

ORGANIC CITRUS RANCH

Tulare County, California

92.30± Acres

\$3,682,770
(\$39,900/Acre)



- Certified Organic
- Alta Irrigation District
- Excellent Farming Location



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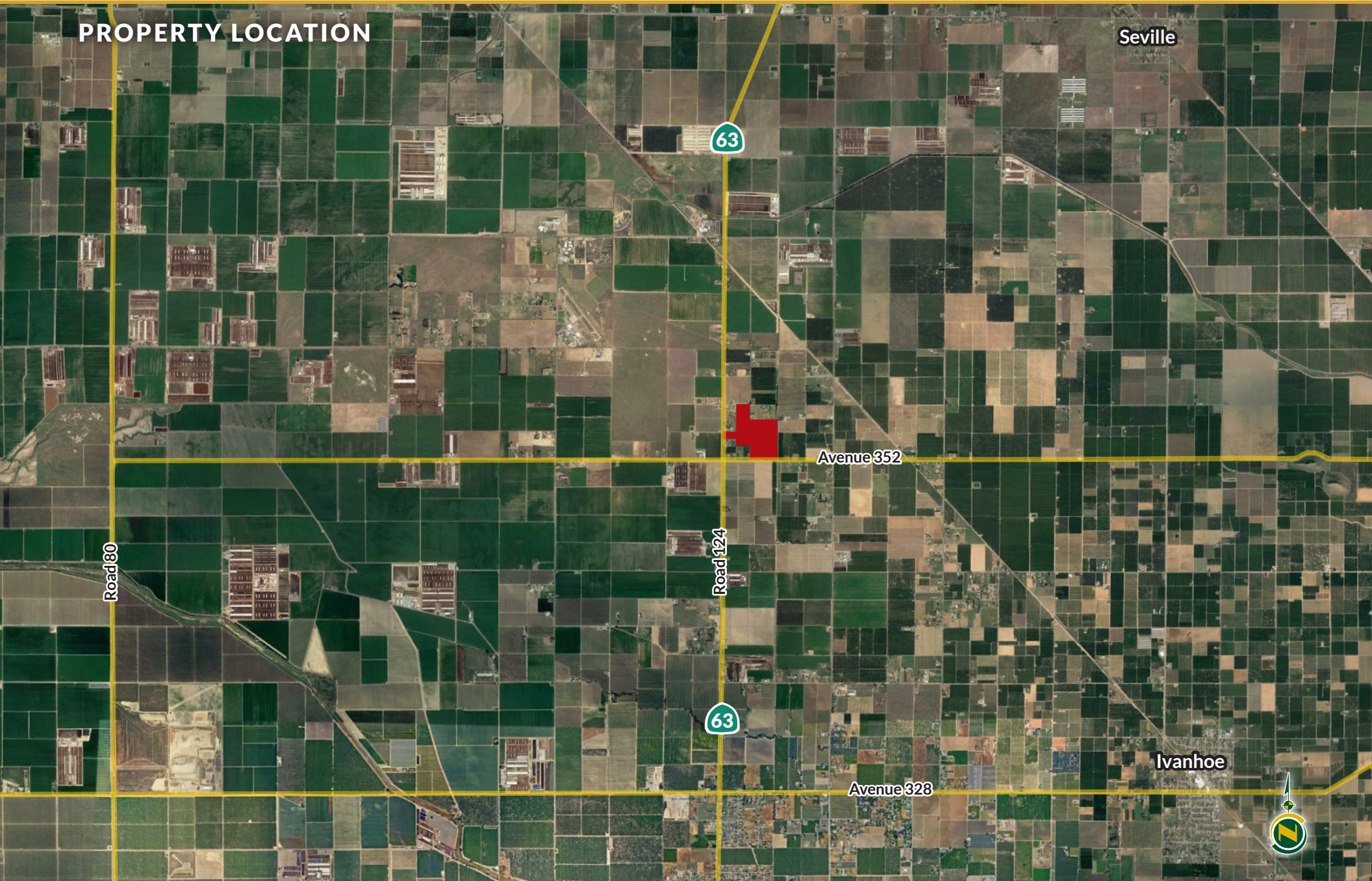


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PROPERTY LOCATION



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PROPERTY INFORMATION

DESCRIPTION

Available for sale is a certified organic citrus ranch located north of Visalia, California that features good citrus varieties, wind machines throughout the property for frost protection, two large Ag pumps and wells, and is located within the boundaries of Alta Irrigation District.

LOCATION

The property is located on the east side of Highway 63 and on the north side of Avenue 352 approximately three miles north of Visalia, California.

LEGAL

Tulare County APNs: 051-010-020, 021, 051 and 054

ZONING

All parcels are zoned AE-40.

SOILS

Exeter loam, 0 to 2 percent slopes.

PLANTINGS

- | | |
|----------|--|
| Block 1 | 3± acres of Washington Navels, planted in 1990's. |
| Block 2 | 12± acres of Washington navels planted in 1969, spaced 22x12 ft. |
| Block 3 | 8± acres of Moro Blood Navels planted in 2008, spaced 22x16 ft. |
| Block 4 | 8± acres of Washington navels planted in 1969, spaced 22x12 ft. |
| Block 5 | 12± acres of Washington navels planted in 1969, spaced 22x12 ft. |
| Block 6 | 6.5± acres of Tango mandarins planted in 2017. |
| Block 8 | 10± acres of Washington navels planted in 1986 spaced 22x16 ft. |
| Block 9 | 10± acres of Washington navels planted in 1986 spaced 22x16 ft. |
| Block 10 | 10± acres of Cara Caras. Planted in 1985, spaced 22x16 ft. |
| Block 11 | 4± acres of TI Navels planted in 1985, spaced 24x9 ft. |
| Block 12 | 7.5± acres of Powell navels planted in 2007 and 2012. |

WATER

Irrigation water is provided by two 100±HP pumps and wells. The property is also within Alta Irrigation District at 50% entitlement with an offsite turnout and 12 inch delivery line to the subject property. The sellers are finishing the process of connecting the power to the lift pump and filter site for the Alta Irrigation District water. This process will be completed by the Seller. The property is located in the Kings River East GSA.

FROST CONTROL

There are 9 Sentinel wind machines with John Deere diesel motors.

PRICE/TERMS

The asking price is \$3,682,770.



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PROPERTY OVERVIEW

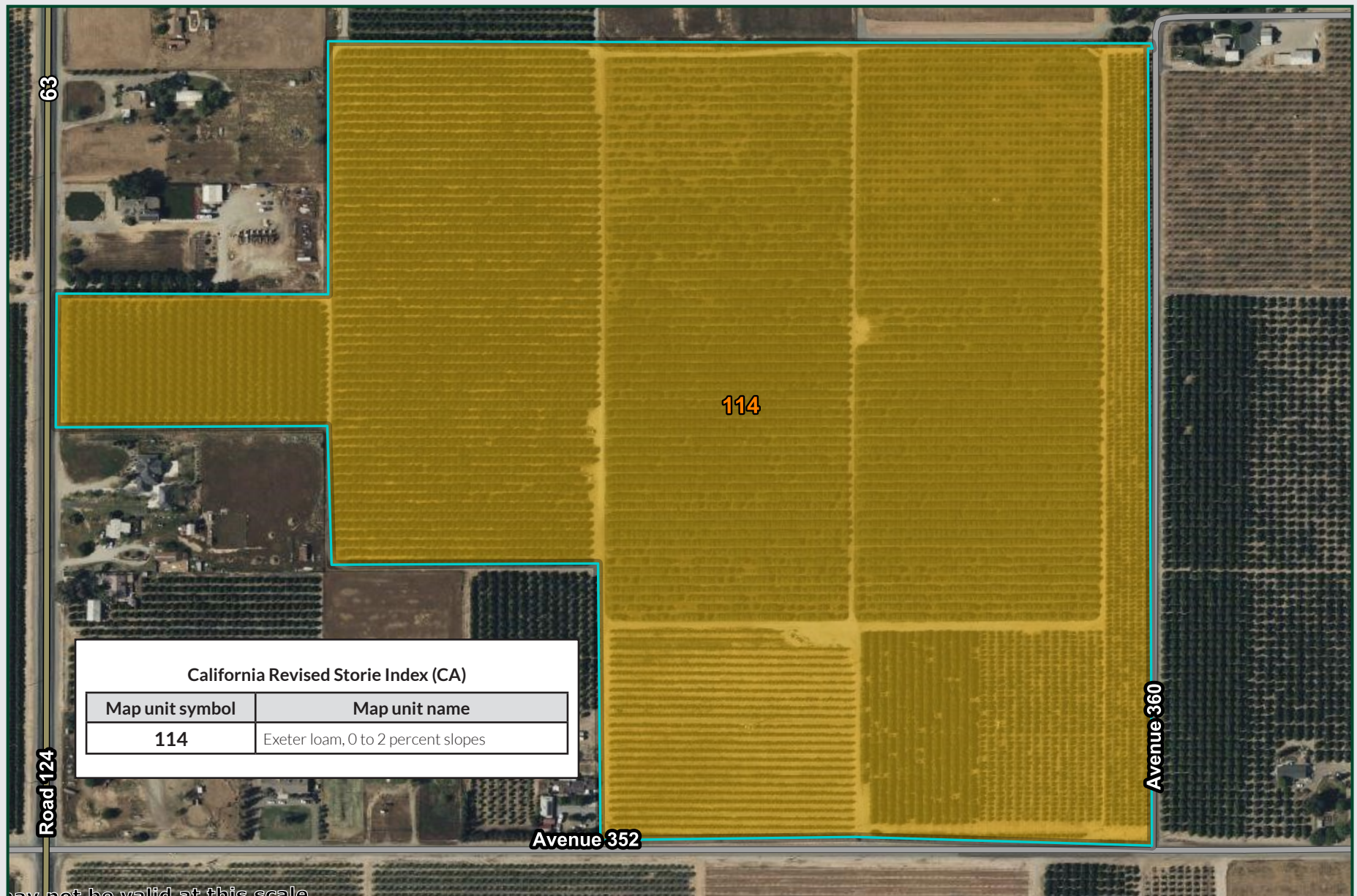


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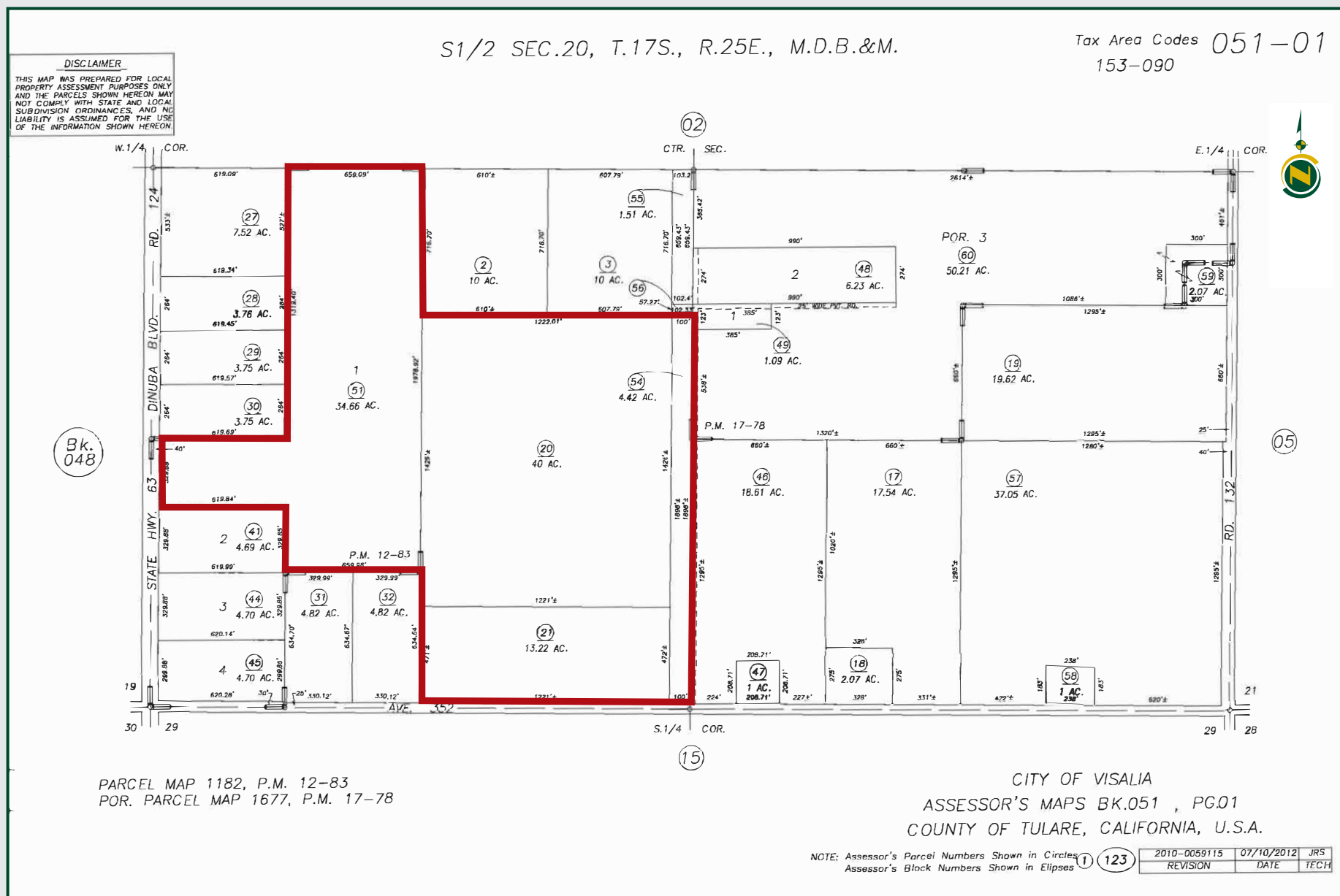
SOILS MAP



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PARCEL MAP



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PROPERTY PHOTOS



ORGANIC CITRUS RANCH

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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.