

45.05±
ASSESSED ACRES

PORTERVILLE AREA CITRUS
TULARE COUNTY, CALIFORNIA

\$2,027,250
(\$45,000±/ACRE)

EXCLUSIVELY PRESENTED BY:
A DIVISION OF PEARSON COMPANIES



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.



A Tradition In Trust Since 1919

www.pearsonrealty.com
CA DRE #00020875



**PROPERTY
HIGHLIGHTS:**

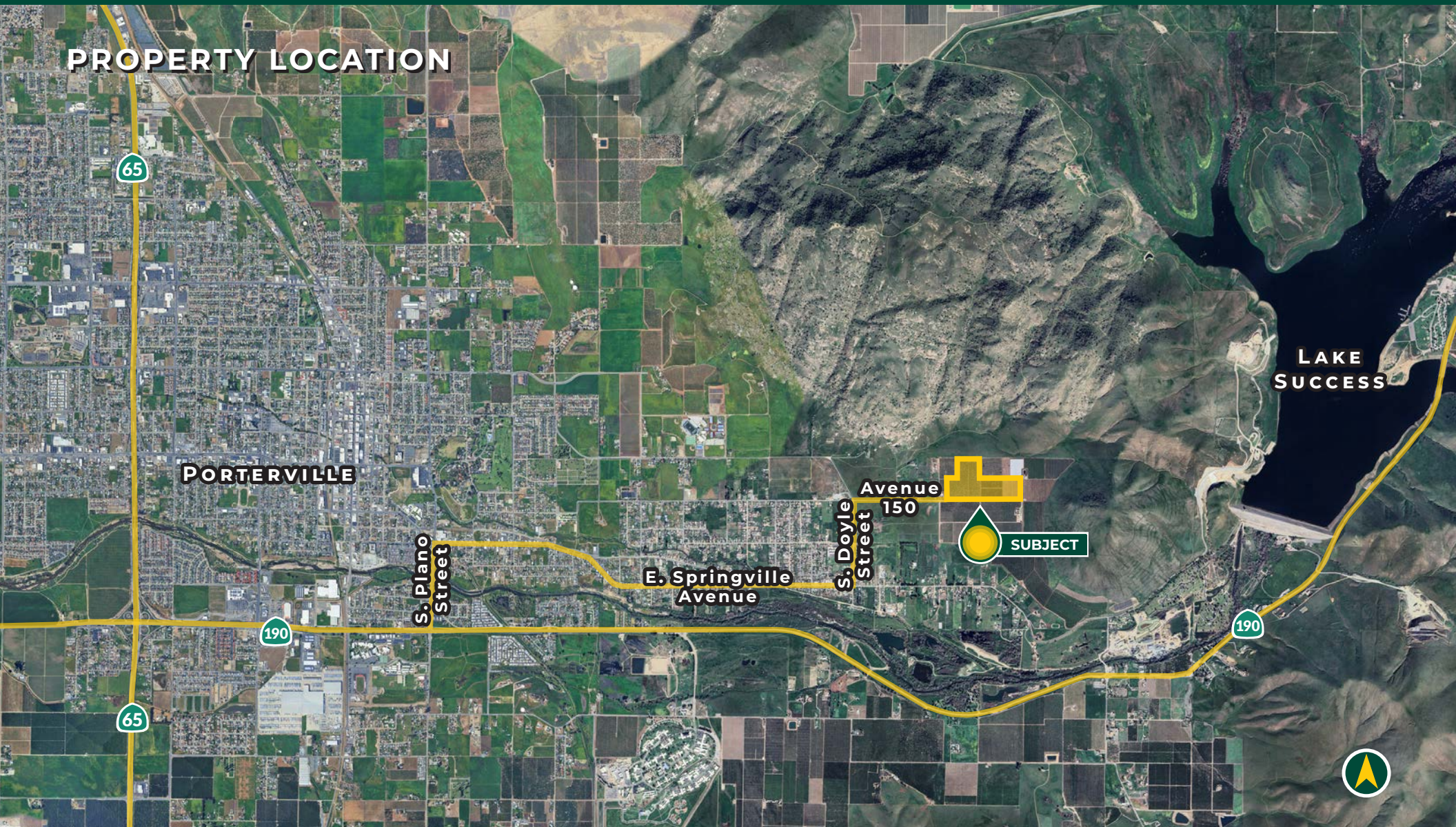
- ALTA VISTA WATER COMPANY
- MATURE AND YOUNG PLANTINGS
- EXCELLENT CITRUS GROWING REGION

PORTERVILLE AREA CITRUS
TULARE COUNTY, CA

45.05± ACRES

\$2,027,250
(\$45,000± / ACRE)

PROPERTY LOCATION



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.

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

PROPERTY INFORMATION

DESCRIPTION

Available for sale is a rare opportunity to purchase a citrus ranch located on a hillside east of Porterville. The property features lemons and grapefruit as well as irrigation water provided by Alta Vista Water Company.

LOCATION

The property is accessed at the end of Avenue 150 and east of S. Doyle Street, east of Porterville, California.

LEGAL

Tulare County APNs: 264-060-008, 010, 018.

ZONING

The property is zoned AE-10.

SOILS

Porterville Clay, 2 to 15 percent slopes.
San Joaquin loam, 2 to 9 percent slopes.

PLANTINGS

The property is planted to 25± acres of lemons, 10± acres of Rio Red grapefruit and 8± acres of Lisbon lemons.

WATER

Irrigation water is provided by Alta Vista Water Company. The property is located in the Eastern Tule GSA.

FROST PROTECTION

There are three wind machines for frost protection.

PRICE/TERMS

The asking price is \$2,027,250.



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.

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

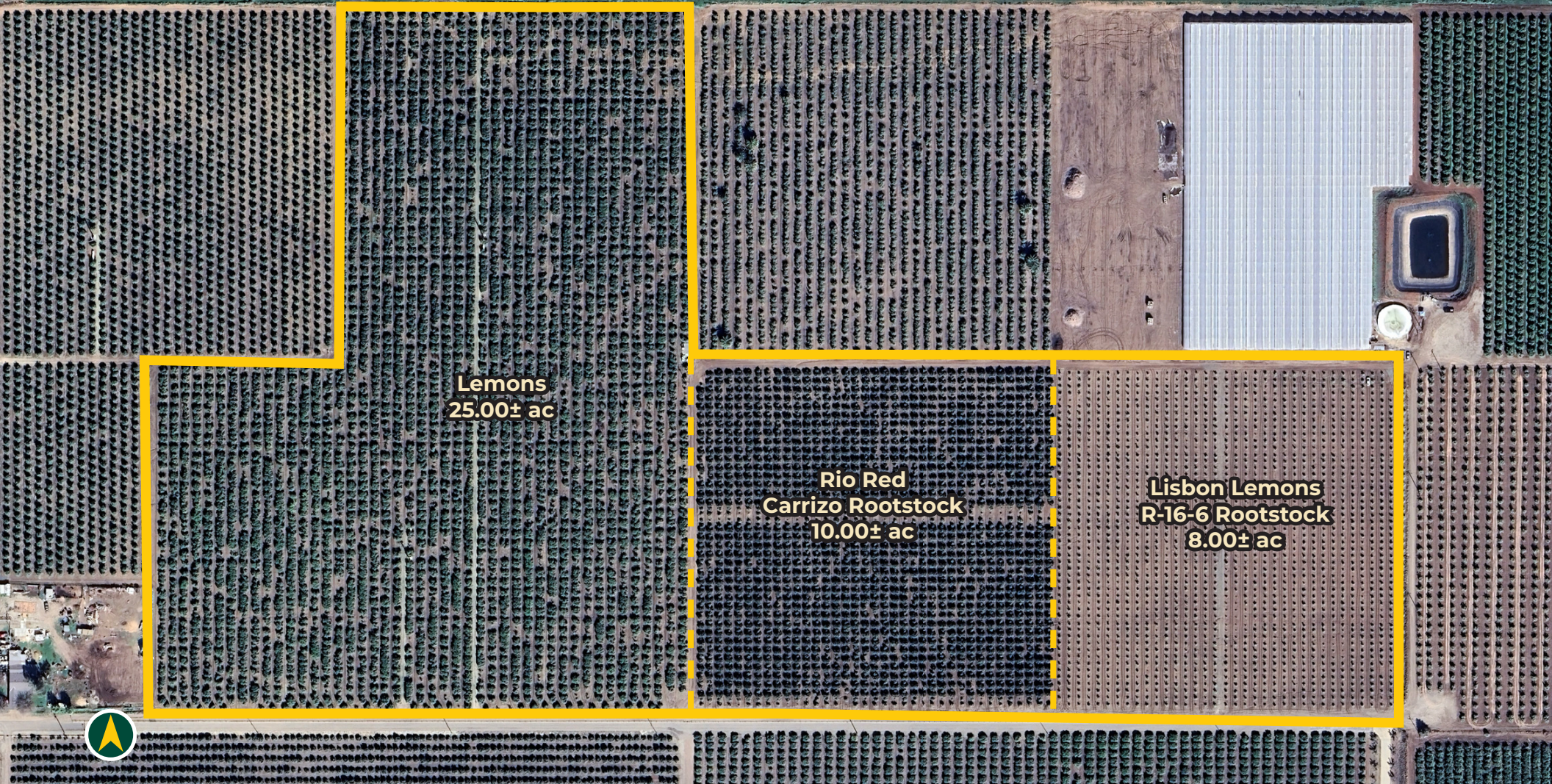
4900 California Ave., #210B
Bakersfield, CA 93309
661.334.2777

PORTERVILLE AREA CITRUS
TULARE COUNTY, CA

45.05± ACRES

\$2,027,250
(\$45,000± / ACRE)

PROPERTY OVERVIEW



Lemons
25.00± ac

Rio Red
Carrizo Rootstock
10.00± ac

Lisbon Lemons
R-16-6 Rootstock
8.00± ac



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.

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

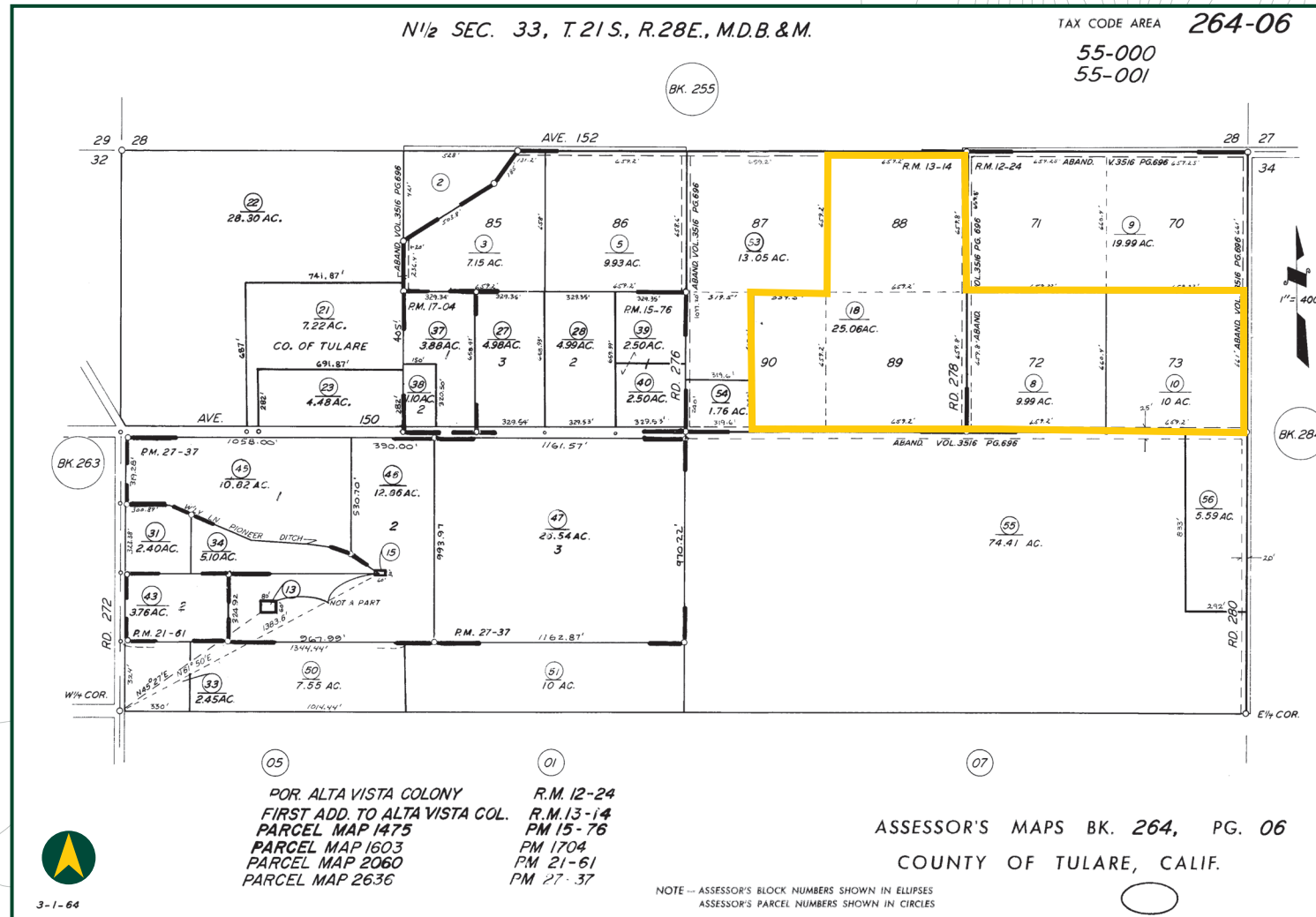
SOILS MAP



Map Unit Symbol	Map Unit Name	Percent of AOI
114	Porterville clay, 2 to 9 percent slopes	82.2%
149	Porterville clay, 9 to 15 percent slopes	16.3%
155	San Joaquin loam, 2 to 9 percent slopes	1.5%



PARCEL MAP



PROPERTY PHOTOS



EXCLUSIVELY PRESENTED BY:
A DIVISION OF PEARSON COMPANIES



**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

