

IVANHOE CITRUS RANCH

Tulare County, California

58.47± Acres \$2,631,150
(\$45,000/Acre)



- Turn-Key Citrus Ranch
- Two Sources of Water
- Excellent Farming Location



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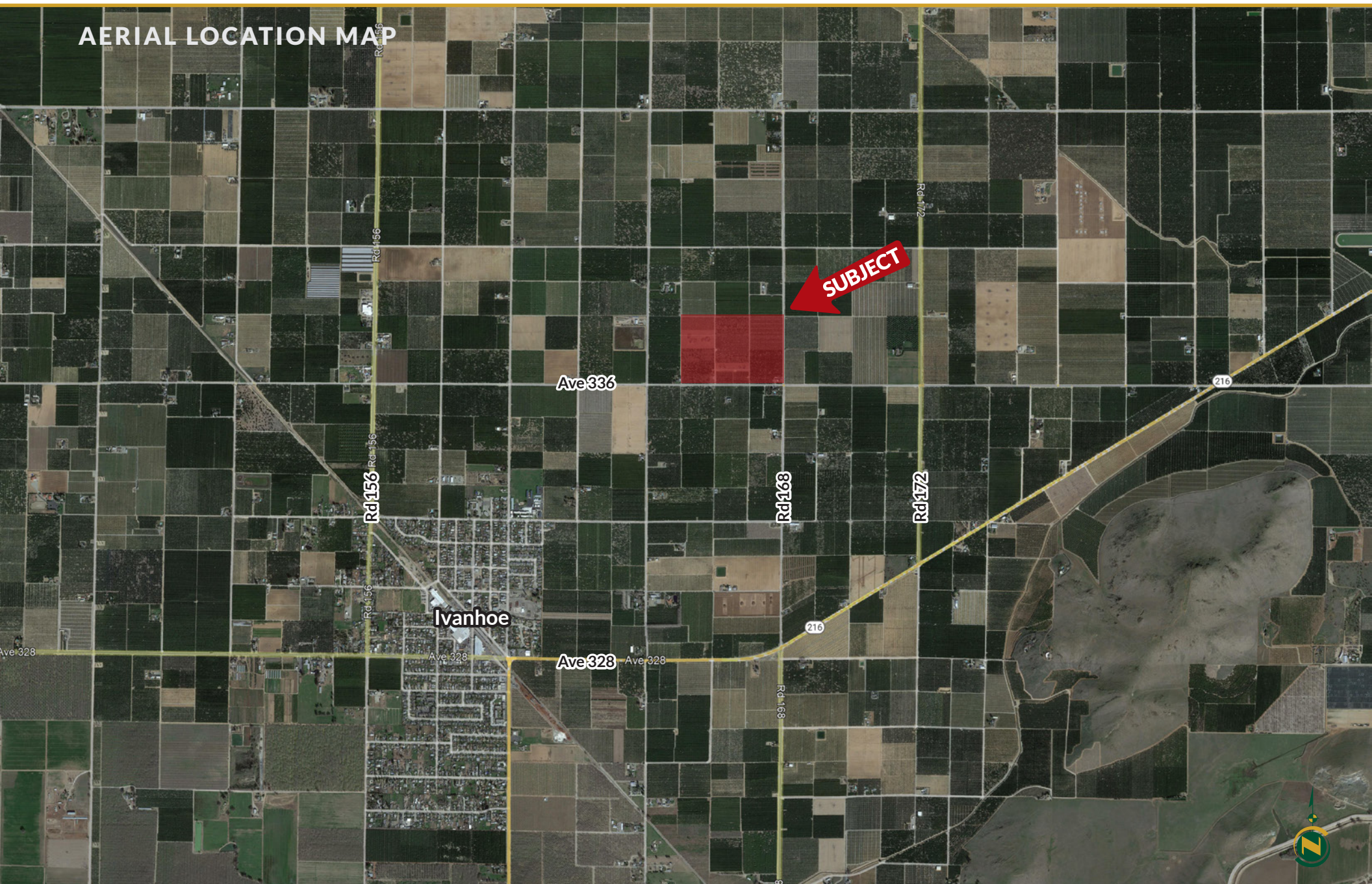


IVANHOE CITRUS RANCH

58.47± Acres, Tulare County, CA



AERIAL LOCATION MAP



PROPERTY INFORMATION

DESCRIPTION

For sale is well located citrus orchard and home in the desirable farming area of Ivanhoe, California. The property is planted to several varieties of navels and has a well maintained farmhouse on its own legal parcel. There are 20± acres of open land that are ready to be planted in the spring of 2023. The owner will transfer a contract of Cara Cara navel trees and Lisbon lemon trees to the new buyer.

LOCATION

The property address is 33613 Road 168, Visalia, California. The property is located on the northwest corner of Avenue 336 and Road 168, just north of Ivanhoe, California.

LEGAL

Tulare County APNs: 052-200-022, 023 and 024.

The property is zoned AE-20.

APNs 052-200-022 and 024 are enrolled in the Williamson Act.

APN: 052-200-023 is NOT enrolled in the Williamson Act.

PLANTINGS

Block A: 10± acres of Washington navels on Carrizo planted in 2010 with 16'x20' spacing.

Block B: 10± acres of Moro Blood oranges planted in 2013 with 18'x22' spacing.

Block C: 1260 Cara Cara trees on Rich 16-6 rootstock are to be planted in 2023. 16'x20' spacing.

Block E: 1344 Lisbon lemon trees on Rich 16-6 rootstock are to be planted in 2023. 16'x21' spacing.

Block P: 4± acres of Powells on Carrizo planted in 2012 and 6± acres of Powells on Carrizo planted in 2022, all with 18'x20' spacing.

Block G: 10± acres of Washington navels on Carrizo planted in 2010 with 18'x20' spacing.

WATER

Irrigation water is provided by Ivanhoe Irrigation District and one newer Ag well that was drilled in 2020. There are two meters for Ivanhoe Irrigation District and two filter sites. One is a larger Flowguard stainless filter with a 20±hp booster pump and the other is a fiberglass flow over filter with a new 15±hp booster pump.

FROST CONTROL

There are five (5) newer Orchard Rite winch machines with 4-cylinder CAT engines and 1 Tropic Breeze with a Ford 6-cylinder motor. All wind machines are diesel powered and each has a 550-gallon fuel tank. The tanks are owned and have been filled with diesel.

BUILDING

There is a 2,000± square foot home located on the southeast corner of the ranch. The home features 3 bedrooms, 1 bathroom, a large, detached garage, and approximately one acre of land. There is a domestic well that services the house. The well is currently inoperable; however, the seller has scheduled with Belknap to have the well deepened and the deposit for the permit has been paid.

PRICE/TERMS

The asking price is \$2,631,150 (\$45,000/ac.). The growing crop is negotiable. There is a transferable contract for the delivery of Cara Cara and Lisbon Lemon trees for 2023.



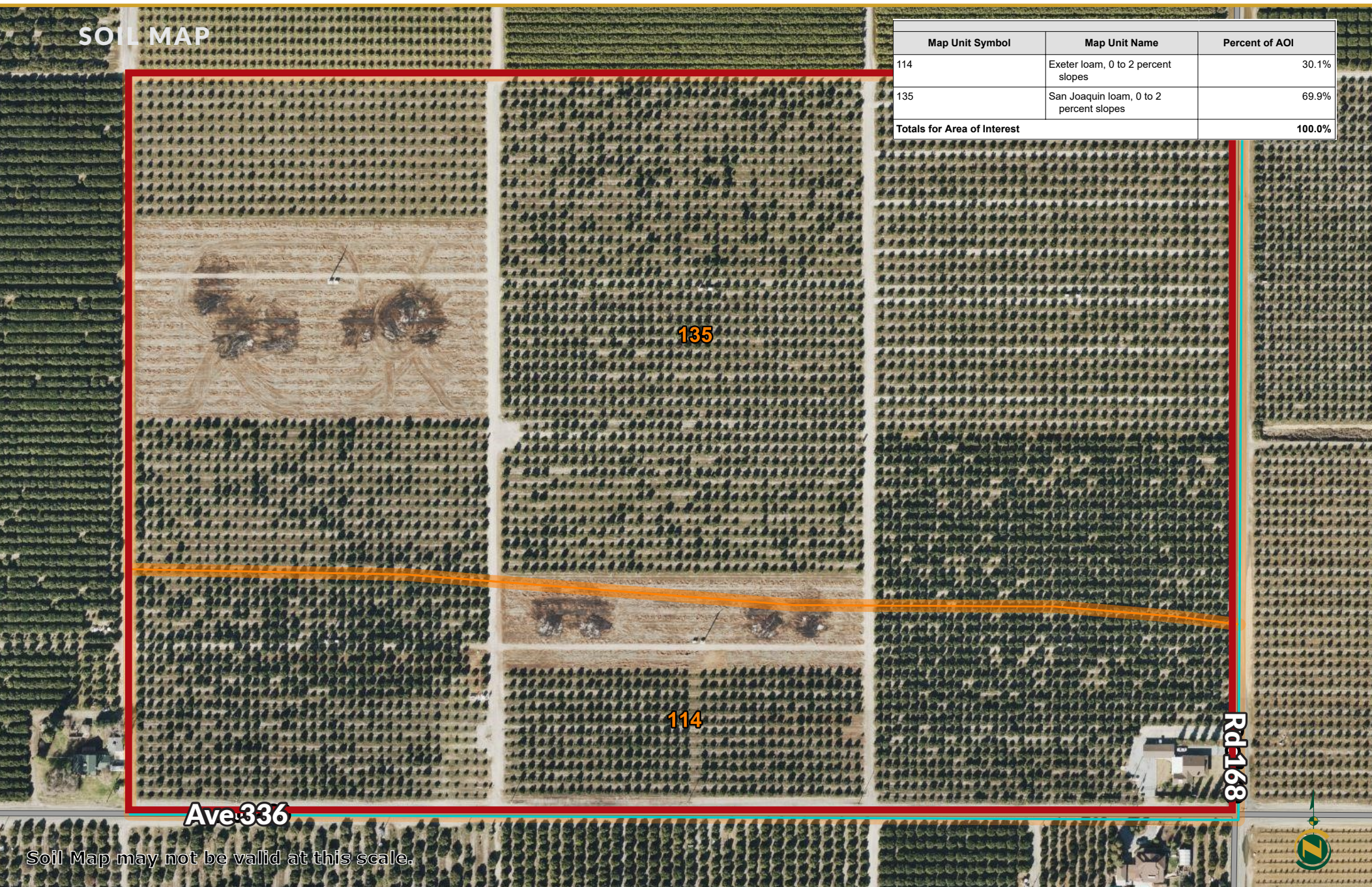
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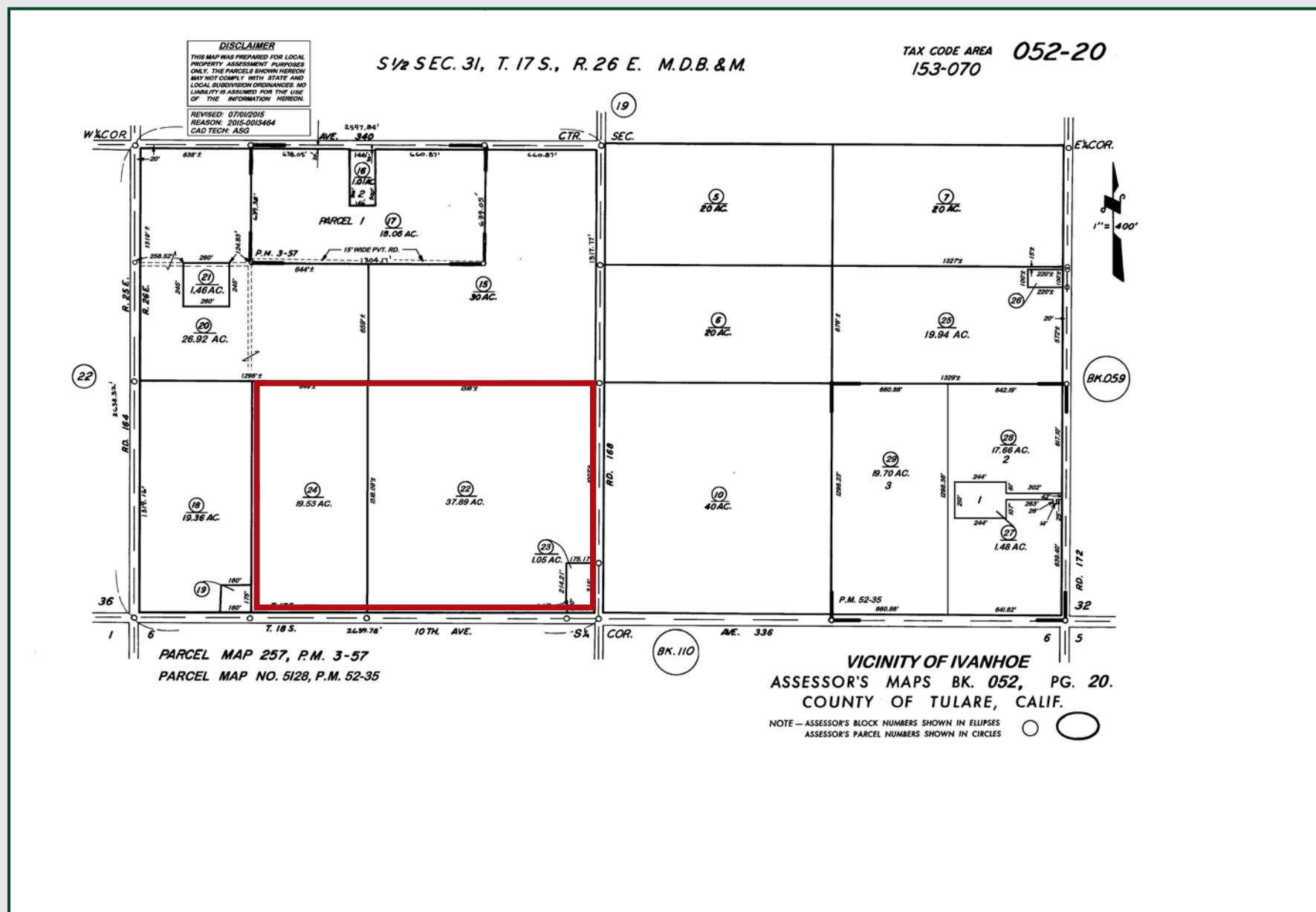


SOIL MAP

Map Unit Symbol	Map Unit Name	Percent of AOI
114	Exeter loam, 0 to 2 percent slopes	30.1%
135	San Joaquin loam, 0 to 2 percent slopes	69.9%
Totals for Area of Interest		100.0%



PARCEL MAP



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PLANTING MAP

Block P
4± ac. Powells
2012

Block P
6± ac. Powells
2022

Block G
10± ac. Washingtons
2010

Block C
1,260± Cara Cara trees
to be planted in 2023

Block E
1,344 ± Lisbon lemon trees
to be planted in 2023

Block B
10± ac. Bloods
2013

Block A
10± ac. Washingtons
2010



Filter Site



District Outlet

Domestic Well and Filter

District Outlet

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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

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.



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