

**45.05±**  
ASSESSED ACRES

**PORTERVILLE AREA CITRUS**  
TULARE COUNTY, CALIFORNIA

**\$2,027,250**  
(\$45,000±/ACRE)

**EXCLUSIVELY PRESENTED BY:**  
A DIVISION OF PEARSON COMPANIES



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7480 N. Palm Ave, Ste 101  
Fresno, CA 93711  
559.432.6200

**VISALIA**

3447 S. Demaree St.  
Visalia, CA 93277  
559.732.7300

**BAKERSFIELD**

4900 California Ave., #210B  
Bakersfield, CA 93309  
661.334.2777

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:**

- 45 SHARES OF PIONEER DITCH STOCK
- MATURE AND YOUNG PLANTINGS
- EXCELLENT CITRUS GROWING REGION

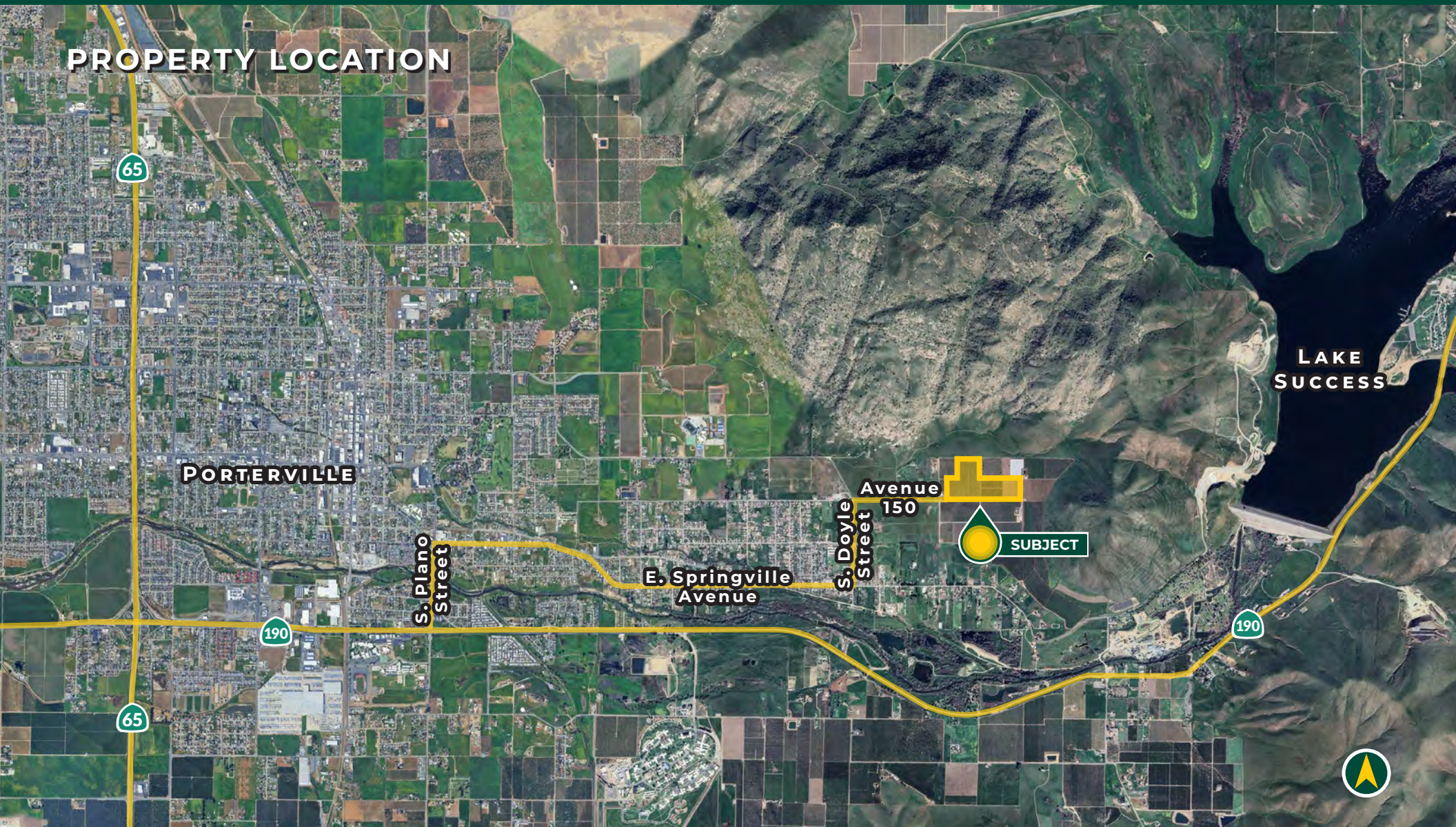


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TULARE COUNTY, CA

45.05± ACRES

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## PROPERTY LOCATION



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## PROPERTY INFORMATION

### DESCRIPTION

Available for sale is a rare opportunity to purchase a citrus ranch located on a hillside east of Porterville with ditch stock. The property features lemons and grapefruit as well as 45 shares of Pioneer Ditch Stock.

### LOCATION

The property is accessed at the end of Avenue 150 and east of S. Doyle Street, east of Porterville, California

### LEGAL

Tulare County APNs: 264-060-008, 010, 018.

### ZONING

The property is zoned AE-10.

### SOILS

Porterville Clay, 2 to 15 percent slopes.  
San Joaquin loam, 2 to 9 percent slopes.

### PLANTINGS

The property is planted to 25± acres of lemons, 10± acres of Rio Red grapefruit and 8± acres of Lisbon lemons.

### WATER

Irrigation water is provided by Pioneer Ditch. There are 45 shares included in the sale. The property is located in the Eastern Tule GSA..

### FROST PROTECTION

There are three wind machines for frost protection.

### PRICE/TERMS

The asking price is \$2,027,250.



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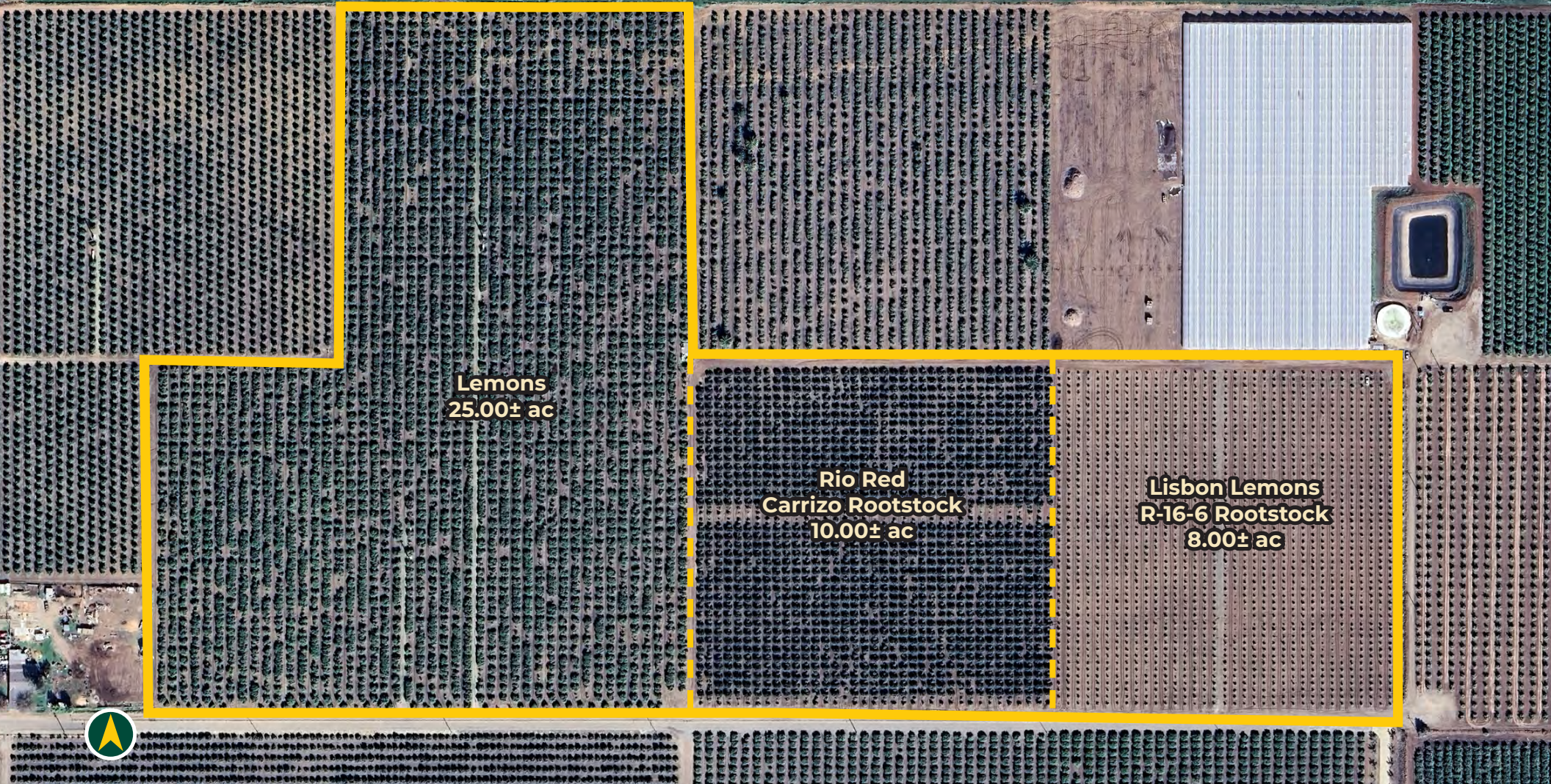
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## PROPERTY OVERVIEW



**Lemons**  
**25.00± ac**

**Rio Red**  
**Carrizo Rootstock**  
**10.00± ac**

**Lisbon Lemons**  
**R-16-6 Rootstock**  
**8.00± ac**



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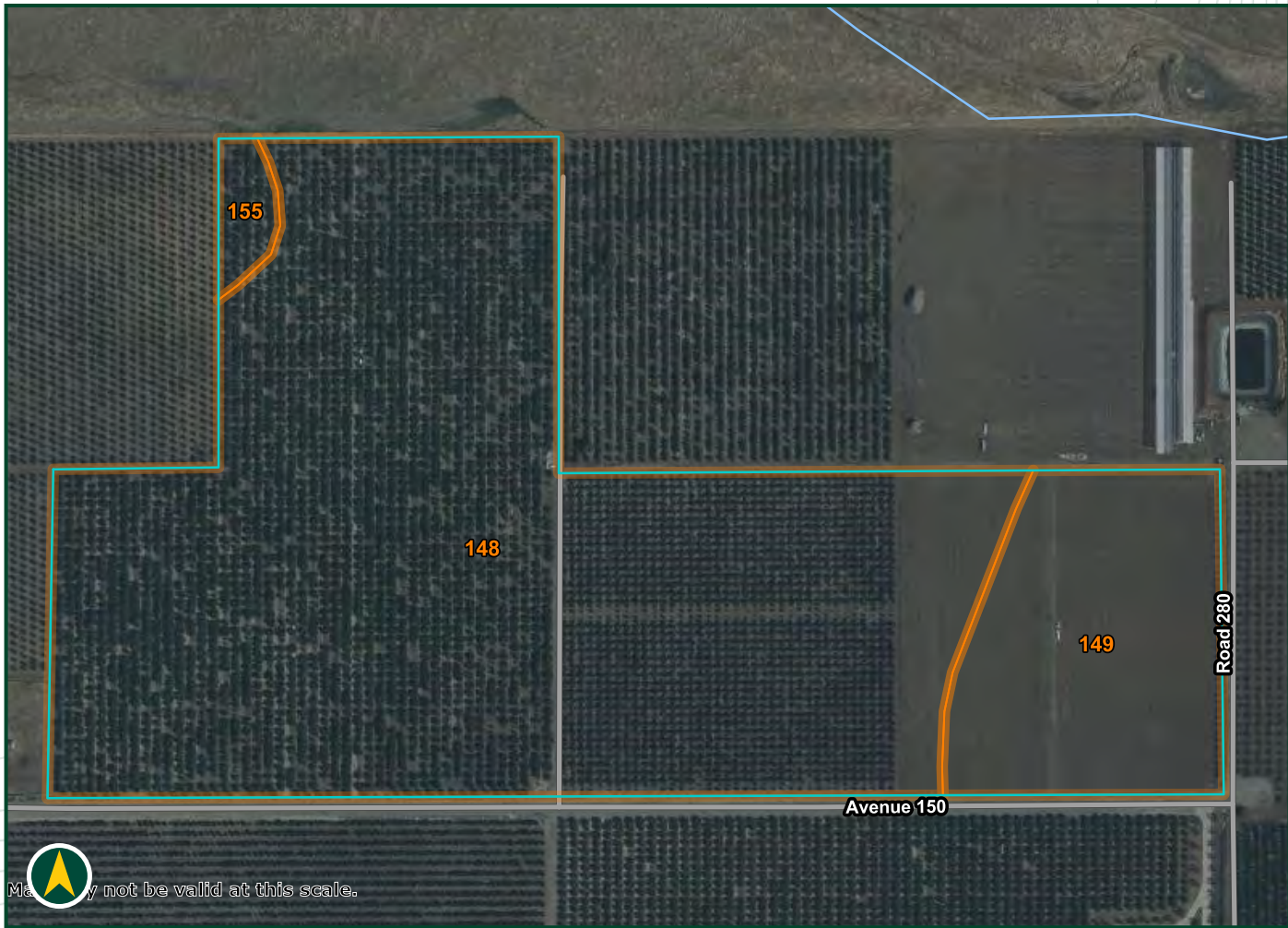
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SOILS MAP



Map Unit Symbol	Map Unit Name	Percent of AOI
114	Porterville clay, 2 to 9 percent slopes	82.2%
149	Porterville clay, 9 to 15 percent slopes	16.3%
155	San Joaquin loam, 2 to 9 percent slopes	1.5%







## PROPERTY PHOTOS





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**OFFICES SERVING  
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