

# WOODLAKE AREA

## ST. JOHN'S RIVER CITRUS RANCH AND HOME

**118.50± Acres**  
Tulare County, CA

**\$5,650,000**  
(\$47,679±/Acre)



- Great Citrus Growing Location
- Multiple Wells
- Riparian Rights
- 2,300± Sq. Ft. Custom Built Home

Exclusively Presented by:



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### PROPERTY LOCATION





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### PROPERTY INFORMATION

#### DESCRIPTION

This property consisting of 118.50± acres, is planted to approximately 105± acres of navels. In addition, there is a 2-story custom built 2,300± sq. ft. home and shop, sitting on approximately ¾ of mile of St. John's River frontage.

#### LOCATION

The entrance of the property is located off Avenue 332, ¼ mile west Road 204 (Blair Road), approximately 1½ miles south of the city of Woodlake. Take Avenue 332, 1 mile west of Road 196, approximately 4 miles north of State Highway 198.

#### LEGAL

118.50± Acres, APN 112-010-012, 024 and 025.  
APN 112-010-025 is enrolled in the Williamson Act.

#### ZONING

AE-20

#### PLANTINGS

Acres:	Variety:	Crop:	Age:	Spacing:	Rootstock:
33.00±	Washington	Navels	50± years		Trifoliate
33.00±	Fisher	Navels	50± years		Trifoliate
17.00±	Atwood	Navels	15± years		Carrizo
10.00±	Ti's	Navels	50± years		Trifoliate
10.00±	Fukumoto	Navels	50± years		Trifoliate
2.50±	Cara Cara	Navels	15± years		Carrizo

#### PRODUCTION

Available upon request.

#### SOILS

See attached soil map.

#### WATER

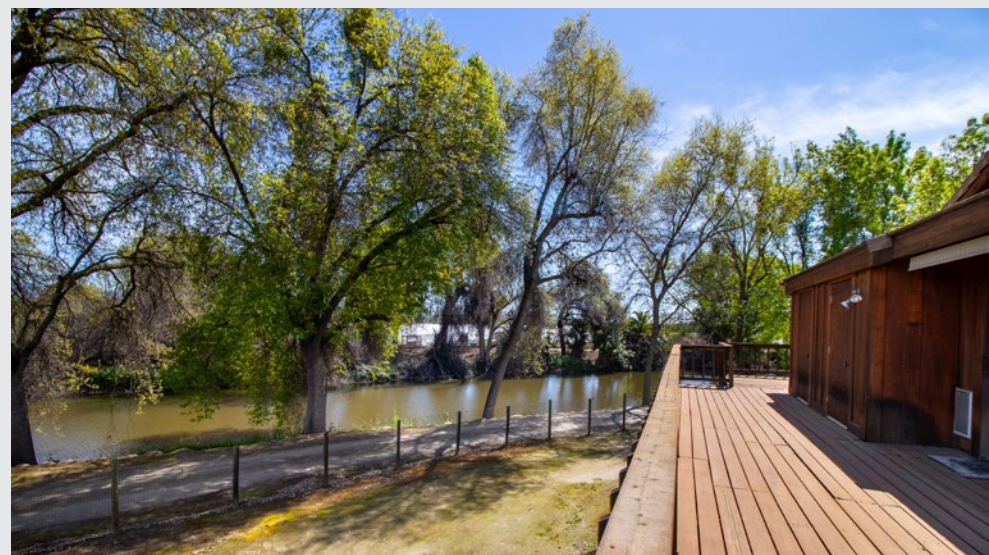
There are 4 Ag wells and a lift pump from the St John's River that are all filtered by 2 separate sand media filtration systems, each with 3 tanks. The trees are all irrigated by a micro-fan jet sprinkler system. The home and shop are serviced by a domestic well with a 1,000-gallon pressure tank. There is also a fire suppression system for fire protection for the house and shop. The property is in the East Kaweah GSA.

#### BUILDINGS

A beautifully built 2-story, 2,300± sq. ft. home, with 3 bedrooms and 2 bathrooms, and fantastic views of the Sierras. There is an attached 2,100± sq. ft. 5 car garage. In addition there is also a 3,600± sq. ft. shop with 3 roll-up doors, and a 1,900± sq. ft. enclosed hot house that is plumbed with water and electricity.

#### PRICE/TERMS

\$5,650,000 (\$47,679± per acre) Cash due at close of escrow. Buyer to reimburse the seller for cultural cost towards 2025/2026 crop season.





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## ST. JOHN'S RIVER CITRUS RANCH AND HOME

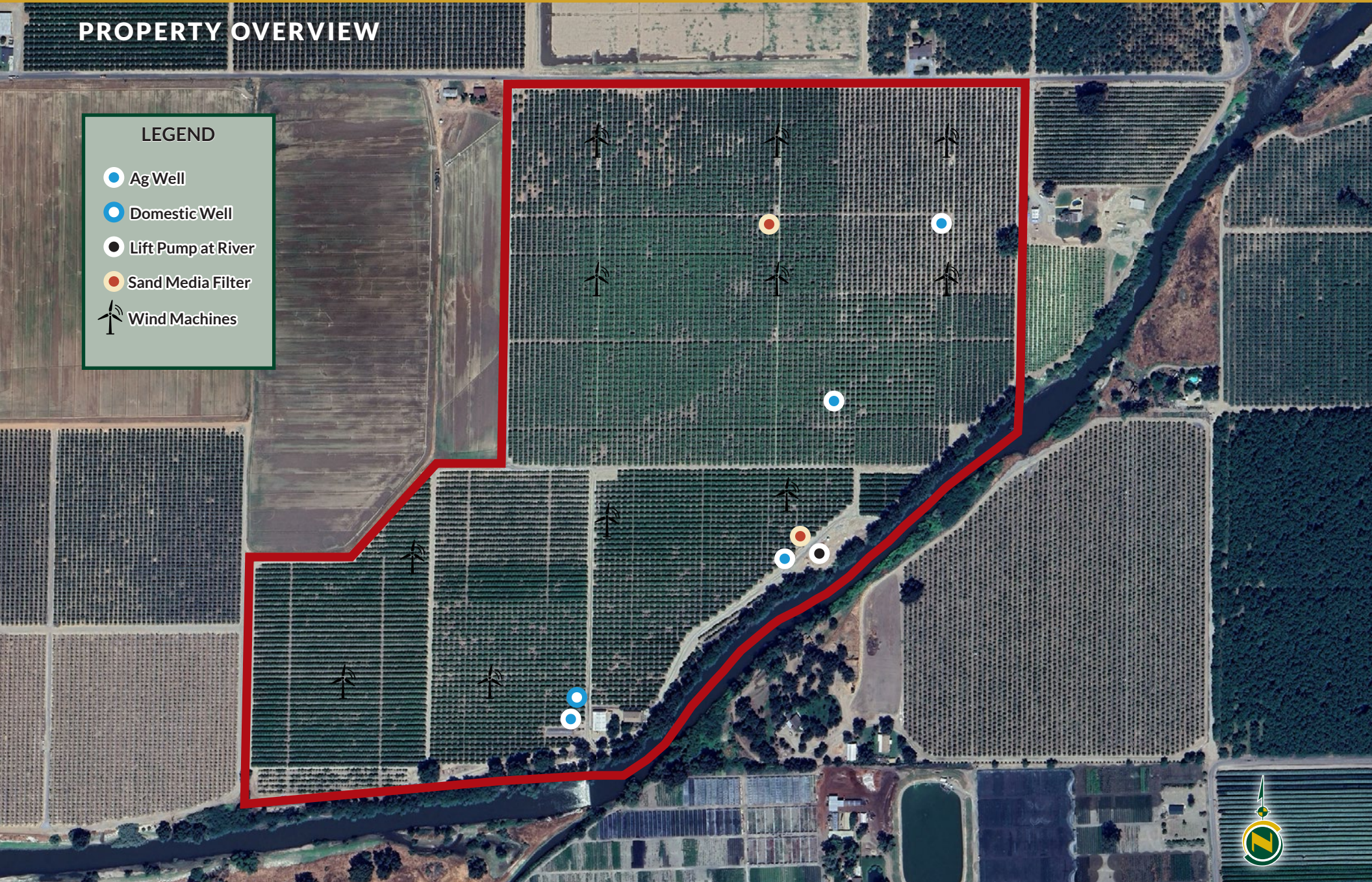
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### PROPERTY OVERVIEW

#### LEGEND

- Ag Well
- Domestic Well
- Lift Pump at River
- Sand Media Filter
- ✎ Wind Machines





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### SOILS MAP



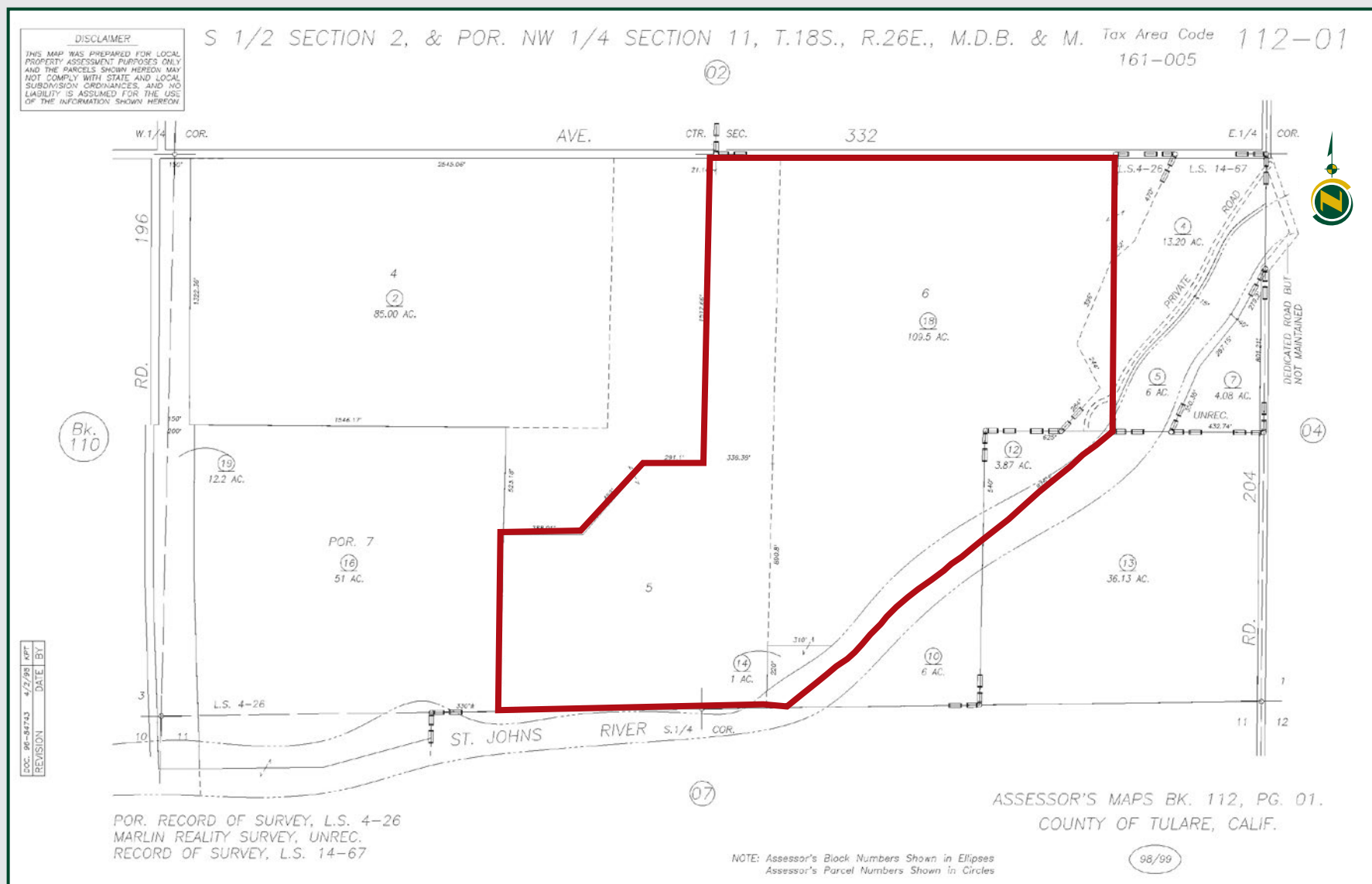
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### PARCEL MAP:





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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.**