

# IVANHOE AREA CITRUS AND RESIDENCE

**25.60± Acres**  
Tulare County, California

**\$825,000**  
(\$32,227/Acre)



- Desirable Farming Area
- Income Producing Navels
- Rental Income



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## PROPERTY LOCATION





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## PROPERTY INFORMATION

### DESCRIPTION

Available for sale is a citrus ranch located north of the desirable farming area of Ivanhoe, California. The property features income producing navels, an Ag well, and income from two rentals.

### LOCATION

The property is located on the northwest corner of Road 172 and Avenue 352, just north of Ivanhoe, California. The property address is 35365 Road 172, Visalia, CA 93292.

### LEGAL

Tulare County APN's: 052-080-011 and 052-080-012.

### ZONING

Zoning AE-20.

### SOIL

- San Joaquin loam, 0 to 2 percent slopes.

### PLANTINGS

- 4.8± acres of Atwood navels.
- 4.7± acres of Summer Late navels.
- 6± acres of Powell navels.
- 8.3± acres of Lane Late navels.

### WATER

The property is irrigated by one Ag well with a 10± HP submersible pump. A domestic well with 1.5± HP submersible pump services the home, shop, and mobile home. There is a permit to drill an additional well with Johnson Drilling that can be transferred to a buyer. Property is located in the East Kaweah GSA.

### FROST

There are two 75± HP electric wind machines for frost protection.

### BUILDINGS

There is a 1,216± square foot residence that was built in 1950 on its own legal parcel and a mobile home. Also, there is a detached garage/ shop behind the home. The residence is currently rented for \$500 month to month and the mobile home is rented for \$400 month to month.

### PRICE/TERMS

The asking price is \$825,000. The current crop is negotiable.





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## PROPERTY OVERVIEW

Atwood Navels



Wind Machine

Summer Late Navels

Powell Navels

Lane Late Navels

Wind Machine

Well



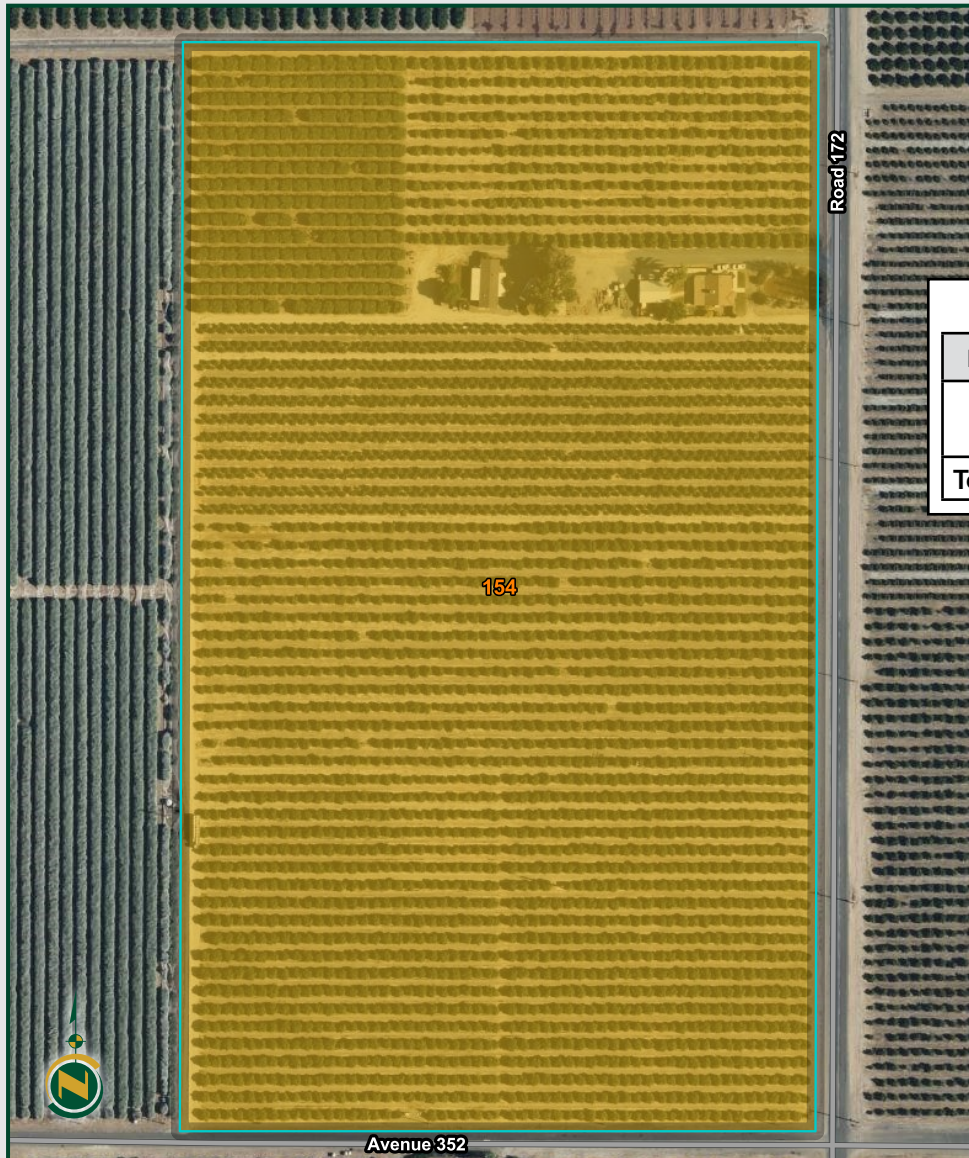


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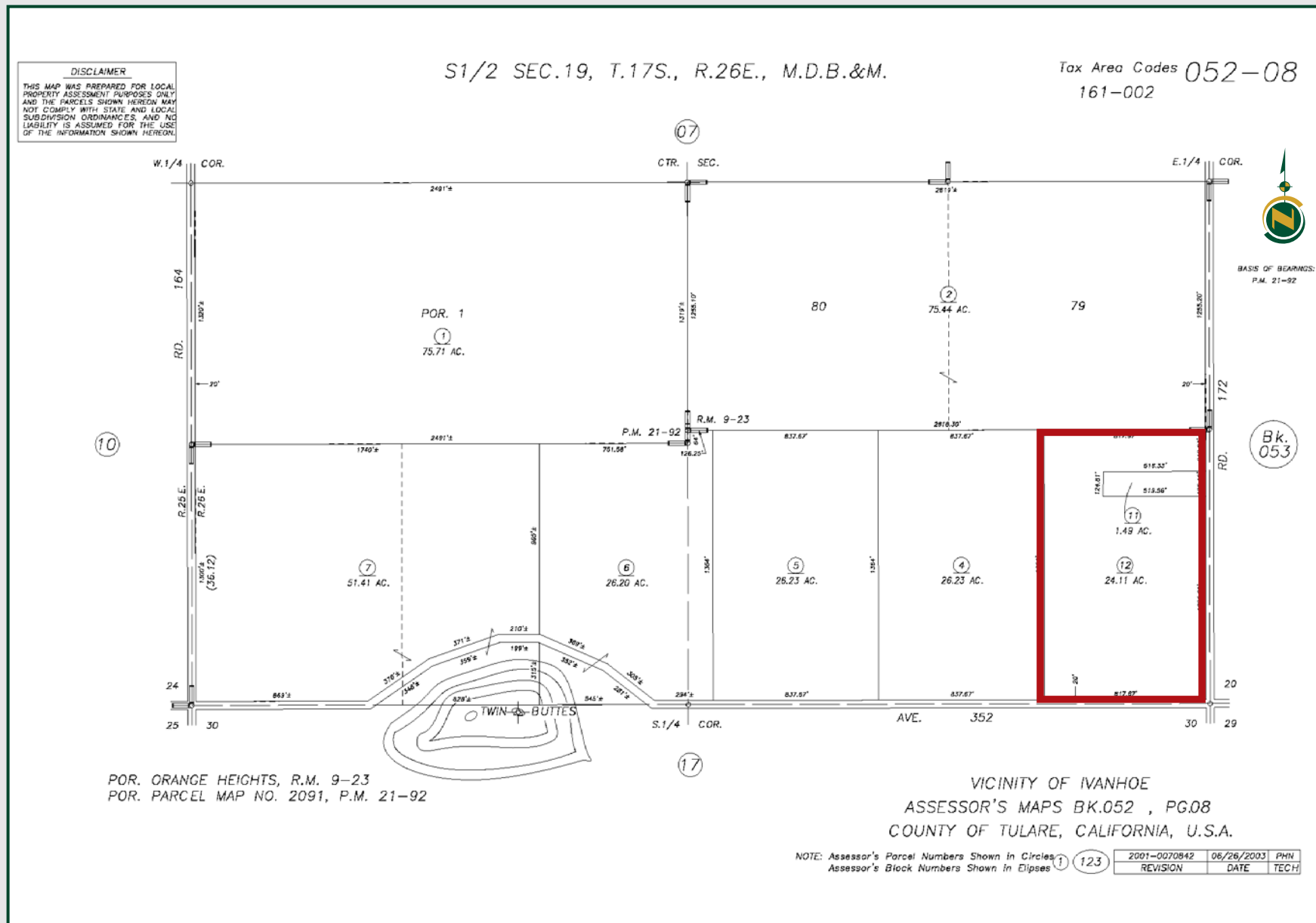
## SOILS MAP



California Revised Storie Index (CA)

Map unit symbol	Map unit name	Rating	Percent AOI
154	San Joaquin loam, 0 to 2 percent slopes	Grade 4 - Poor	100.0%
Total			

# PARCEL MAP





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## PROPERTY PHOTOS





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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.**