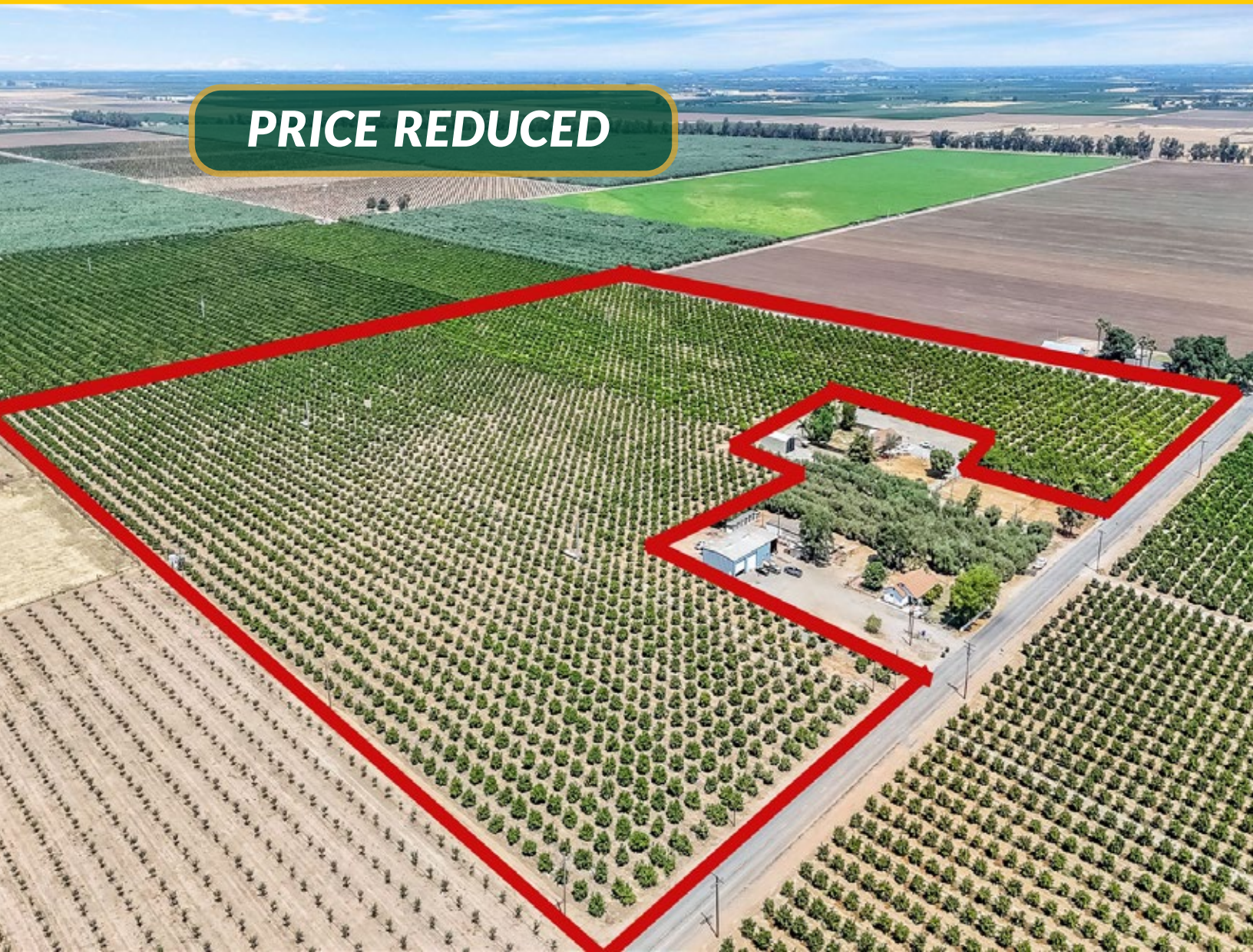


SEVILLE LEMONS

34.57± ACRES | TULARE COUNTY, CALIFORNIA

\$1,037,100
(\$30,000/ACRE)

PRICE REDUCED



PROPERTY HIGHLIGHTS

- YOUNG LEMONS
- (2) PUMPS AND WELLS
- (4) WIND MACHINES



www.pearsonrealty.com
CA DRE #00020875

FRESNO
7480 N. Palm Ave, Ste 101
Fresno, CA 93711
559.432.6200

VISALIA
3447 S. Demaree St.
Visalia, CA 93277
559.732.7300

BAKERSFIELD
4900 California Ave., #210B
Bakersfield, CA 93309
661.334.2777

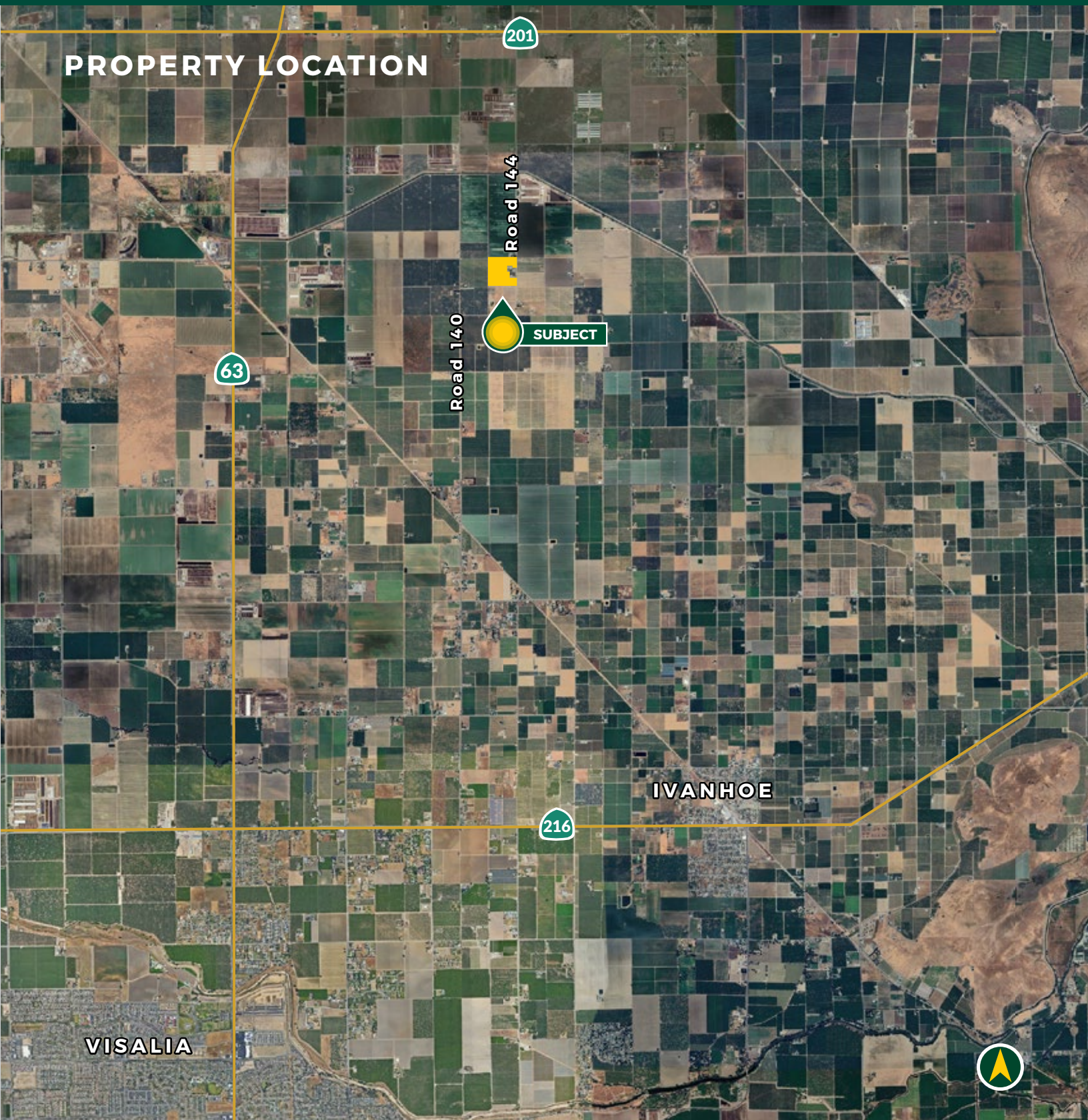


All information contained herein is deemed reliable but not guaranteed by seller nor broker and should be independently verified by potential buyers. We assume no liability for errors or omissions.

SEVILLE LEMONS
TULARE COUNTY, CA | 34.57± ACRES

\$1,037,100
(\$30,000 / ACRE)

PROPERTY LOCATION



2

All information contained herein is deemed reliable but not guaranteed by seller nor broker and should be independently verified by potential buyers. We assume no liability for errors or omissions.

PROPERTY INFORMATION

DESCRIPTION

Available for sale is a 34.57± acre well-farmed lemon orchard in a desirable citrus growing region. The property includes four wind machines, two ag wells and sand media filters.

LOCATION

The property is located on the west side of Road 144 between Avenue 364 and Avenue 368. The street address is 36713 Road 144, Visalia, CA 93292.

LEGAL

Tulare County APN 051-190-020 (17.62± acres) and 051-190-022 (16.95± acres). The parcels are located in a portion of the NE ¼ of the NW ¼ of Section 15, T17S, R25E, M.D.B.&M.

ZONING

AE-20 The parcels are under the Williamson Act.

PLANTINGS

- 16.95± acres of Lisbon lemons on Volka Mariana Rootstock
- 17.62± acres of Lisbon lemons on Trifoliolate Rootstock.

WATER

Two ag wells and pumps, sand media filtration system with a fan jet irrigation system.

SOILS

See soils map included.

FROST PROTECTIONS

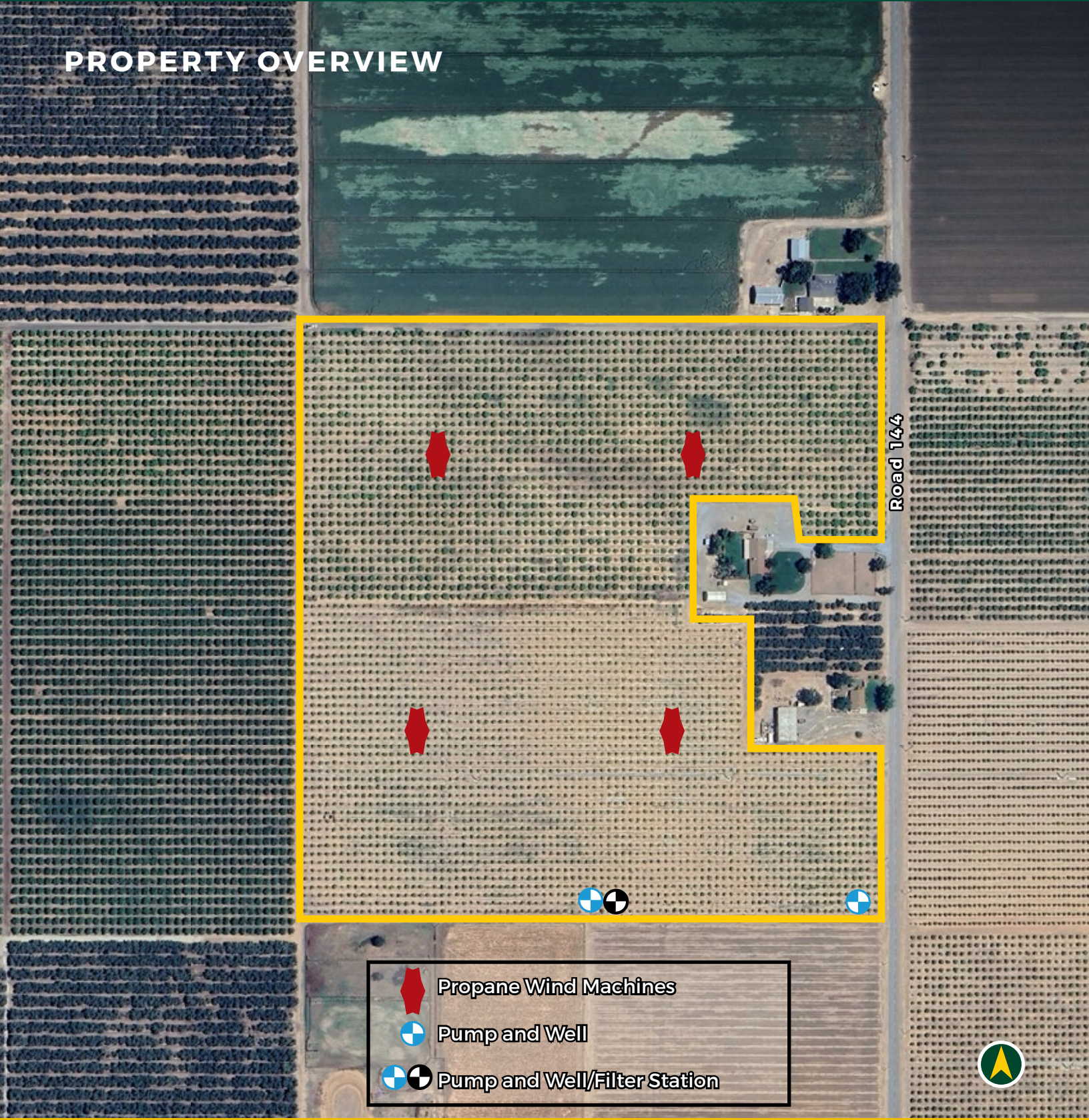
Four propane wind machines.

PRICE/TERMS

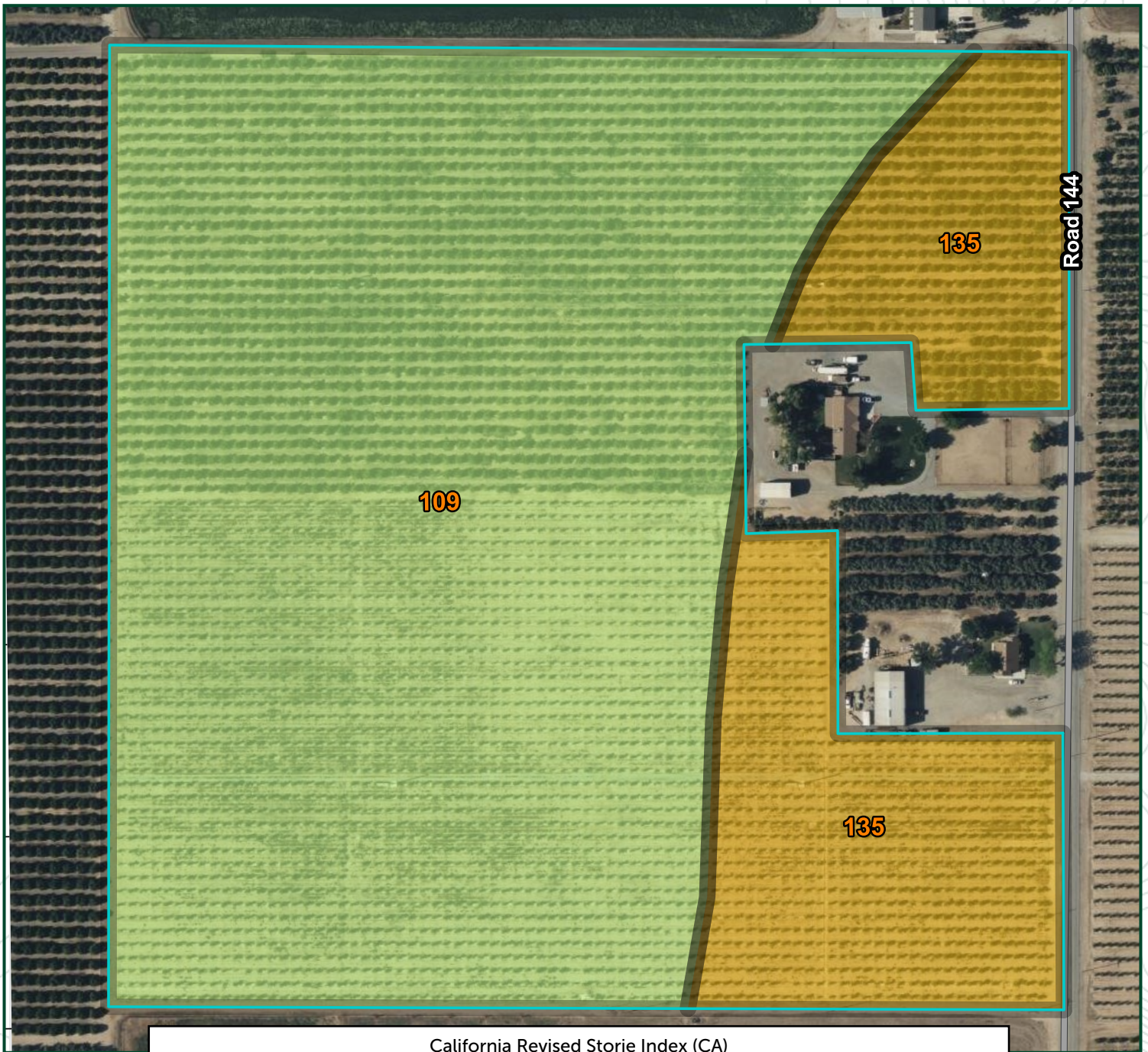
\$1,037,100 cash at the close of escrow. Buyer to reimburse Seller for cultural costs related to the 2025/2026 crop.



PROPERTY OVERVIEW

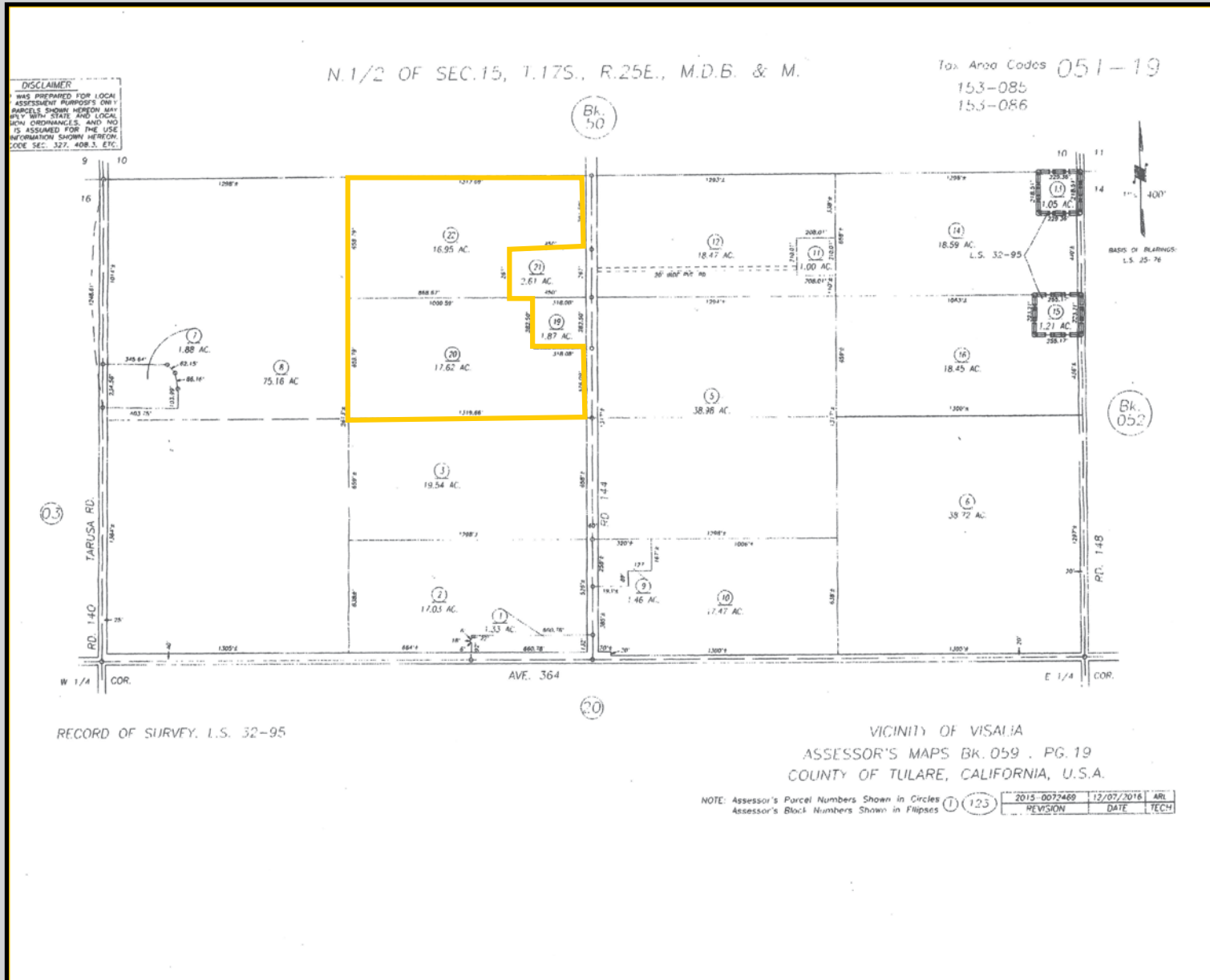


SOILS MAP



California Revised Storie Index (CA)

Map unit symbol	Map unit name	Rating	Percent AOI
109	Crosscreek-Kai association, 0 to 2 percent slopes	Grade 2 - Good	76.2%
135	San Joaquin loam, 0 to 2 percent slopes	Grade 4 - Poor	23.8%



PROPERTY PHOTOS



EXCLUSIVELY PRESENTED BY:
A DIVISION OF PEARSON COMPANIES



106
YEARS

A Tradition In Trust Since 1919

OFFICES SERVING THE CENTRAL VALLEY

FRESNO

7480 N. Palm Ave, Ste 101
Fresno, CA 93711
559.432.6200

VISALIA

3447 S. Demaree St.
Visalia, CA 93277
559.732.7300

BAKERSFIELD

4900 California Ave., #210B
Bakersfield, CA 93309
661.334.2777

www.pearsonrealty.com

CA DRE #00020875

