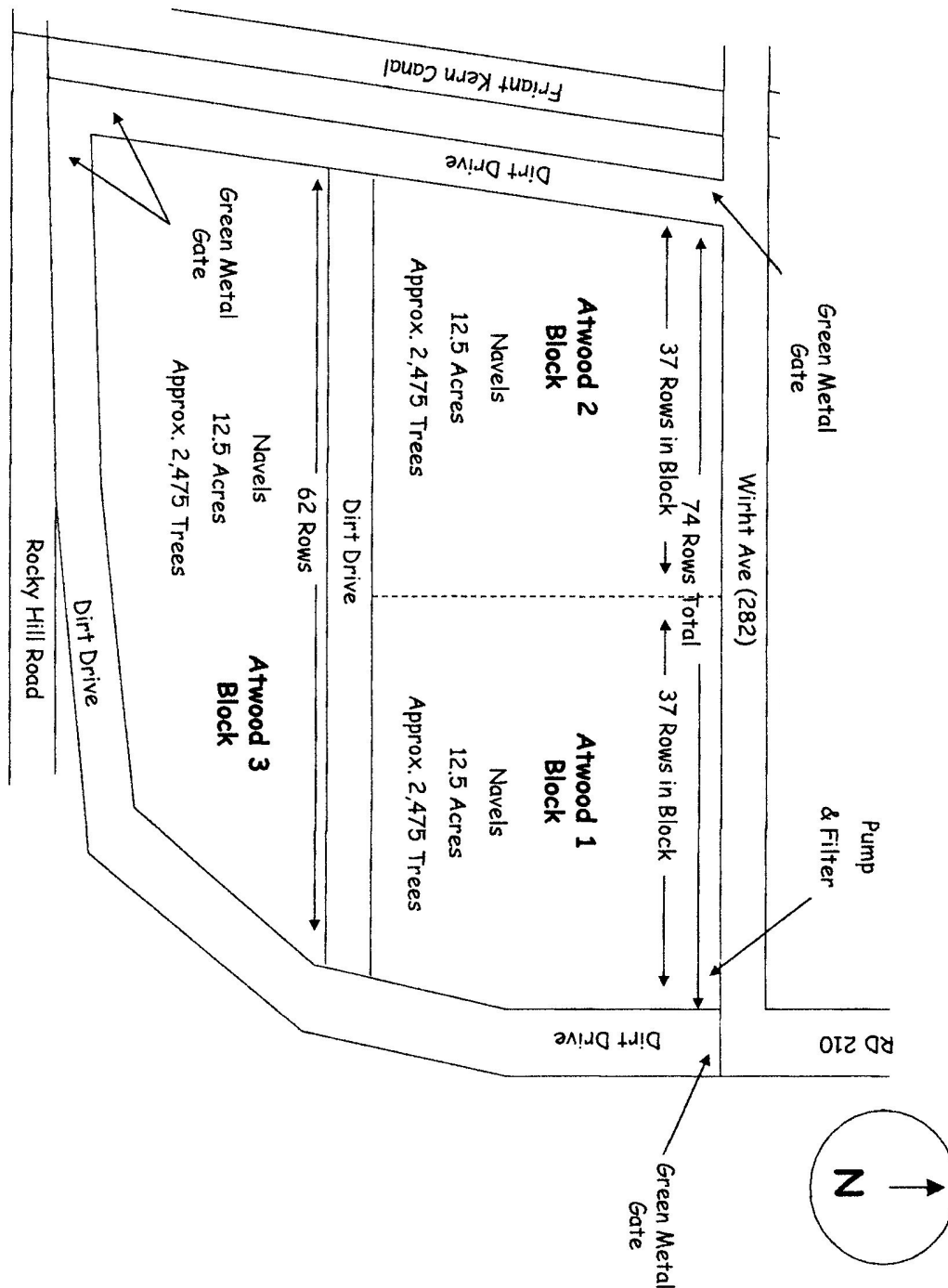


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# Aerial Photo of Property



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# Property Photos



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