

58.47±
ASSESSED ACRES

IVANHOE CITRUS RANCH

TULARE COUNTY, CALIFORNIA

\$2,631,150
(\$45,000/ACRE)

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PROPERTY HIGHLIGHTS:

- TURN-KEY CITRUS RANCH
- TWO SOURCES OF WATER
- EXCELLENT FARMING LOCATION

AERIAL LOCATION MAP



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PROPERTY INFORMATION

DESCRIPTION

For sale is well located citrus orchard and home in the desirable farming area of Ivanhoe, California. The property is planted to several varieties of navels and has a well maintained farmhouse on its own legal parcel.

LOCATION

The property address is 33613 Road 168, Visalia, California. The property is located on the northwest corner of Avenue 336 and Road 168, just north of Ivanhoe, California.

LEGAL / ZONING

Tulare County APNs: 052-200-022, 023 and 024.
The property is zoned AE-20.
APNs 052-200-022 and 024 are enrolled in the Williamson Act.
APN: 052-200-023 is NOT enrolled in the Williamson Act.

WATER

Irrigation water is provided by Ivanhoe Irrigation District and one Ag well that was drilled in 2020 to approximately 300± deep. There are two meters for Ivanhoe Irrigation District and two filter sites. One is a larger Flowguard stainless filter with a 20±hp booster pump and the other is a fiberglass flow over filter with a new 15±hp booster pump.

BUILDING

There is a 2,000± square foot home located on the southeast corner of the ranch. The home features 3 bedrooms, 1 bathroom, a large, detached garage, and approximately one acre of land. There is a domestic well that services the house. The occupant of the house would like to have up to six months to vacate.

PLANTINGS

Block A: 10± acres of Washington navels on Carrizo planted in 2010 with 20'x16' spacing.

Block B: 10± acres of Moro Blood oranges planted in 2013 with 22'x18' spacing.

Block C: 9± acres with 1,260 Cara Cara trees on Rich 16-6 rootstock planted in 2023 with 20'x16' spacing.

Block L: 10± acres with 1,472 Lisbon lemon trees on Rich 16-6 rootstock planted in 2024 with 21'x14' spacing.

Block P: 4± acres of Powells on Carrizo planted in 2012 and 6± acres of Powells on Carrizo planted in 2022, all with 20'x18' spacing.

Block G: 10± acres of Washington navels on Carrizo planted in 2010 with 20'x18' spacing.

FROST CONTROL

There are five (5) newer Orchard Rite winch machines with 4-cylinder CAT engines and 1 Tropic Breeze with a Ford 6-cylinder motor. All wind machines are diesel powered and each has a 550-gallon fuel tank. The tanks are owned.

PRICE/TERMS

The asking price is \$2,631,150 (\$45,000 per acre). Buyer to cooperate with Seller's 1031 exchange.



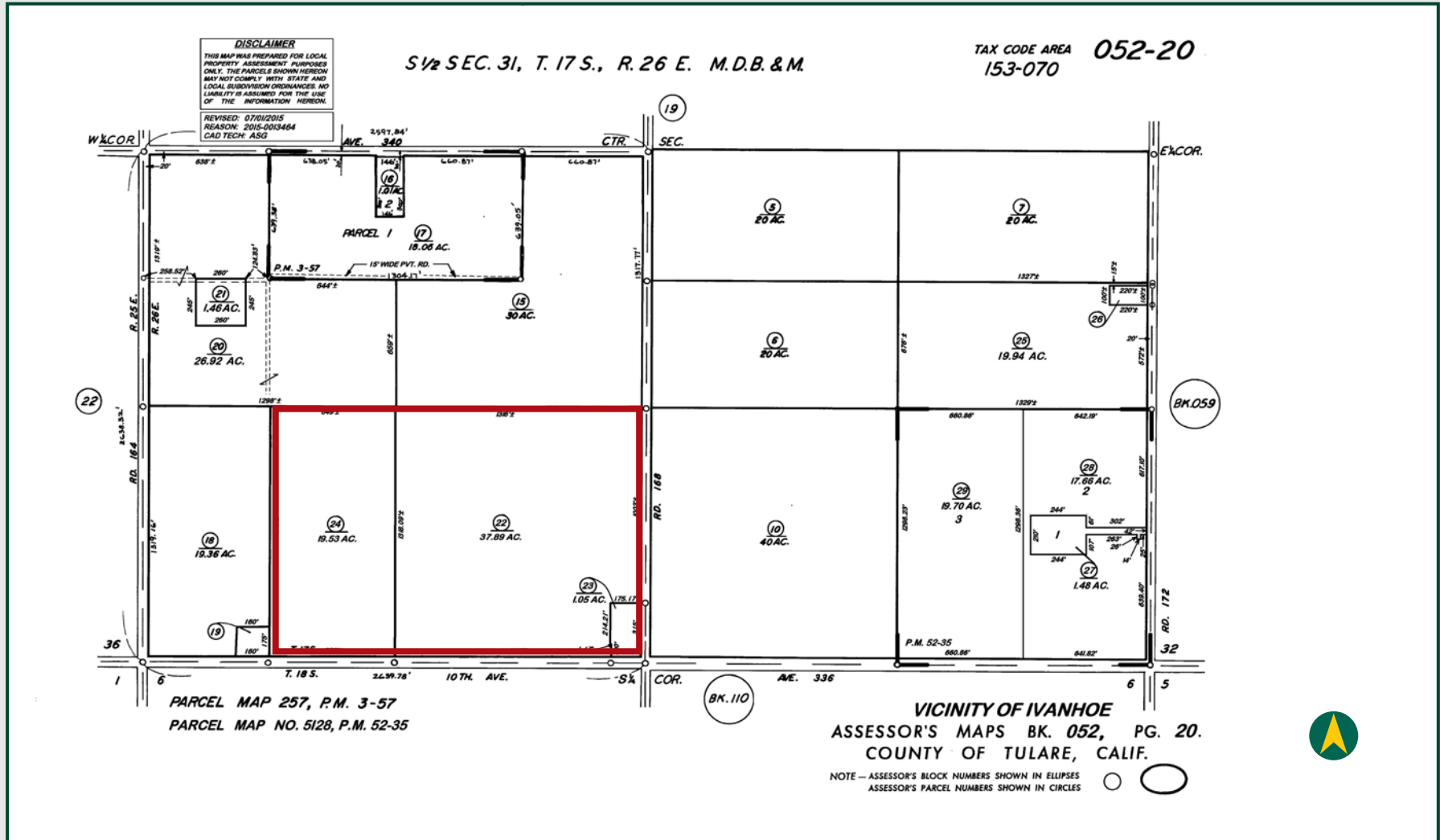
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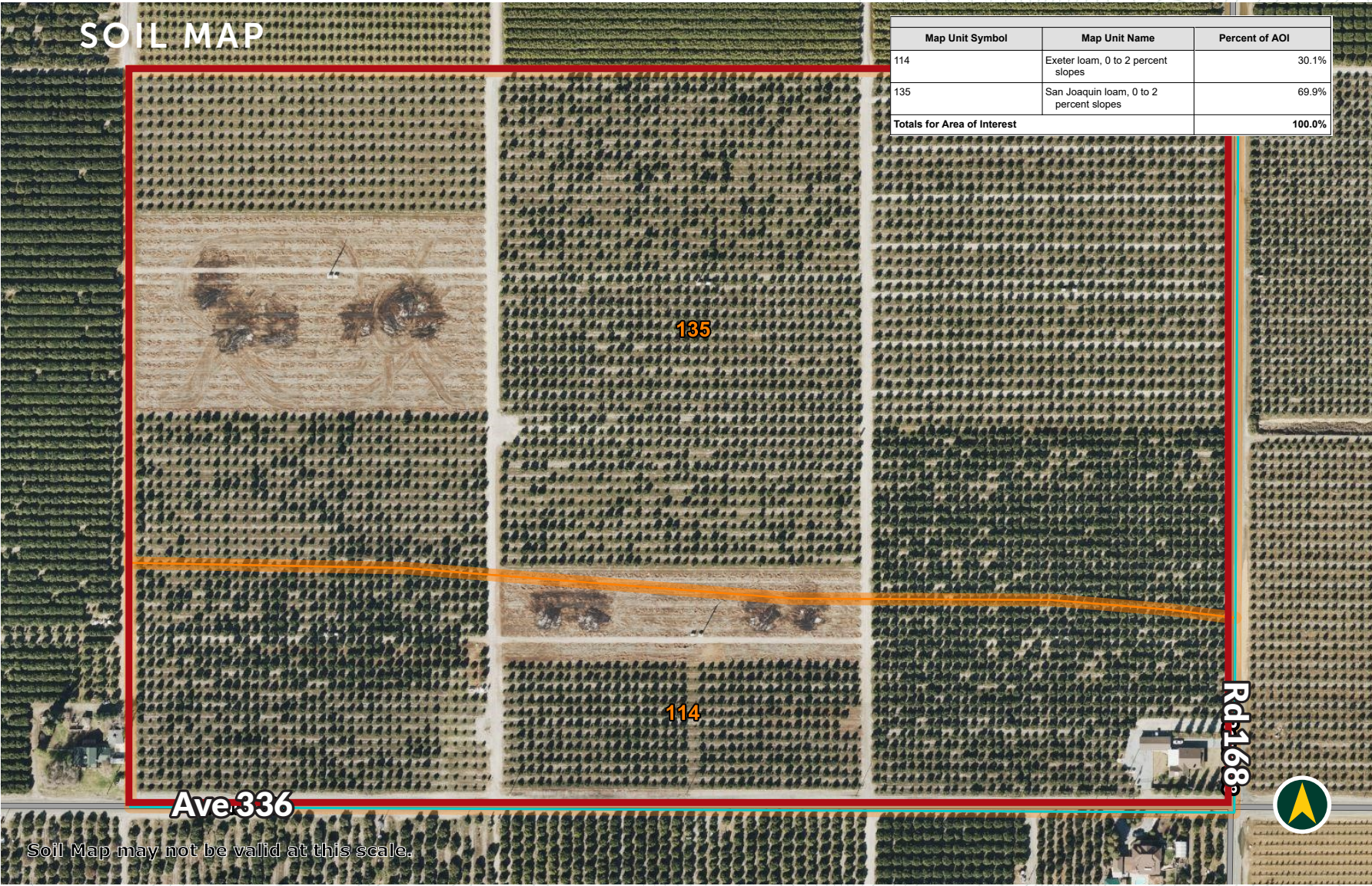
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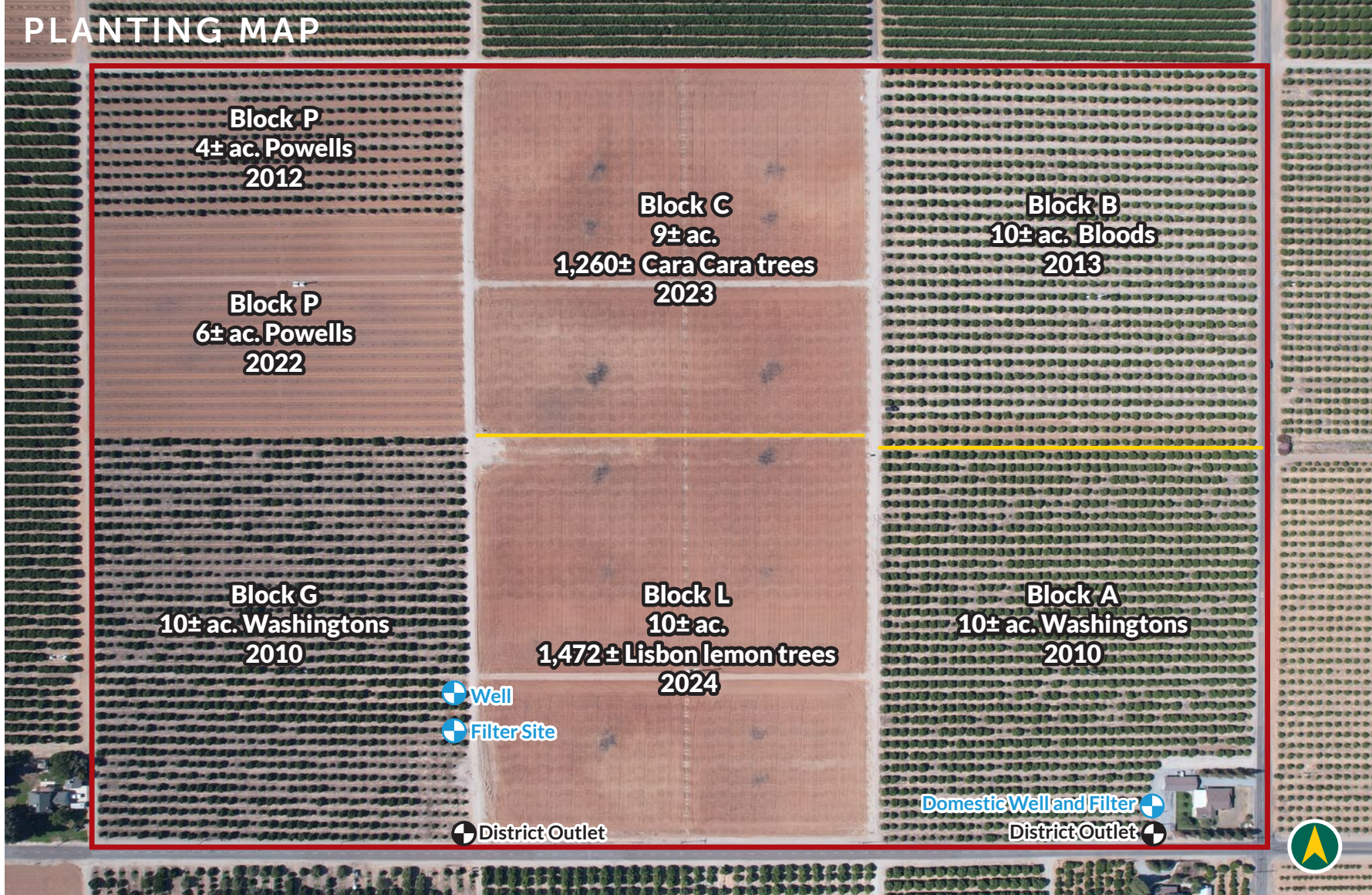
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PARCEL MAP







PROPERTY PHOTOS



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