

77.22±
ASSESSED ACRES

PACIFIC CITRUS RANCH
TULARE COUNTY, CALIFORNIA

\$2,316,600
(\$30,000±/ACRE)

EXCLUSIVELY PRESENTED BY:
A DIVISION OF PEARSON COMPANIES



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559.432.6200

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3447 S. Demaree St.
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559.732.7300

BAKERSFIELD

4900 California Ave., #210B
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All information contained herein is deemed reliable but not guaranteed by seller nor broker and should be independently verified by potential buyers. We assume no liability for errors or omissions.



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**PROPERTY
HIGHLIGHTS:**

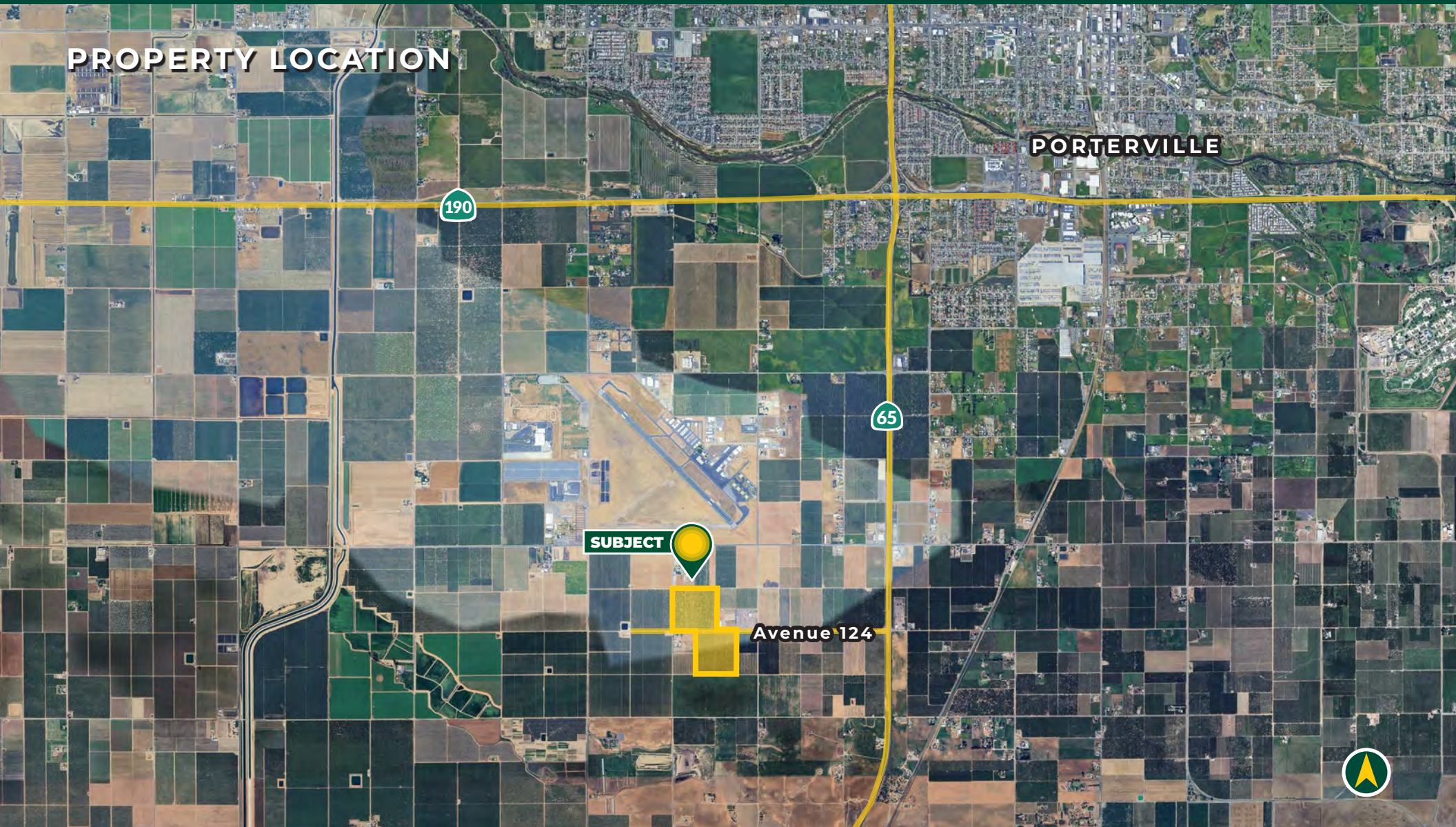
- MATURE CITRUS TREES
- AG WELLS
- EXCELLENT SOILS

PACIFIC CITRUS RANCH
TULARE COUNTY, CA

72.22± ACRES

\$2,316,600
(\$30,000± / ACRE)

PROPERTY LOCATION



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PROPERTY INFORMATION

DESCRIPTION

Available for sale is a nicely farmed citrus ranch located west of Porterville, California. The property features younger citrus plantings and mature navels.

LOCATION

The property is located on the north and south side of Avenue 124, west of Road 232, just southwest of Porterville, California.

LEGAL

Tulare County APNs: 02-121-012, 013 and 035.

ZONING

The property is zoned AE-10.

SOILS

Exeter Loam, 0 to 2 percent slopes.

PLANTINGS

38± acres of Frost Nucellar navels or trifoliate rootstock.

25± acres of Cara Cara navels.

14± acres of Sanguinelli blood oranges.

WATER

Irrigation water is provided by two Ag pumps and wells. The property is located in Eastern Tule GSA.

FROST PROTECTION

The property features eight wind machines for frost protection.

PRICE/TERMS

The asking price is \$2,316,600.

PROPERTY OVERVIEW

**Frost Nucellar
Trifoliate Rootstock**
38.00± ac

**Sanguinelli
C-35 Rootstock**
15.00± ac

**Cara Cara
R-16-6 Rootstock**
25.00± ac



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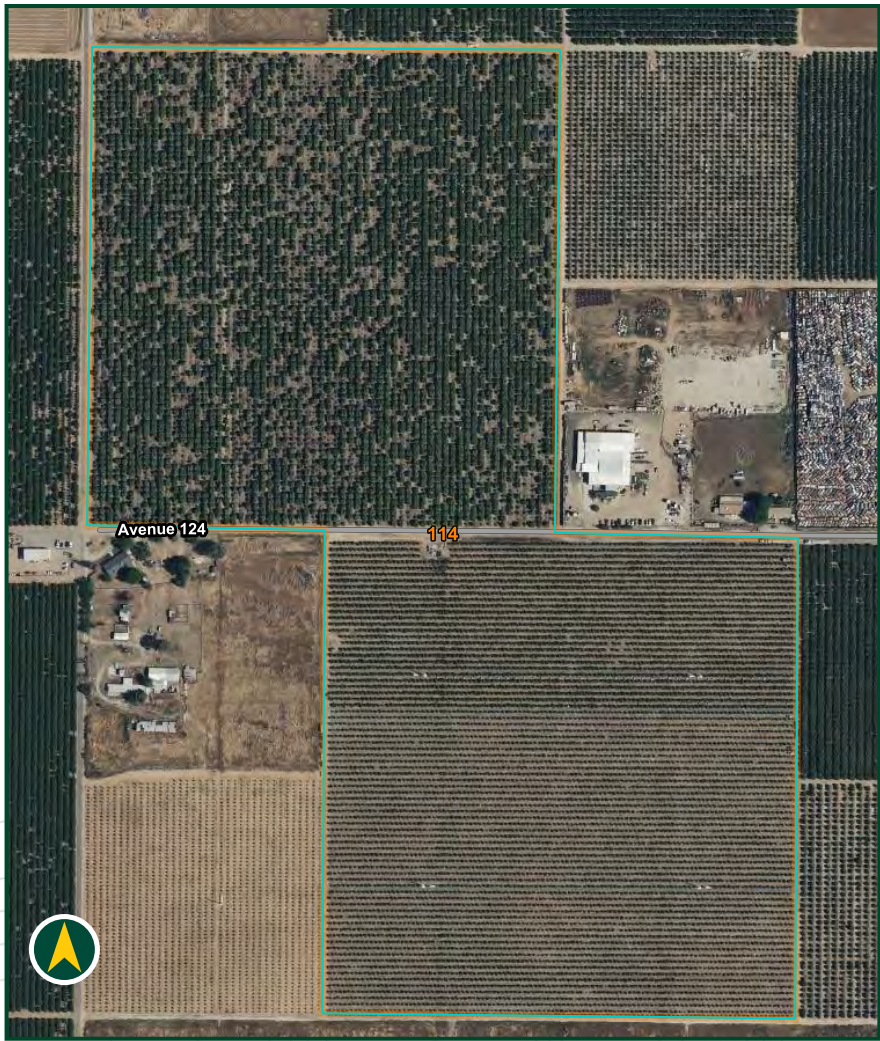
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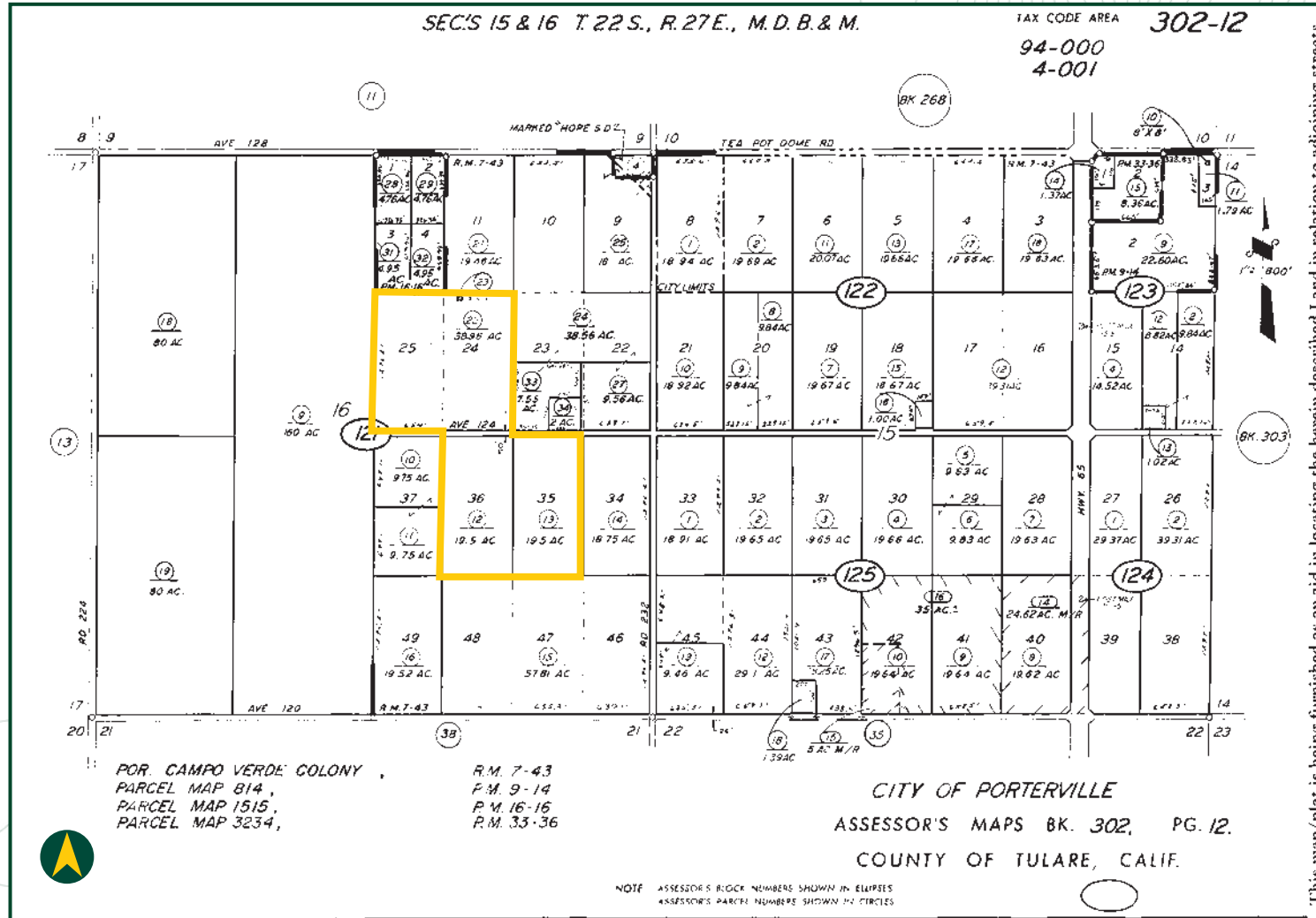
SOILS MAP



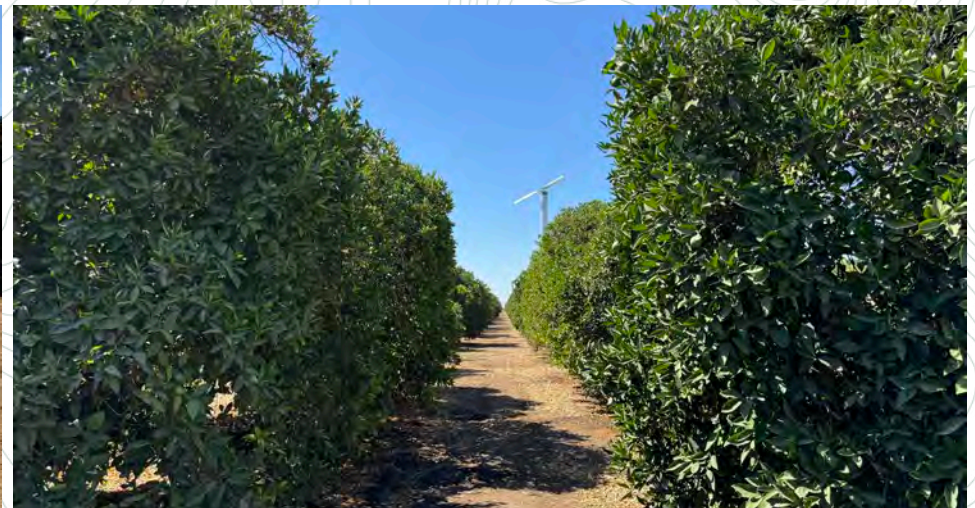
Map Unit Symbol	Map Unit Name	Percent of AOI
114	Exeter loam, 0 to 2 percent slopes	100.0%



PARCEL MAP



PROPERTY PHOTOS



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**OFFICES SERVING
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