

**FOR SALE**



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# Porterville Citrus Ranch



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

- Good Farming Location
- Mature Citrus
- Good Soil
- Seller Financing Available

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CA DRE #00020875



# Porterville Citrus Ranch

**37.66± Assessed Acres**

**\$715,500**

**DESCRIPTION:**

Available for sale is a 37.66± acre citrus ranch located south of Porterville, California. The property features mature citrus plantings, wind machines and an Ag well.

**LOCATION:**

The property is located on the southwest and southeast corner of Avenue 124 and Road 232 just south of Porterville, California. Road 232 splits the ranch.

**LEGAL:**

Tulare County APNs: 302-121-014 & 302-125-001  
Zoning: AE-10.  
The property is not under the Williamson Act contract.

**WATER:**

Irrigation water is provided by one new Ag pump and well. The well was recently drilled to a depth of approximately 800± feet.

**PLANTINGS:**

The ranch is planted to approximately 28.5± acres of mature Frost Nucellar navels and approximately 9.5± acres of 10 year-old Powell navels.

**FROST CONTROL:**

The ranch has three wind machines for frost protection.

**SOILS:**

Exeter loam, 0 to 2 percent slopes.

**PRICE/TERMS:**

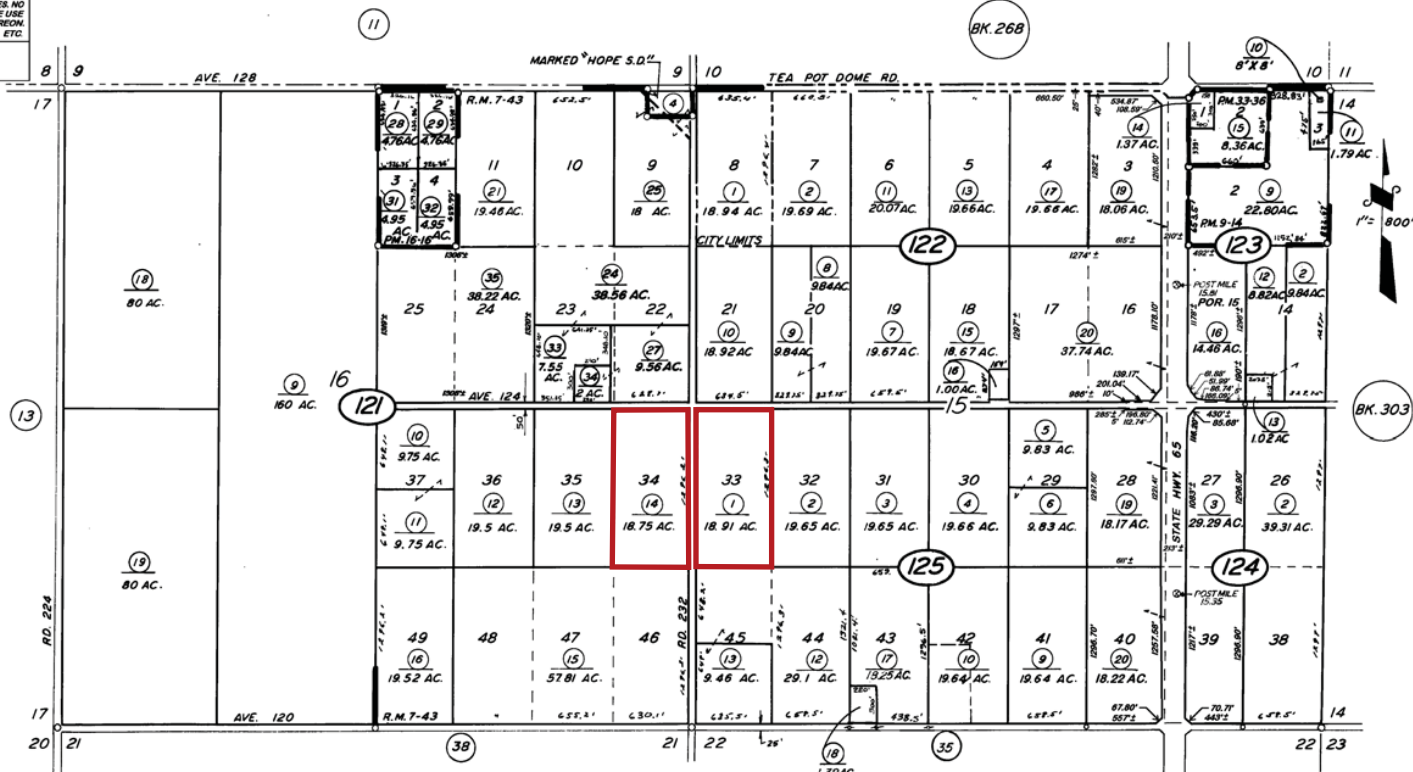
The asking price is \$715,500. Seller financing is available with 25% down. The current crop is negotiable.

# ASSESSOR'S PARCEL MAP

THIS MAP WAS PREPARED FOR LOCAL PROPERTY ASSESSMENT PURPOSES ONLY. THE PARCELS SHOWN HEREON MAY NOT COMPLY WITH STATE AND LOCAL SUBDIVISION ORDINANCES. NO LIABILITY IS ASSUMED FOR THE USE OF THE INFORMATION HEREON. R & T CODE SEC. 327, 408.3, ETC.

REVISED: 06/07/2017  
REASON: 2017-0013657  
CAD TECH: AL

0394-000  
004-001

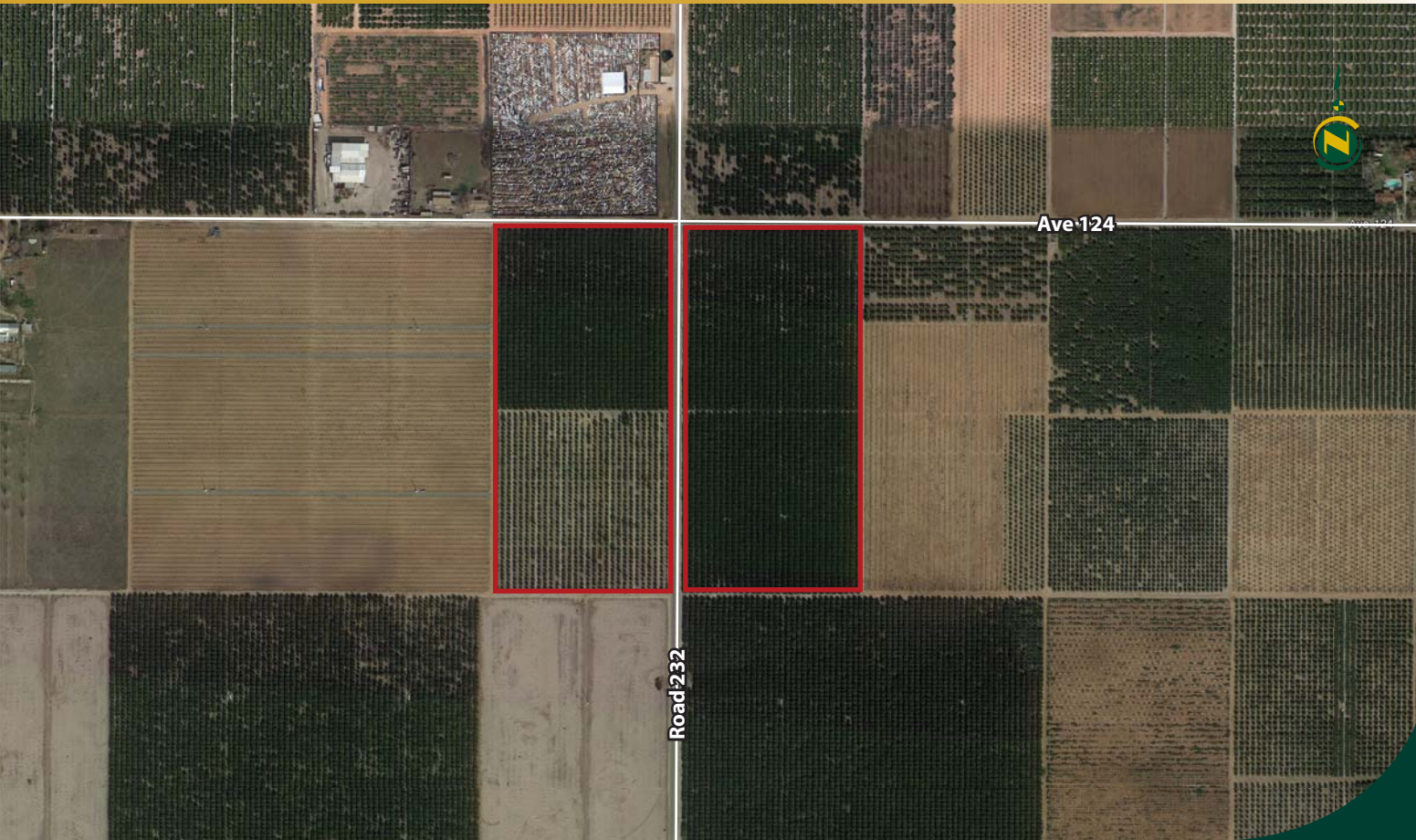


POR. CAMPO VERDE COLONY,  
PARCEL MAP 814,  
PARCEL MAP 1515,  
PARCEL MAP 3234,  
BOR RECORD OF SURVEY (STATE HWY. 65) I S 26-26

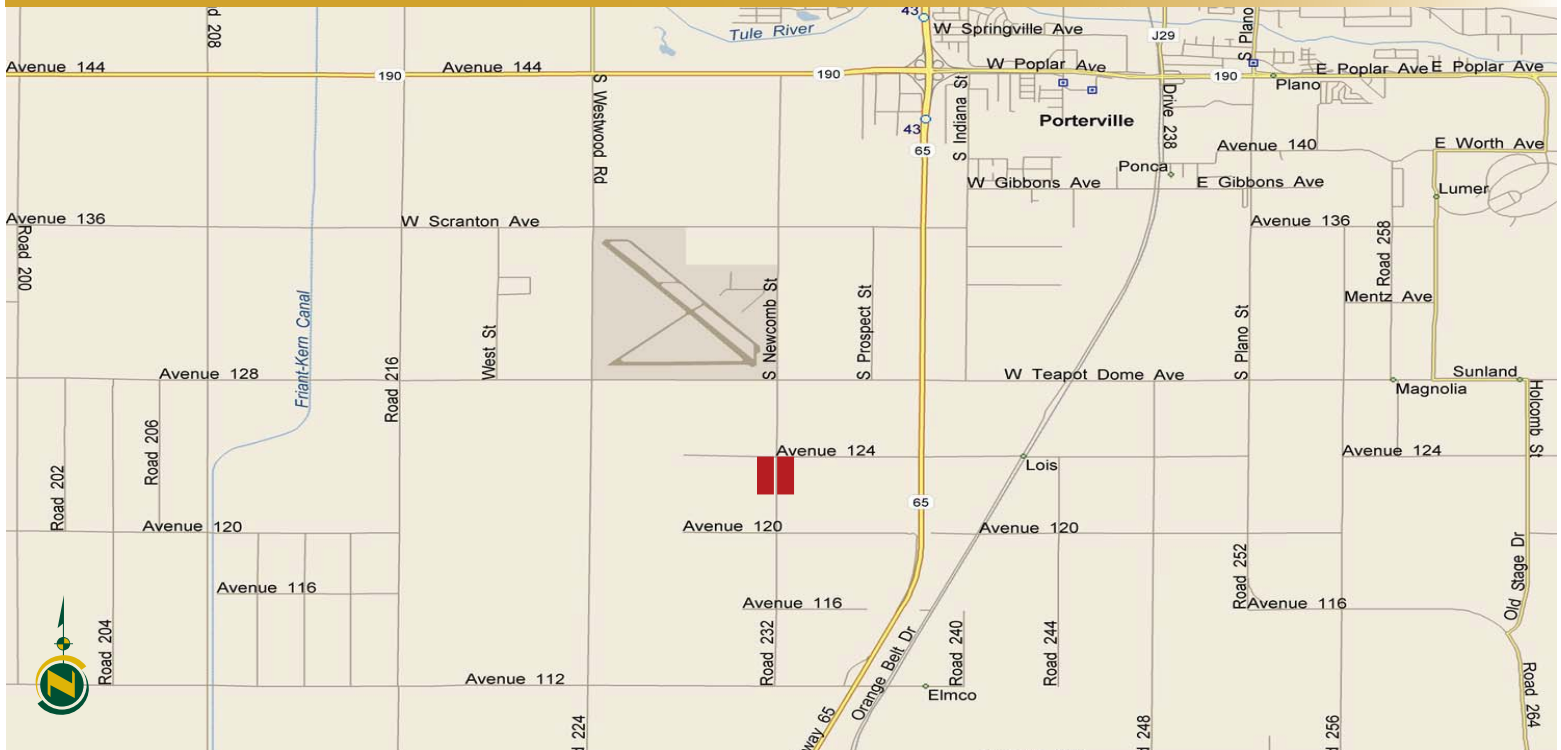
R.M. 7-43  
P.M. 9-14  
P.M. 16-16  
P.M. 33-36

VICINITY OF PORTERVILLE  
ASSESSOR'S MAPS BK. 302, PG. 12.  
COUNTY OF TULARE, CALIF.

## AERIAL MAP



# 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

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