

# LAKE SUCCESS AREA CITRUS RANCH

Tulare County, California

20.24± Acres

\$615,000

(\$30,385±/Acre)

**PRICE REDUCED**



- Mature Citrus Orchard
- Homesite with Scenic Views
- Ample Water Rights



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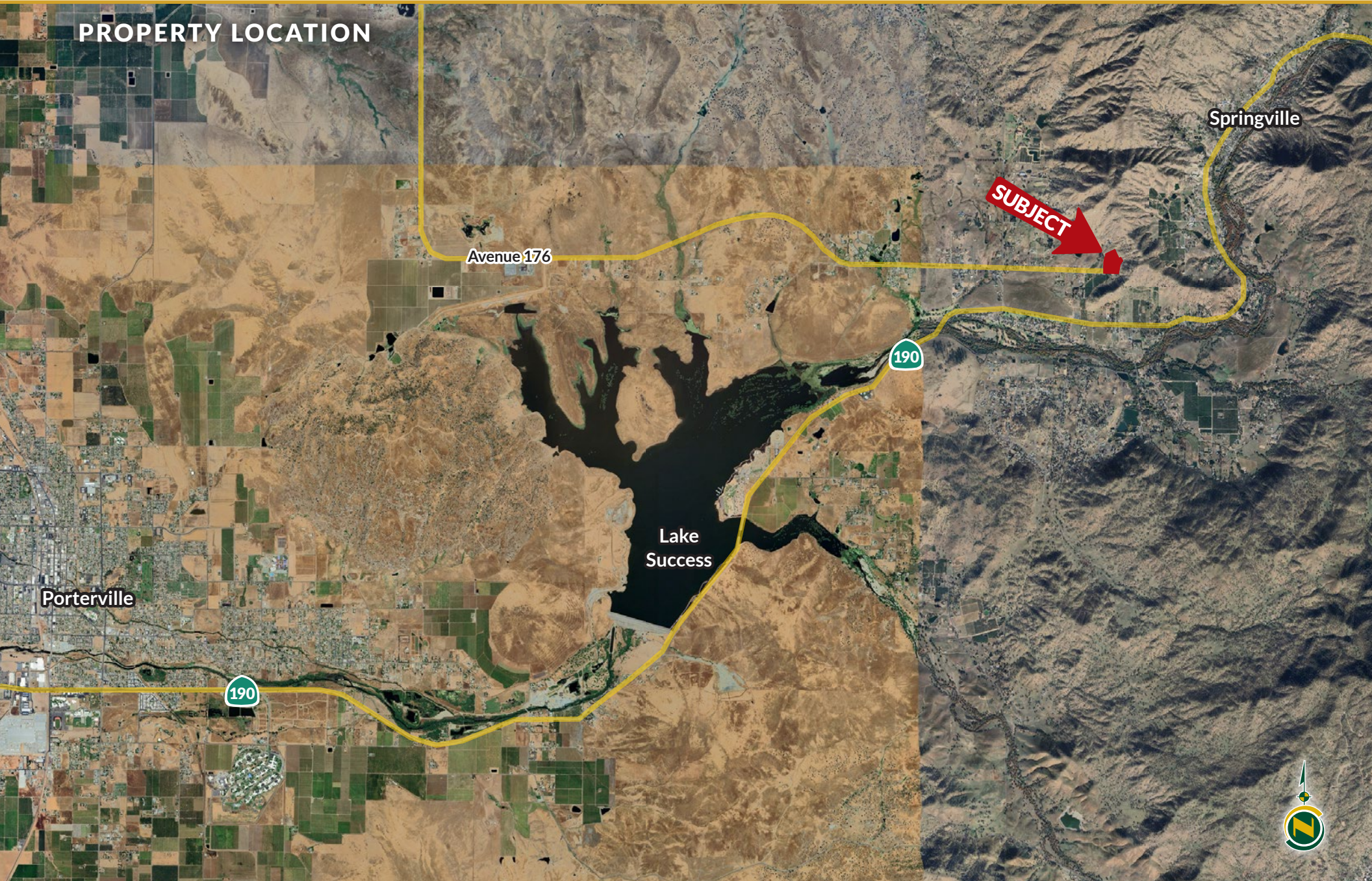


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## PROPERTY LOCATION





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## PROPERTY INFORMATION

### DESCRIPTION

For sale in the foothills of Tulare County, California, is a productive citrus grove with excellent surface water rights. The property would also make a scenic place to build a custom home nestled against the green oak studded foothills.

### LOCATION

The property is located at the end of Avenue 176, just southwest of Springville, California. The nearest crossroad is Campbell Creek Drive.

### LEGAL

Tulare County APN: 284-430-005 and 284-500-025.

### ZONING

P-D-F-M

### PLANTINGS

The property is planted to approximately 18 acres of mature Atwood navels.

### WATER

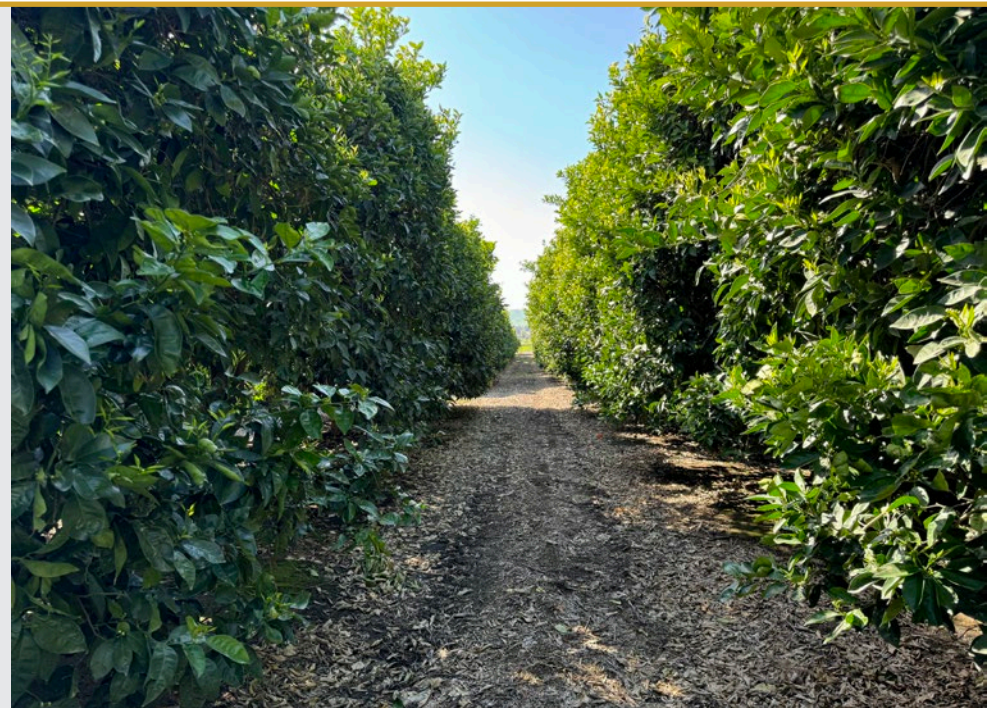
The property is irrigated by Pleasant Valley irrigation water and includes ditch stock. Also included is an off-site well, in unknown condition.

### SOILS

- Blasingame sandy loam, 9 to 15 percent slopes
- Cieneba-Rock outcrop complex, 15 to 75 percent slopes
- Vista-Rock outcrop complex, 9 to 50 percent slopes

### PRICE/TERMS

The asking price is \$615,000.  
Seller to retain the 2024-25 crop.





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## PROPERTY OVERVIEW



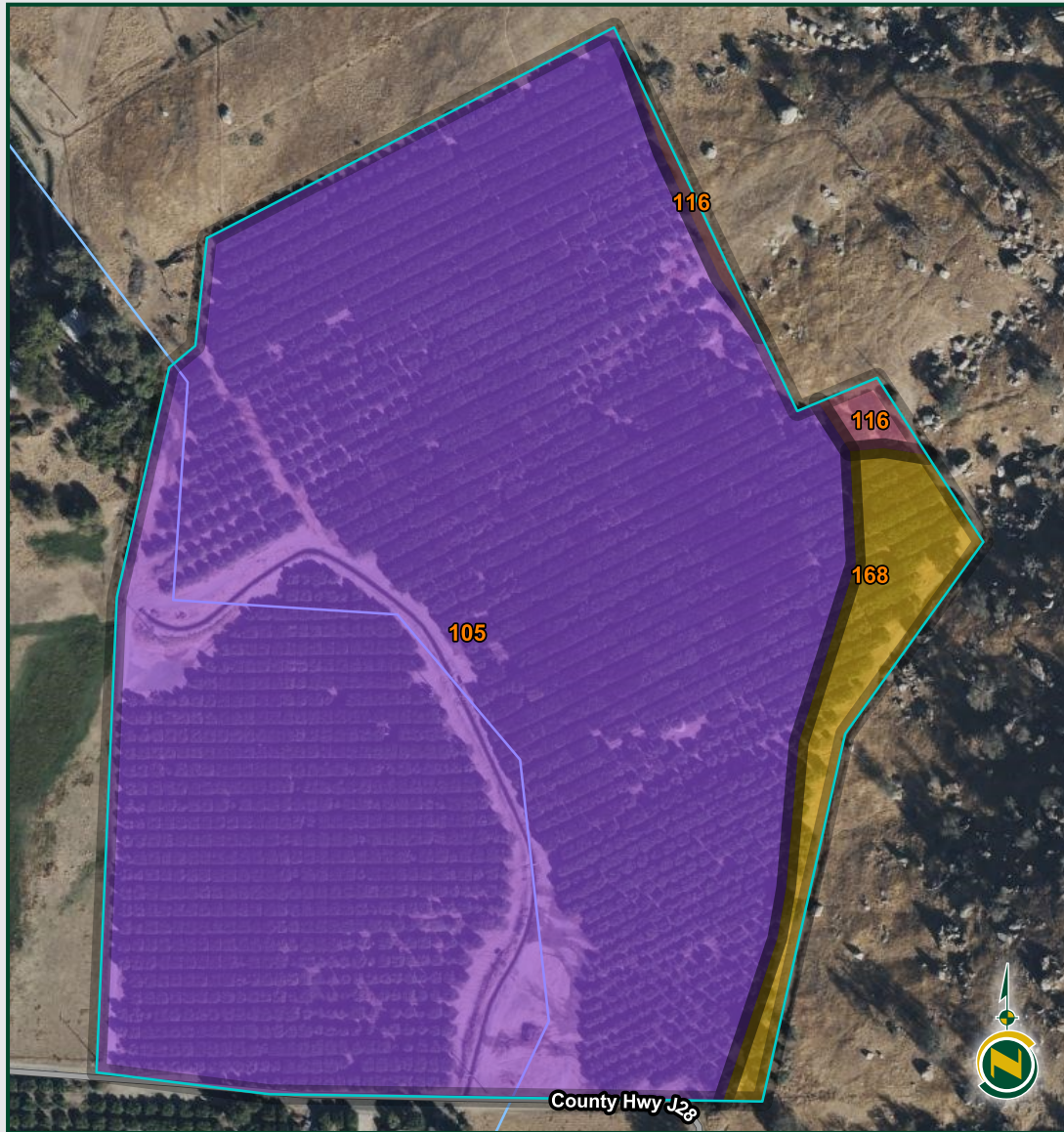


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## SOILS MAP



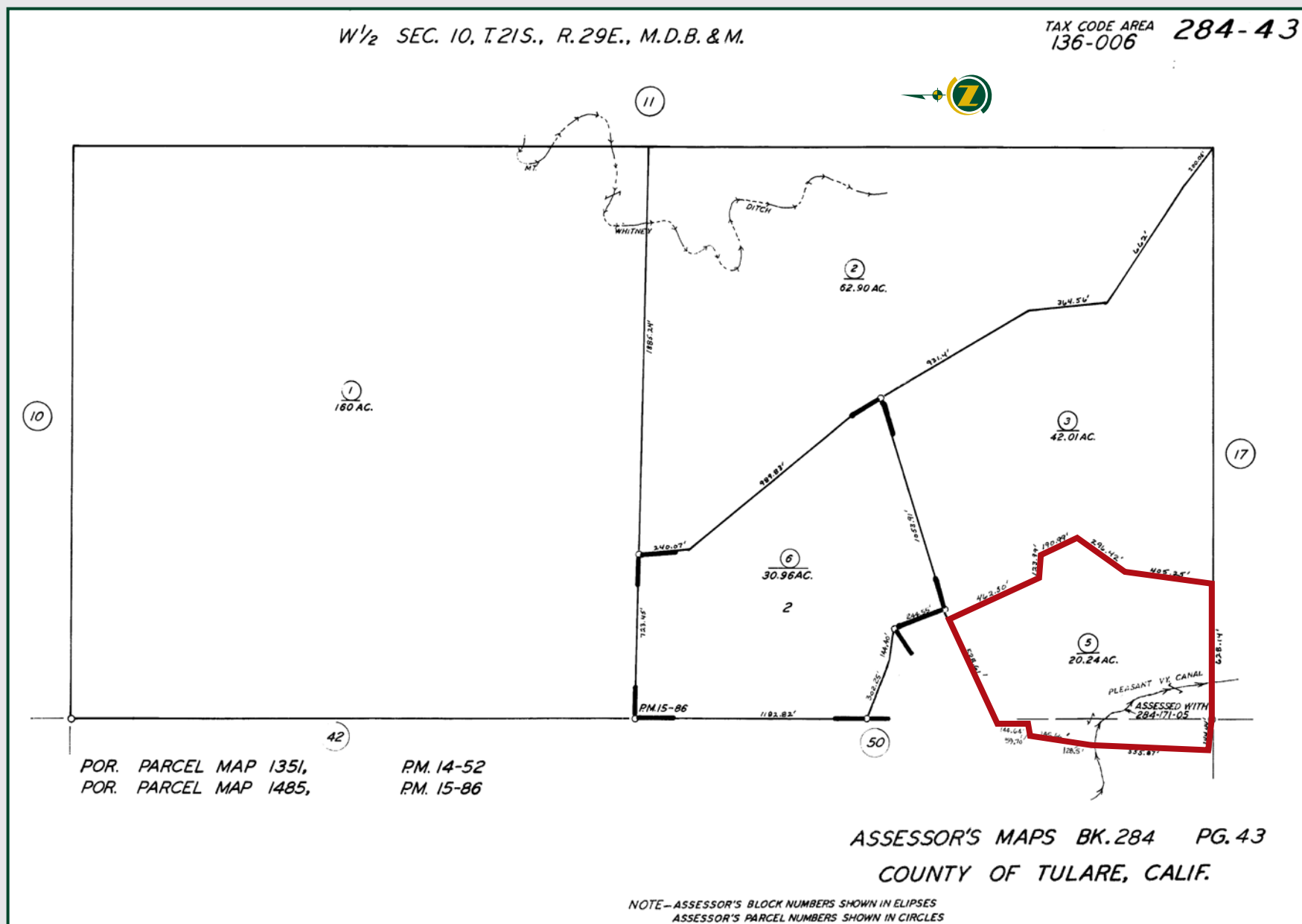
California Revised Storie Index (CA)		
Map unit symbol	Map unit name	AOI
105	Blasingame sandy loam, 9 to 15 percent slopes	93.4%
116	Grangeville fine sandy loam, hard substratum	1.1%
168	Pacahppa loam	5.5%
Total		100.0%

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## 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.