

AVE 328 CITRUS & HOME

Tulare County, California

16.92± Acres

\$1,470,000



- Multiple Citrus Varieties
- Large Home, Pool House & Shop
- Close Proximity to Downtown Visalia



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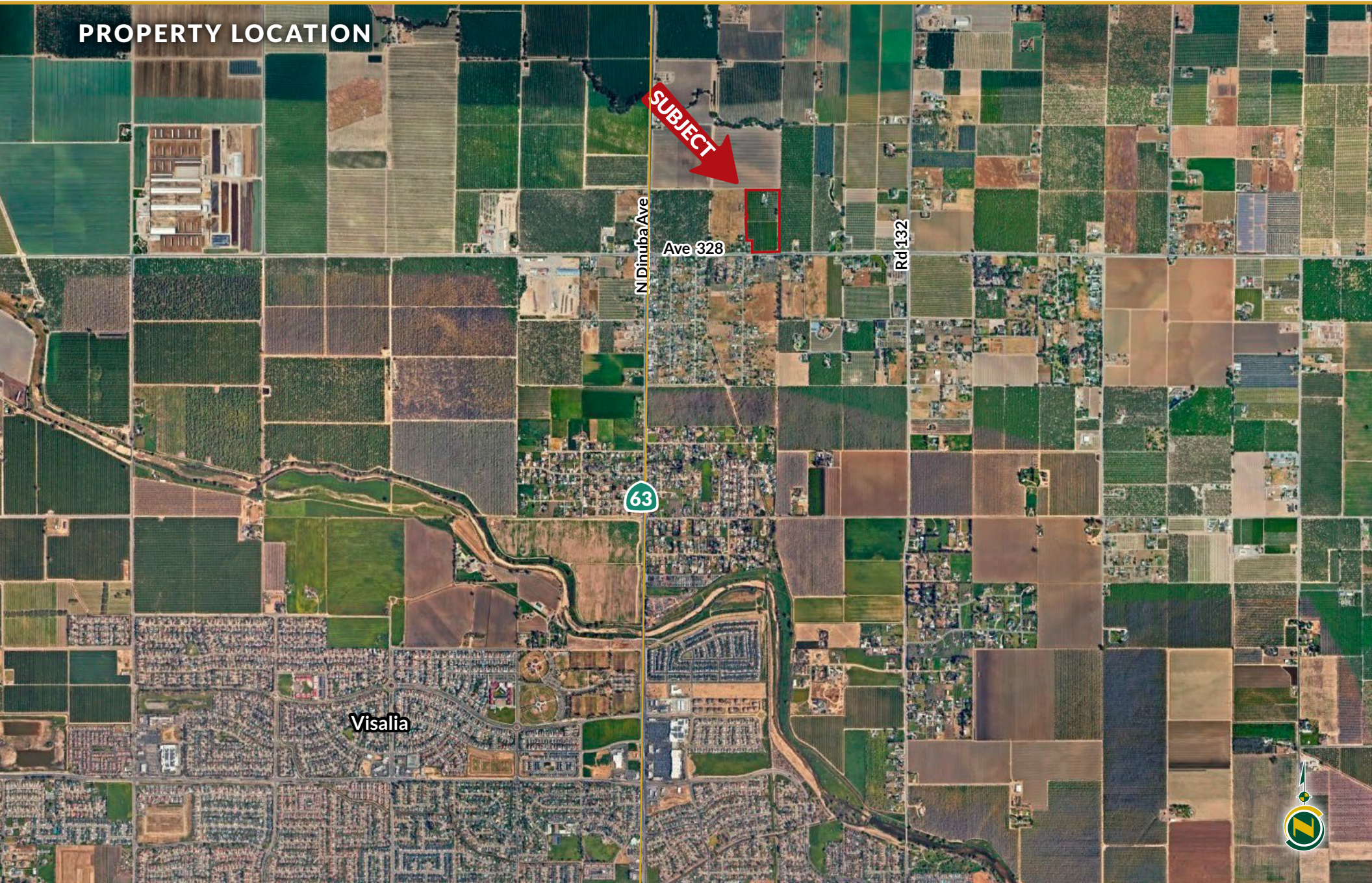


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PROPERTY LOCATION



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PROPERTY INFORMATION

DESCRIPTION

The ranch includes a mixed variety of high producing citrus trees including both Navels and Mandarins. There is a large home nestled towards the back of the property which offers stunning views of the Sierras and a custom outdoor kitchen perfect for entertaining. The property offers the feeling of country living while not being far from downtown Visalia.

LOCATION

The subject property is located roughly 4± miles north of the city of Visalia right off Ave 328.

Physical Address: 12788 Ave 328, Visalia, CA 93291.

LEGAL

Tulare County APN: 079-140-009. Located in a portion of Section 5, Township 18, Range 25E, M.D.B.&M.

ZONING

AE-40, Agricultural Exclusive - 40 acres. The property is not enrolled in the Williamson Act.

PLANTINGS

Crop	Plantings	Acs.	Bins/Acre 2021	Bins/Acre 2022	Bins/Acre 2023	Bins/Acre 2024
Navel	Washington	6.5±	49	33	60	44
Navel	Fukumoto	3.0±	37	31	44	32
Navel	Cara Cara	1.5±	69	47	84	62
Navel	Newhall	3.0±	63	41	63	63
Mandarin	Nova	3.2±	-	-	78	45

WATER

The ranch is located within Kaweah Delta Water Conservation District. There is also one submersible ag well with a 10 HP pump and one domestic well which provides water to the house.

SOILS

See soils map included.

BUILDINGS

There is a 2,153 SF two-story house built in 1996. The house has 3 bedrooms and 2 bathrooms along with an attached 3 car garage. The kitchen includes stainless steel appliances, and the master suite has a walk-in closet. There is an outdoor kitchen with ample cabinet space, stainless steel appliances, and a large island. The property also includes a pool house with a private restroom and a 1,200 SF shop used for storage. The house is currently being rented on a month-to-month basis.

PRICE/TERMS

\$1,470,000 cash at the close of escrow. Buyer to reimburse Seller for cultural costs related to the 2025/26 crop.



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PROPERTY OVERVIEW



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SOILS MAP

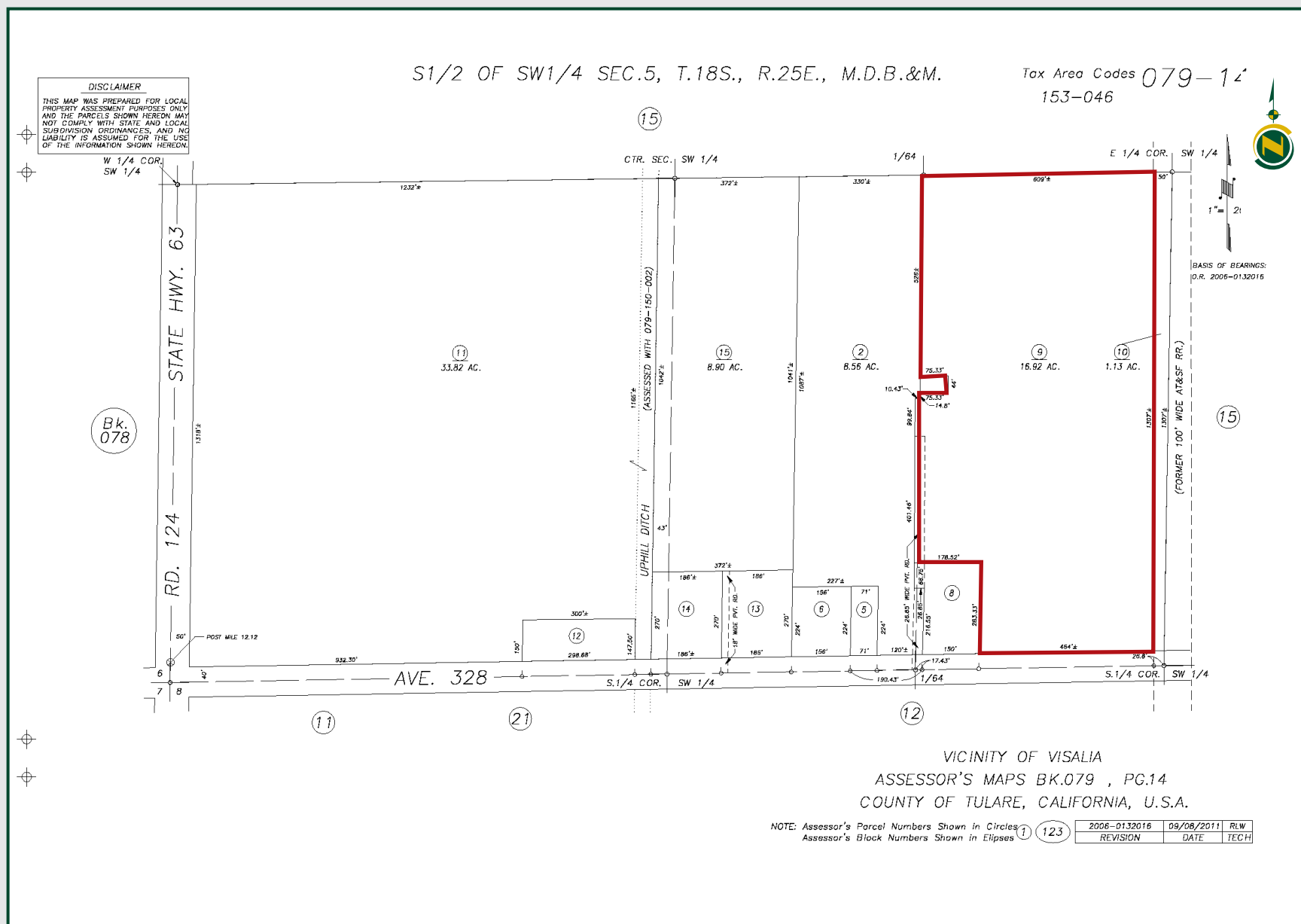
California Revised Storie Index (CA)		
Map unit symbol	Map unit name	Rating
122	Grangeville sandy loam, drained, 0-2% slopes	Grade 2 - Good



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PARCEL MAP



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PROPERTY PHOTOS



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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
Policy on cooperation: All real estate licensees are invited to offer this property to prospective buyers. Do not offer to other agents without prior approval.