

FOR SALE



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Porterville Lemon Ranch



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

- Pioneer Ditch Stock
- Good Location
- Near City Limits

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CA DRE #00020875



Porterville Lemon Ranch

39.14± Assessed Acres

\$695,000

DESCRIPTION:

Available for sale is a lemon ranch located east of Porterville, adjacent to the city limits. The ranch is irrigated by Pioneer ditch water. Also, the property is located within the Urban Development Boundary of Porterville and zoned RS-1 or low-density residential use.

LOCATION:

The property is located on the north side of W. Mulberry Avenue, approximately ½ mile east of North Plano Street, east of Porterville, California.

LEGAL:

Tulare County APN: 255-190-013.
The property is NOT under the Williamson Act contract.

PLANTINGS:

Approximately 35± acres of mature Lisbon lemons.

WATER:

The sale includes 20 shares of Pioneer Ditch Stock. The ranch is on a drag-line irrigation system and there is one domestic well on the property that is used as a fill site.

BUILDINGS:

There is a 2,400± square foot steel shop on the southwest corner.

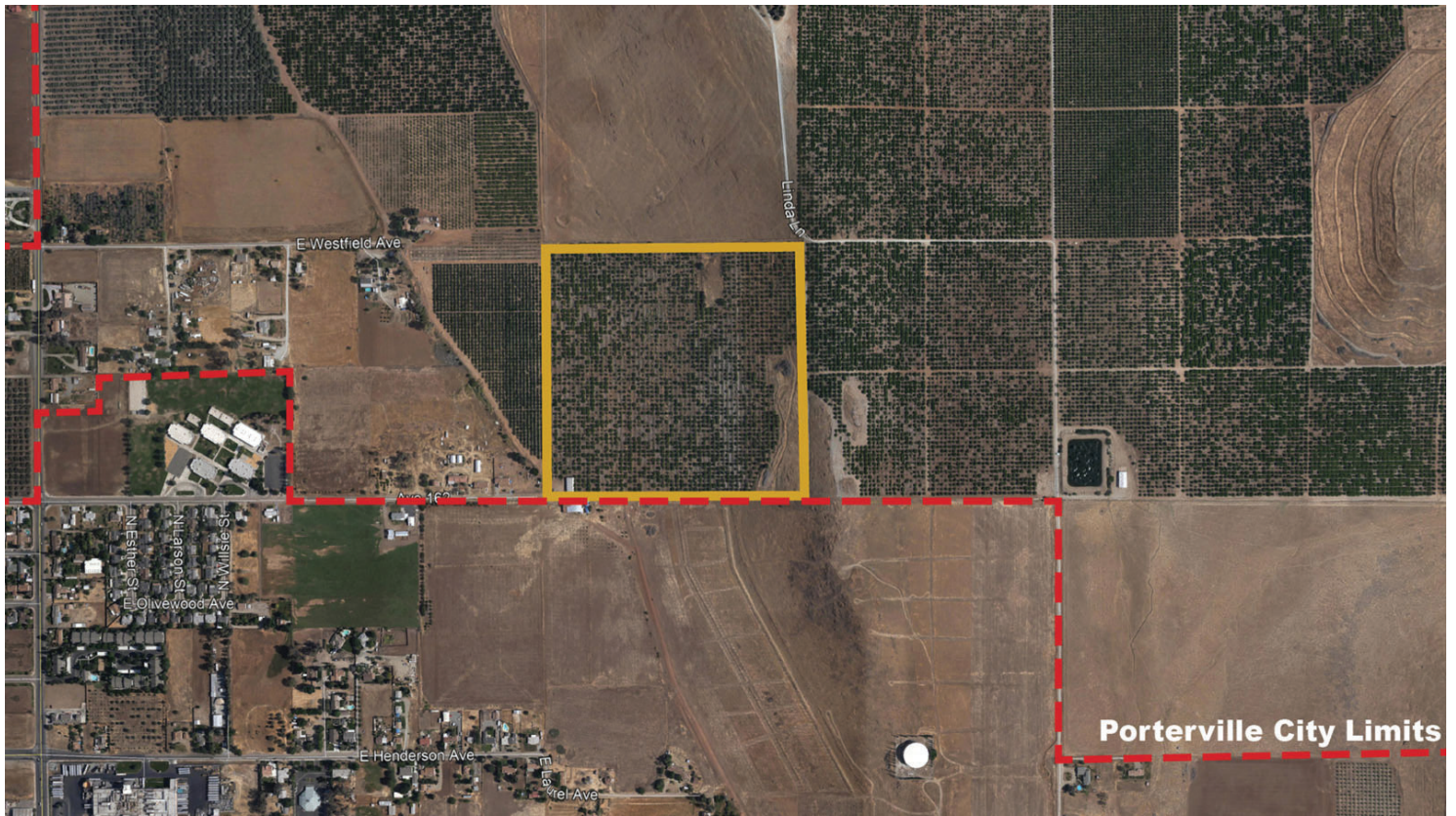
SOILS:

40% Porterville clay, 2 to 9 percent slopes.
35% Cibo clay, lithic bedrock, 15 to 30 percent slopes.
25% Cibo-Rock outcrop complex, 15 to 50 percent slopes.

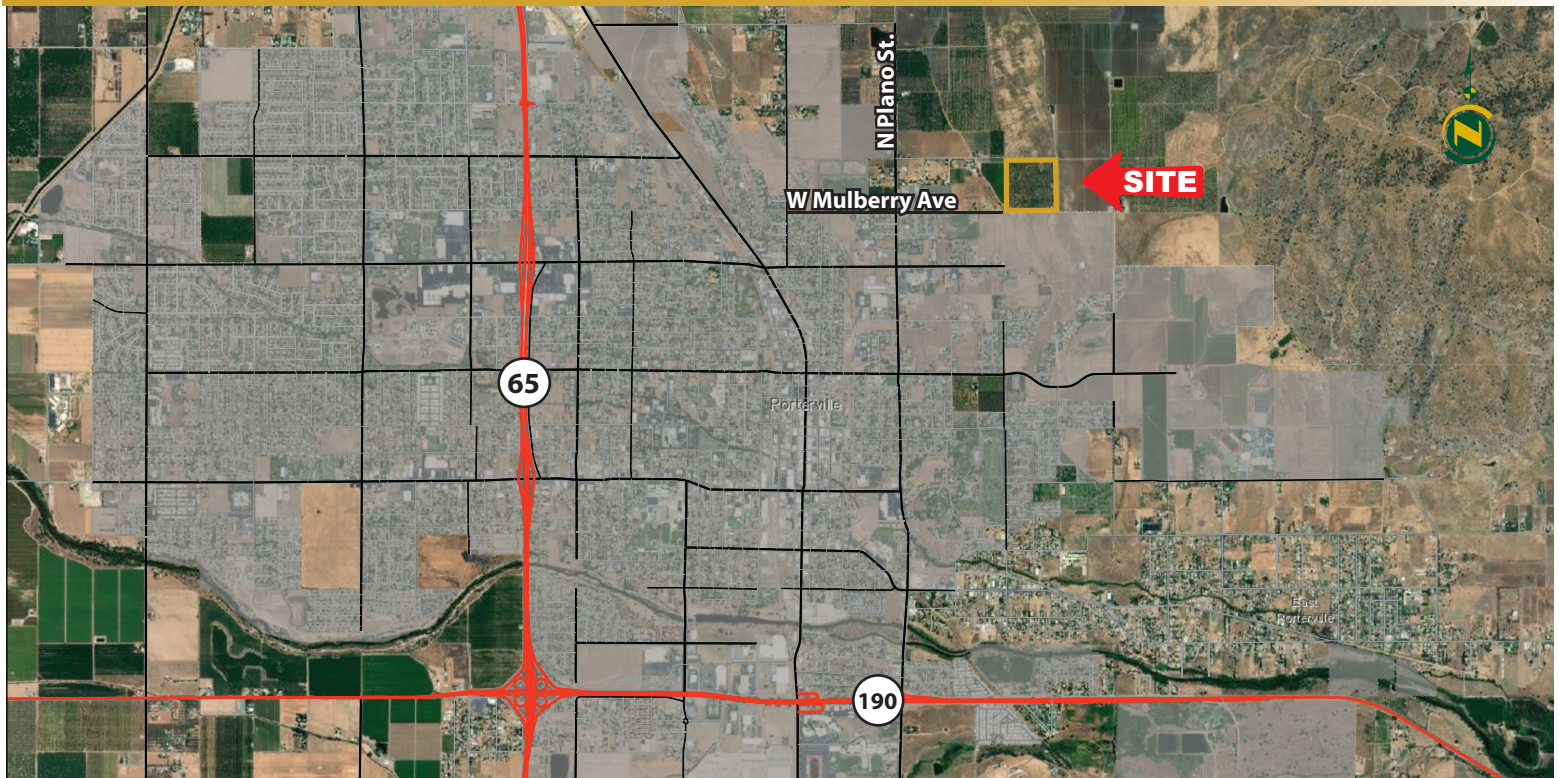
PRICE/TERMS:

The asking price is \$695,000 cash at close of escrow.

AERIAL PHOTO



AERIAL MAP



Streets

— COLLECTOR	— LOCAL	— PRIVATE
— ARTERIAL	— HWY	— PENDING
		City Limits

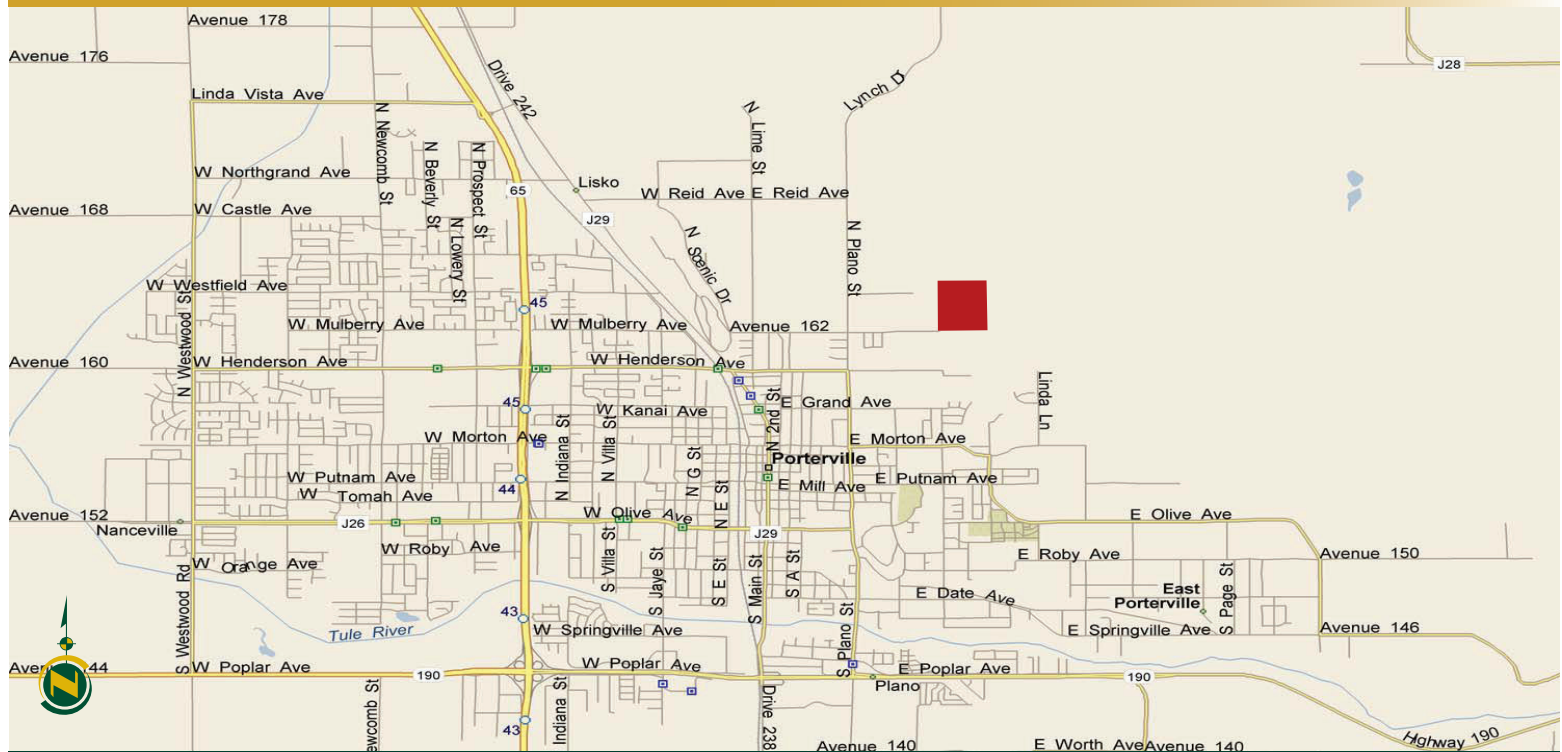
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0 0.35 0.7 1.4

0 0.5 1 2

Source: Esri, Maxar, GeoEye, Earthstar, etc.

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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