SPRUCE ROAD CARA CARAS 16.55± Acres

\$637,175 (\$38,500/Acre)

Cara Cara Navels
Dual Source of Water
Exeter Irrigation District



Tulare County, California

Offices Serving The Central Valley

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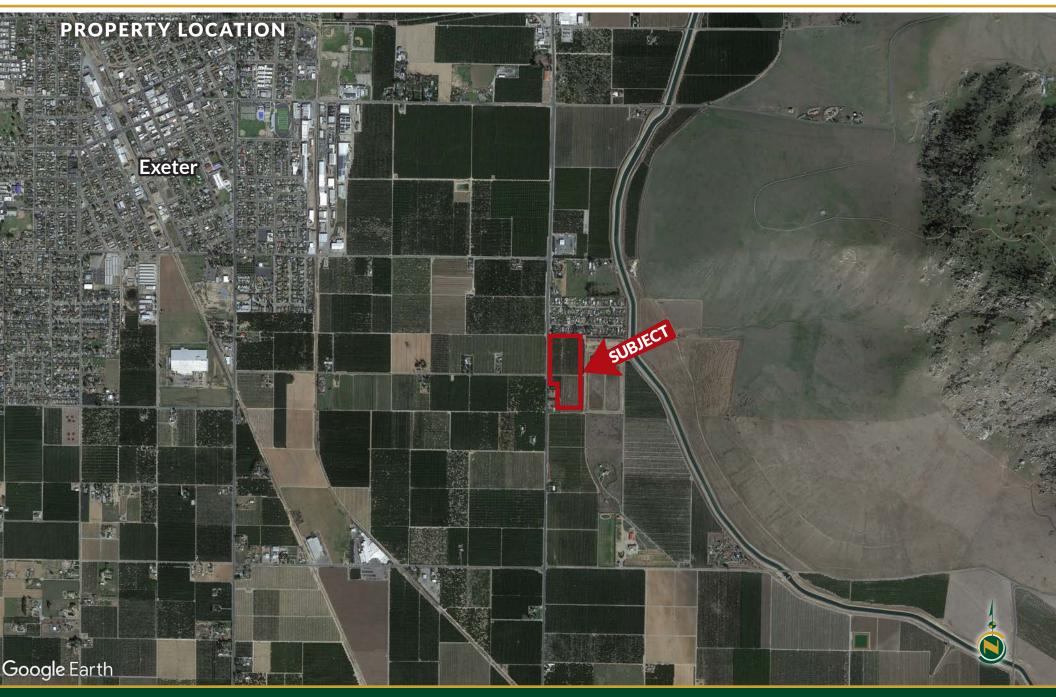
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16.55± AcresTulare County, CA





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PROPERTY INFORMATION

DESCRIPTION

Well maintained block of Cara Cara's located in the heart of the California citrus belt in Tulare County. The block is located on the east side of Spruce Road (Road 204) and List Avenue (Avenue 273) approximately 2 miles south of Highway 198 in the city of Exeter. The property receives water from 2 sources; an Ag well and (EID) Exeter Irrigation District, which is ran through a good working gravity fed filtration unit that feeds a micro fan jet sprinkler system, also included is a sulfuric acid tank water treatment injection unit. There are 2 electric powered wind machines on the block for seasonal frost protection.

LOCATION

Located on the east side of Spruce Road (Road 204) and List Avenue (Avenue 273) Exeter, CA. Approximately 2 miles South of Highway 198.

LEGAL

Tulare County APN: 136-150-026. Property is in the Williamson Act.

ZONING

AE-20 (Agricultural Exclusive, 20 acre minimum).

PLANTINGS

16.55± acres Cara Cara's on "Carrizo" rootstock. Planted in 2006.

WATER

Dual source water: Ag Well and EID "Exeter Irrigation District" with filtration system and Sulfuric Acid tank and injection system that feeds a fan jet sprinkler system. Property is located in East Kaweah GSA.

SOILS

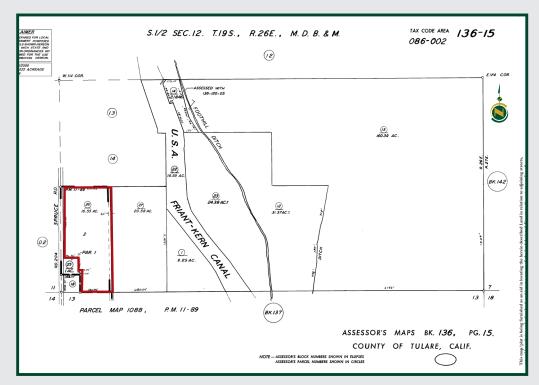
Exeter loam, 0 to 2% slopes.

FROST PROTECTION

There are 2 electric powered windmachines. North machine works, the south machine isn't currently working.

PRICE/TERMS

Listing price \$637,175 (\$38,500 per acre).



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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

Water Disclosure: The Sustainable

Groundwater Management Act (SGMA) was

to be sustainable by 2040. SGMA requires a

passed in 2014, requiring groundwater basins

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.





