

FOR SALE



**PEARSON
REALTY**
AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

Ivanhoe Area Citrus and Home



17.59± Acres
Tulare County, California

- Good Soils
- New Ag Well
- 3,000± sqft Home

Exclusively Presented By:
Pearson Realty



CALIFORNIA'S LARGEST AG BROKERAGE FIRM

www.pearsonrealty.com
CA DRE #00020875



Ivanhoe Area Citrus and Home

17.59± Acres

\$825,000

DESCRIPTION:

Available for sale is a 17.59± acre citrus ranch that features a new Ag well and a large 3,000± square foot home and two metal shop buildings located in the citrus belt north of Ivanhoe, California.

LOCATION:

The property is located at 34736 Road 140, Visalia, CA 93292. The ranch is located on the east side of Road 140, approximately ½ mile north of Avenue 344.

LEGAL:

Tulare County APNs: 051-070-004 and 051-080-022.

Zoning: AE-20

The property is NOT enrolled in the Williamson Act Contract.

PLANTINGS:

The ranch is planted to the following:

	2021	2020	2019
3± acre of Fukumoto Navels	150± bins	136± bins	133± bins
4± acres of Sanguinelli Navels	87± bins	43± bins	78± bins
11± acres of Moro Blood Navels	434± bins	318 bins	460± bins

BUILDINGS:

The home is a 3,000± square foot residence with 4 bedrooms and 3 bathrooms. The home was built in 1985 and features large bedrooms, spacious living areas, a tile roof and an attached two-car garage with a built-in storage room. The home is currently occupied and rented for \$1,700 a month. There are also two large metal shop buildings and a fenced equipment yard.

SOILS:

Exeter loam, 0 to 2 percent slopes

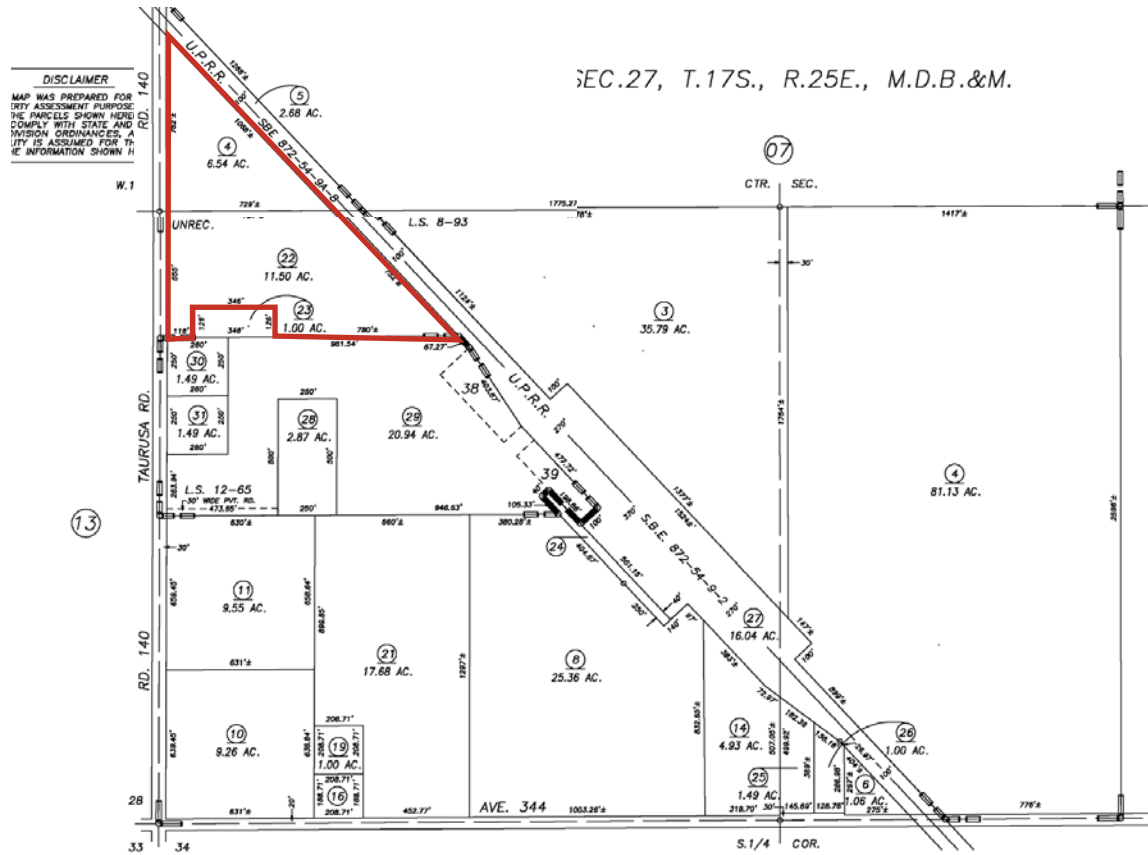
WATER:

The trees are irrigated by one new Ag well that was drilled in 2020 to a depth of 500± feet. The well has a submersible pump. There is a 380± foot well for the home that was drilled in 2018.

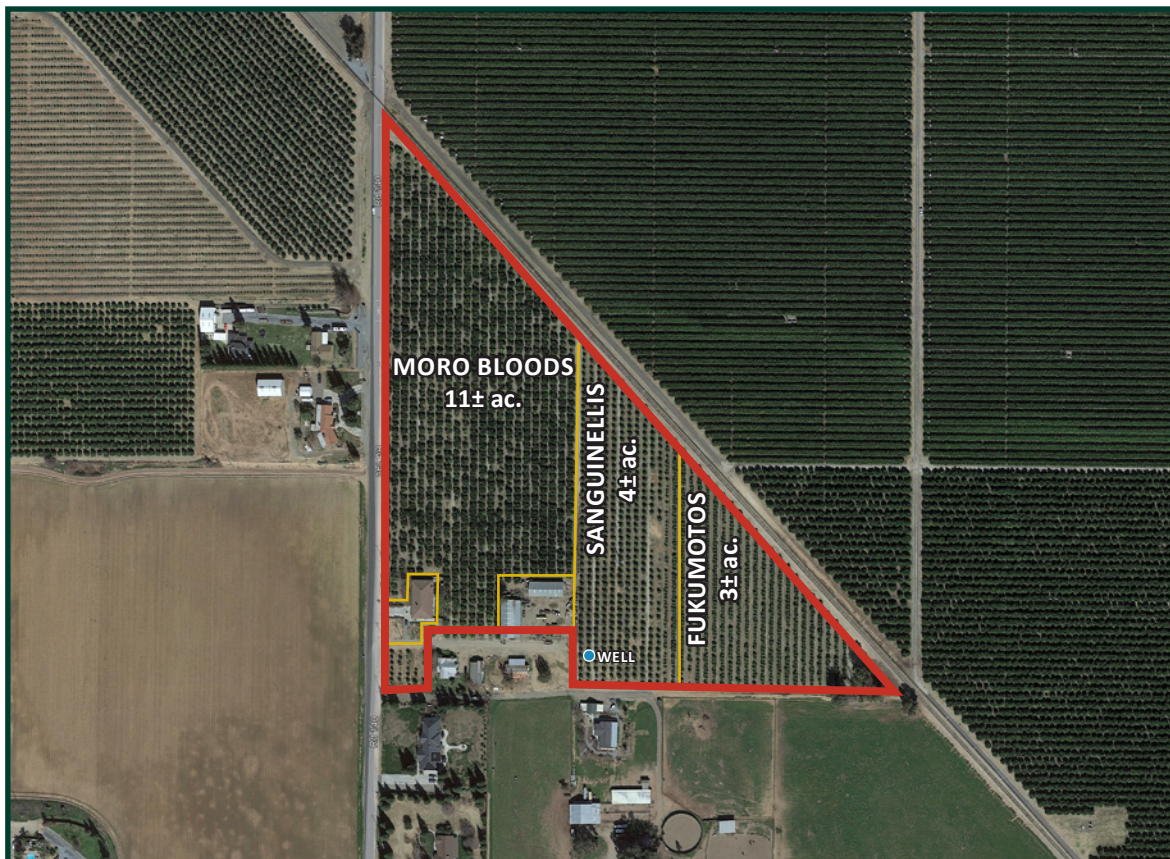
PRICE/TERMS:

The asking price is \$825,000.

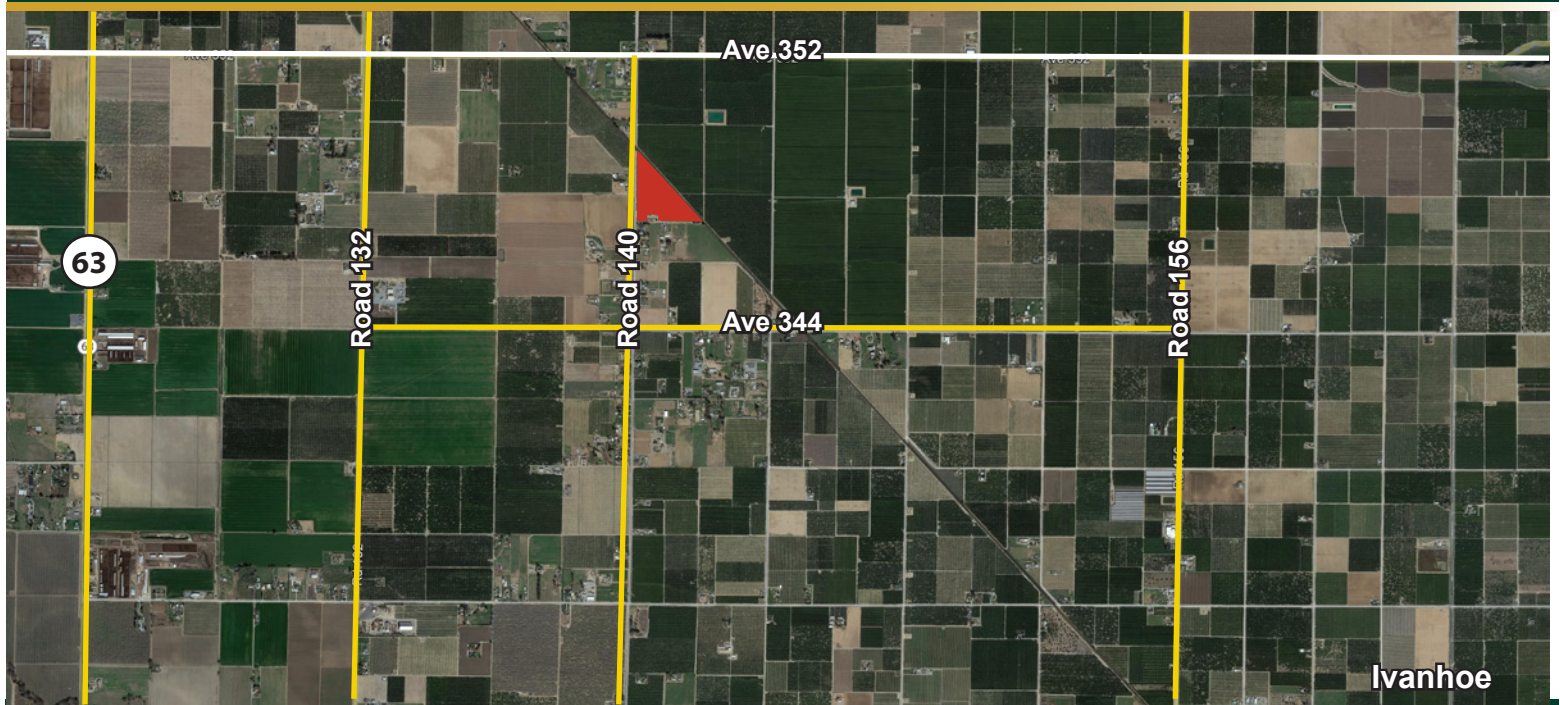
ASSESSOR'S PARCEL MAP



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

Offices Serving The Central Valley

FRESNO

7480 N Palm Ave, Ste 101
Fresno, CA 93711
559.432.6200

VISALIA

3447 S Demaree Street
Visalia, CA 93277
559.732.7300

BAKERSFIELD

4900 California Ave, Ste 210 B
Bakersfield, CA 93309
661.334.2777



**Download Our
Mobile App!**

pearsonrealty.com/mobileapp

Download on the
App Store

GET IT ON
Google Play

We believe the information contained herein to be correct. It is obtained from sources which we regard as reliable, but we assume no liability for errors or omissions. Policy on cooperation: All real estate licensees are invited to offer this property to prospective buyers. Do not offer to other agents without prior approval.