

FOR SALE



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Ivanhoe I.D. Citrus Ranch



**85.65± Assessed Acres
Tulare County, California**

- Ivanhoe I.D.
- Ag Wells
- Producing Navels and Valencias

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Ivanhoe I.D. Citrus Ranch

85.65± Assessed Acres

\$2,800,000

DESCRIPTION:

Available for sale is a well-managed citrus ranch located east of Ivanhoe, California, within Ivanhoe Irrigation District. The property features mature navel and valencias, wind machines, and two sources of water.

LOCATION:

The property is located on the northeast corner of Millwood Drive and Road 172, just east of Ivanhoe, California.

LEGAL:

Tulare County APNs: 110-030-023 & 110-040-001.
The property is under the Williamson Act contract.
Zoning: AE-20

PLANTINGS:

The ranch is planted to the following:

Block	Acres	Varieties
1	4.7±ac	Fisher navels
2	14±ac	Valencia oranges
3	27.7±ac	Washington navels
4	15.4±ac	Valencia oranges
5	12.4±ac	Washington navels
6	9.8±ac	Valencia oranges

PRODUCTION:

Bins per acre:

	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>
Block 1	29.78	28.09	25.11	26.6
Block 2		43.36	31.57	29.86
Block 3	45.20	33.57	32.78	38.48
Block 4		42.27	39.94	25.39
Block 5	36.85	29.03	27.66	33.31
Block 6		34.08	36.02	15.61

WATER:

There are four wells on the property along with water from Ivanhoe Irrigation District. The well located on the west side of Block 6 is not being used for irrigation.

SOILS:

Exeter loam, 0 to 2 percent slopes.

FROST:

There are seven windmachines on this property. Four are diesel, one is propane, and two are electric.

PRICE/TERMS:

The asking price is \$2,800,000.

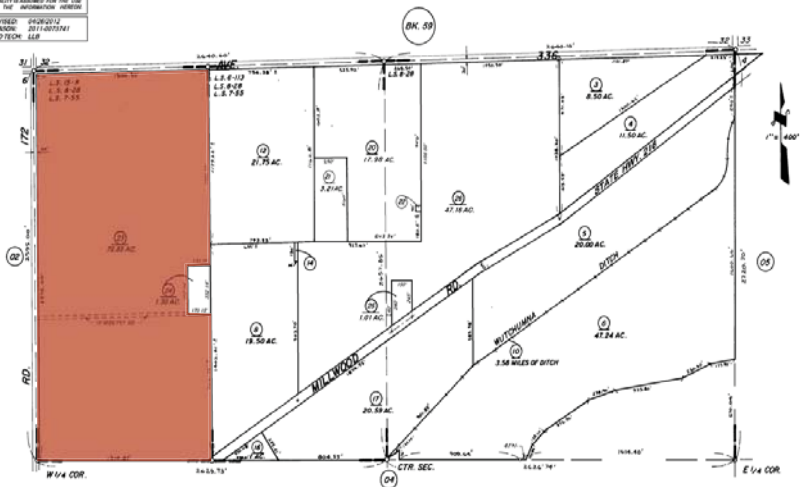
ASSESSOR'S PARCEL MAP

S1/2 SEC.5, T.18S., R.26E., M.D.B.8

N 1/2 SEC.5, T.18S., R.26E., M.D.B.8M

TAX CODE AREA 110-03
153-070

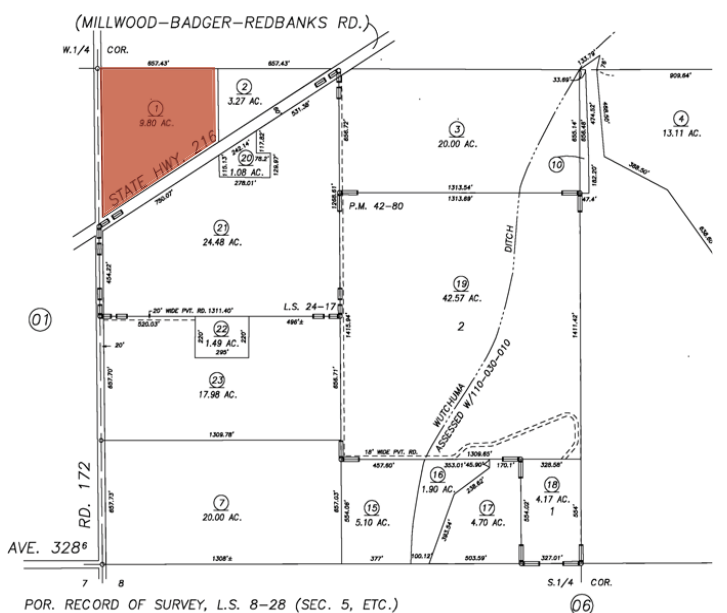
DISCLAIMER
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RECORD OF SURVEY, L.S. 6-113 (N 1/4 SEC.5)
RECORD OF SURVEY, L.S. 7-55 (NW 1/4 SEC.5)
RECORD OF SURVEY, L.S. 8-28 (SEC.5)
RECORD OF SURVEY, L.S. 15-8

VICINITY OF IVANHOE
ASSESSOR'S MAPS BK. 110, PG. 03
COUNTY OF TULARE, CALIF.

NOTE—ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES
ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES

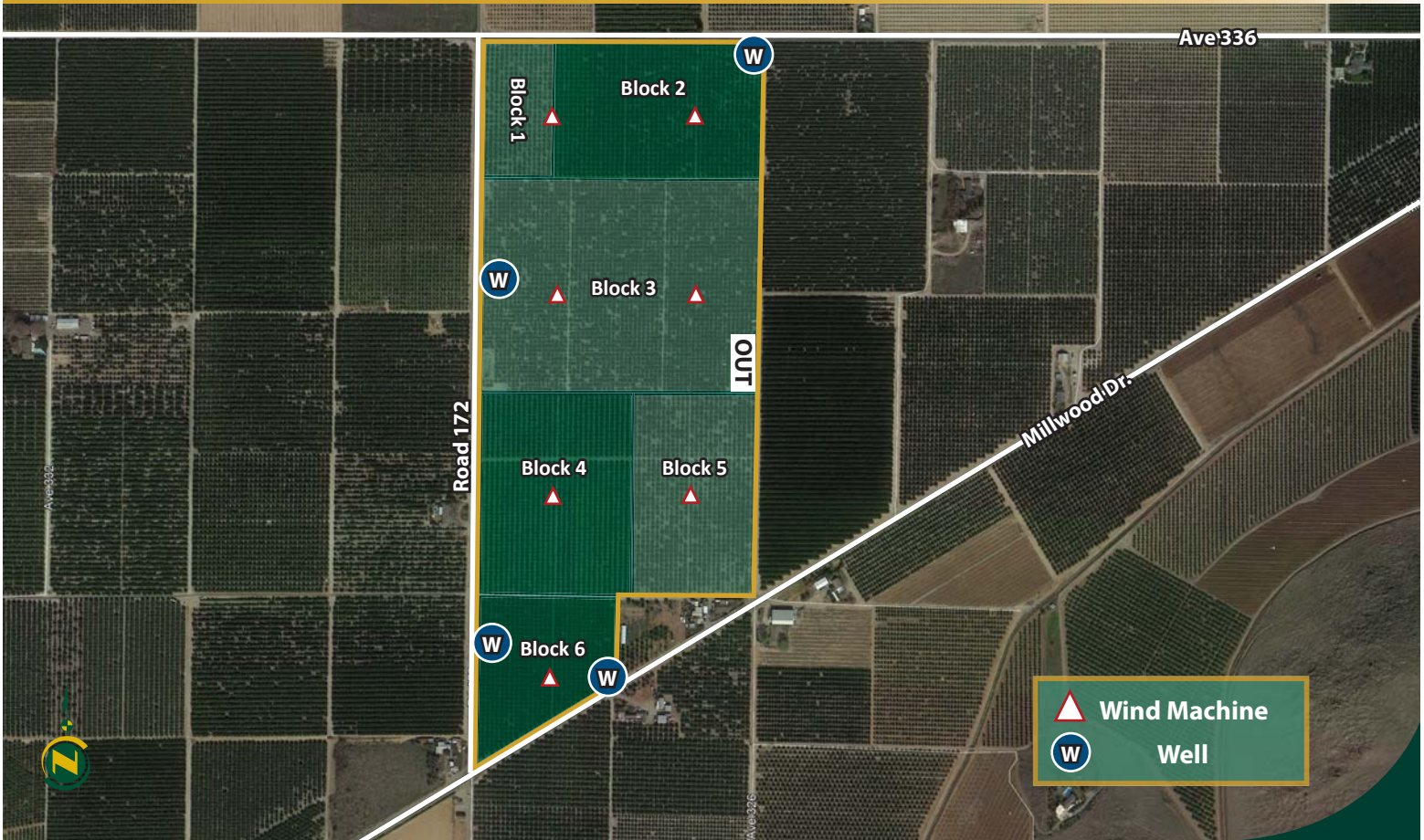


POR. RECORD OF SURVEY, L.S. 8-28 (SEC. 5, ETC.)
PARCEL MAP 4176, P.M. 42-80
RECORD OF SURVEY, L.S. 24-17

NOTE: Assessor's



AERIAL MAP



▲ Wind Machine
○ W Well



LOCATION MAP



REGIONAL MAP



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

Offices Serving The Central Valley

FRESNO

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

VISALIA

3447 S Demaree Street
Visalia, CA 93277
559.732.7300

BAKERSFIELD

4900 California Ave, Ste 210 B
Bakersfield, CA 93309
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