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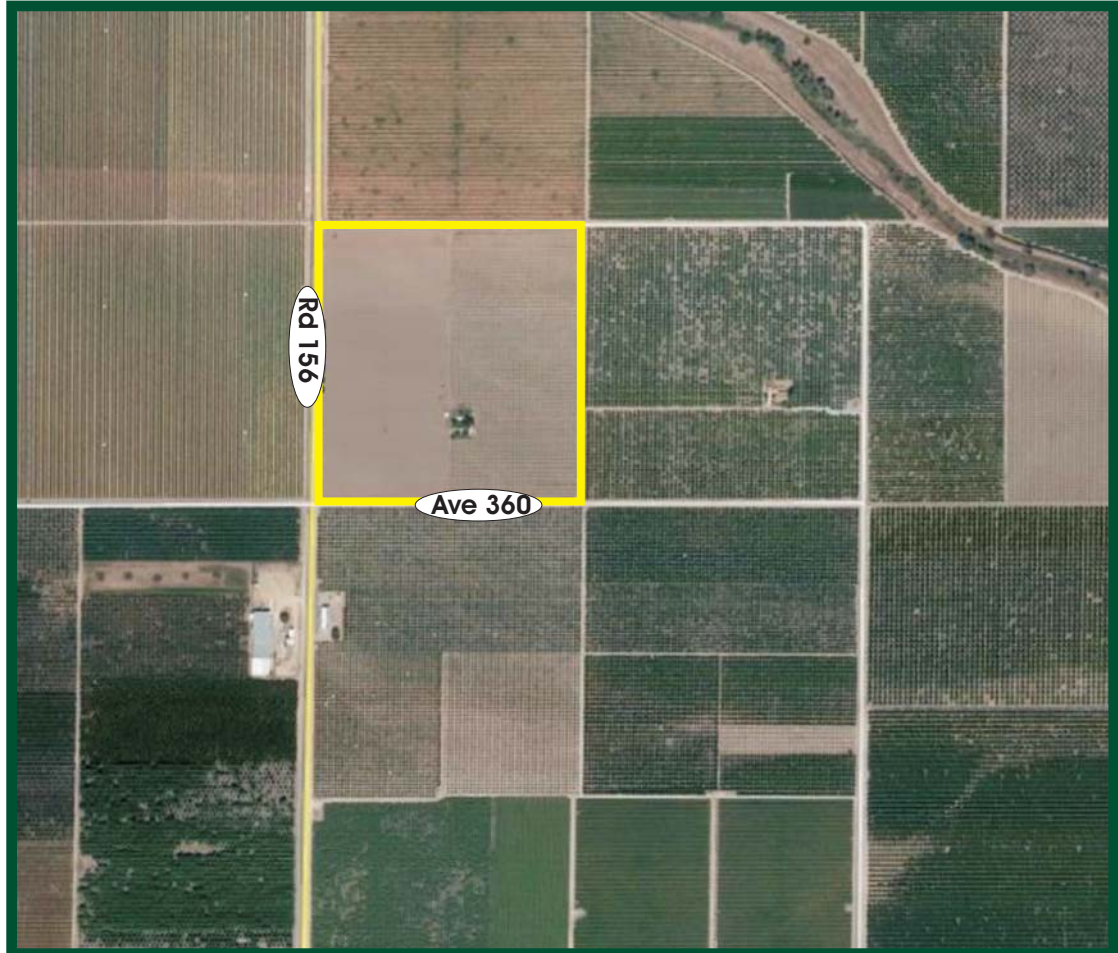
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For Sale

Young Ivanhoe Citrus



Exclusively Presented By:

PEARSON REALTY

37.58± Acres, Tulare County, California



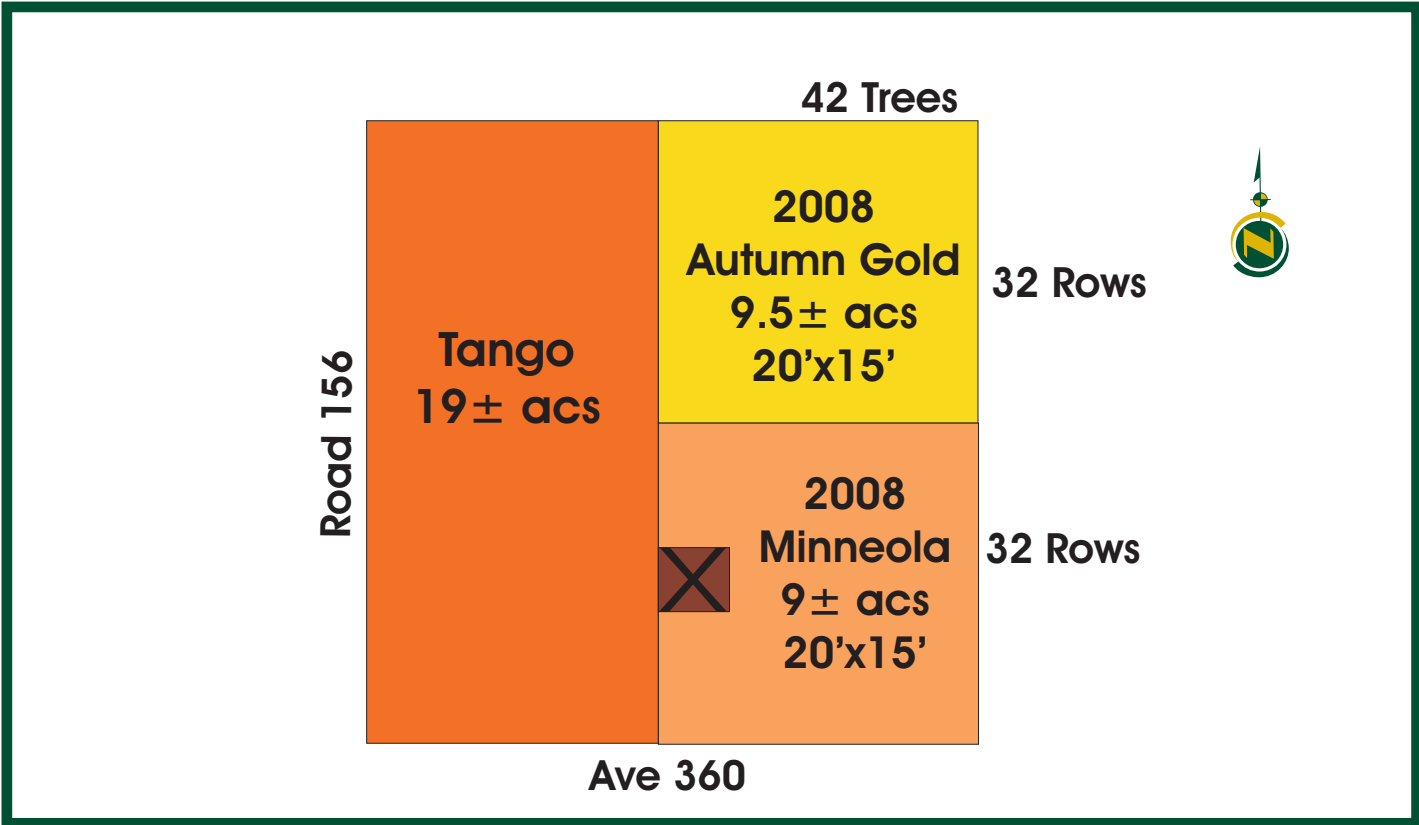
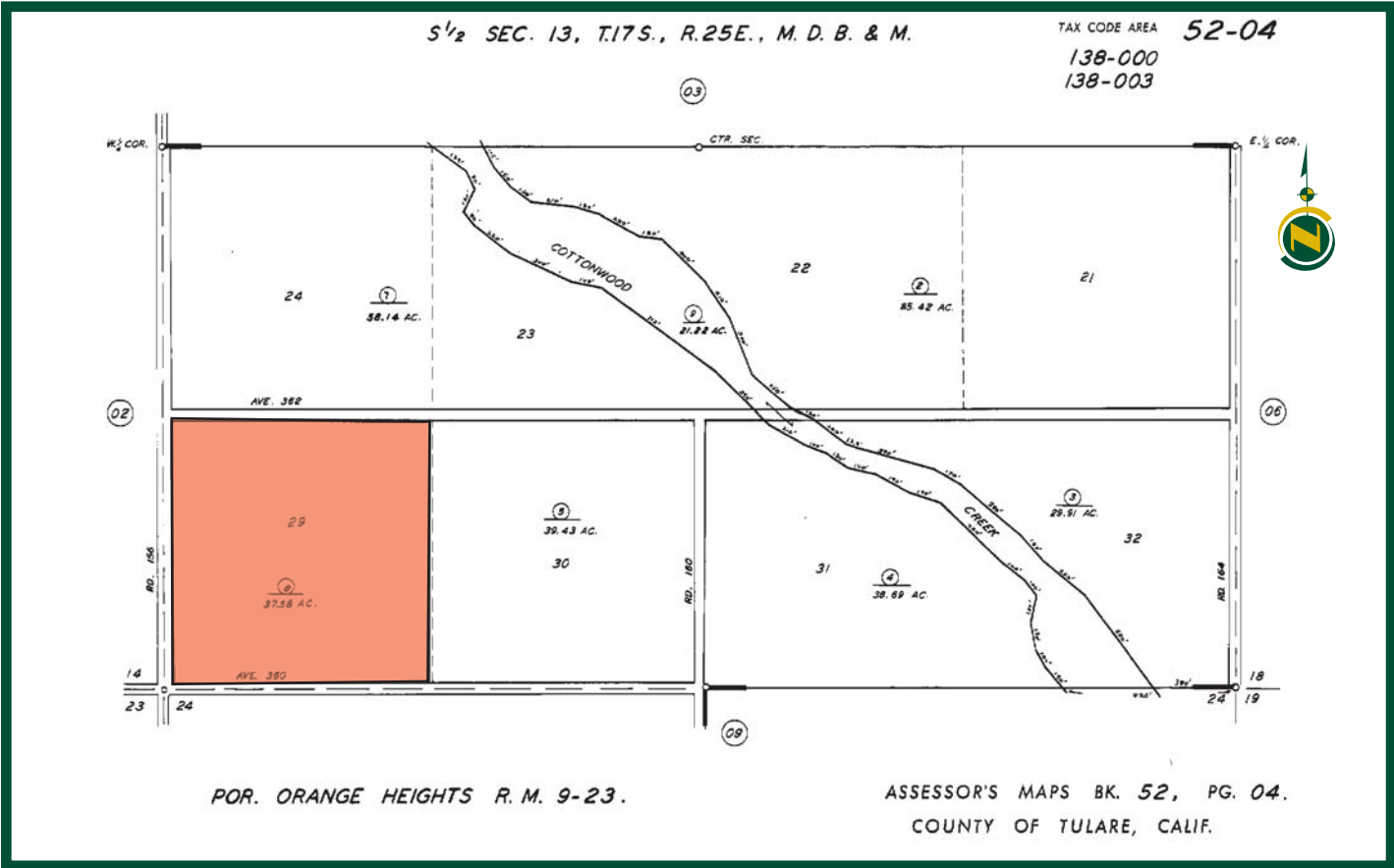
37.58± acres

\$499,000

- DESCRIPTION:** This is a nicely planted block of two year old late navels and Tangelos with 19 acres of seedless Tango mandarins to be planted in the spring of 2010 included in the listing price.
- LOCATION:** Located on the northeast corner of Road 156 and Avenue 360 in Tulare County, CA.
- LEGAL:** Tulare County APN 052-040-008, Section 13, Township 17S and Range 25E.
- PLANTINGS:** 9.5± acres of Autumn Gold planted in 2008, 20' x 15' spacing.
9± acres of Minneola Tangelo planted in 2008, 20' x 15' spacing.
19± acres of Tango Mandarins planted in spring of 2010.
- SOIL:** Visalia sandy loam and Chino sandy loam
- WATER:** Two wells and fanjet irrigation system. 20HP pump producing 360±GPM. The Second well is approximately 8 years old.
- BUILDINGS:** There are two older single wide mobile homes.
- PRICE:** \$499,000
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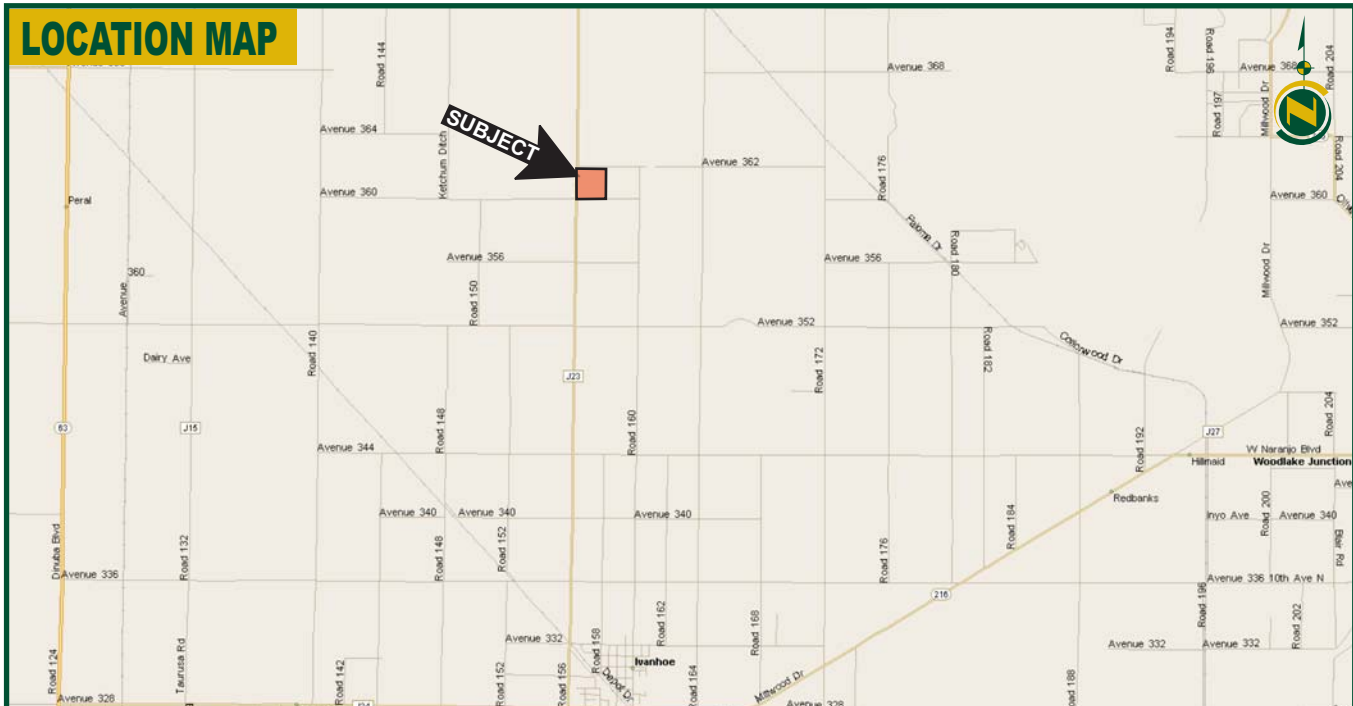


ASSESSOR'S PARCEL MAP

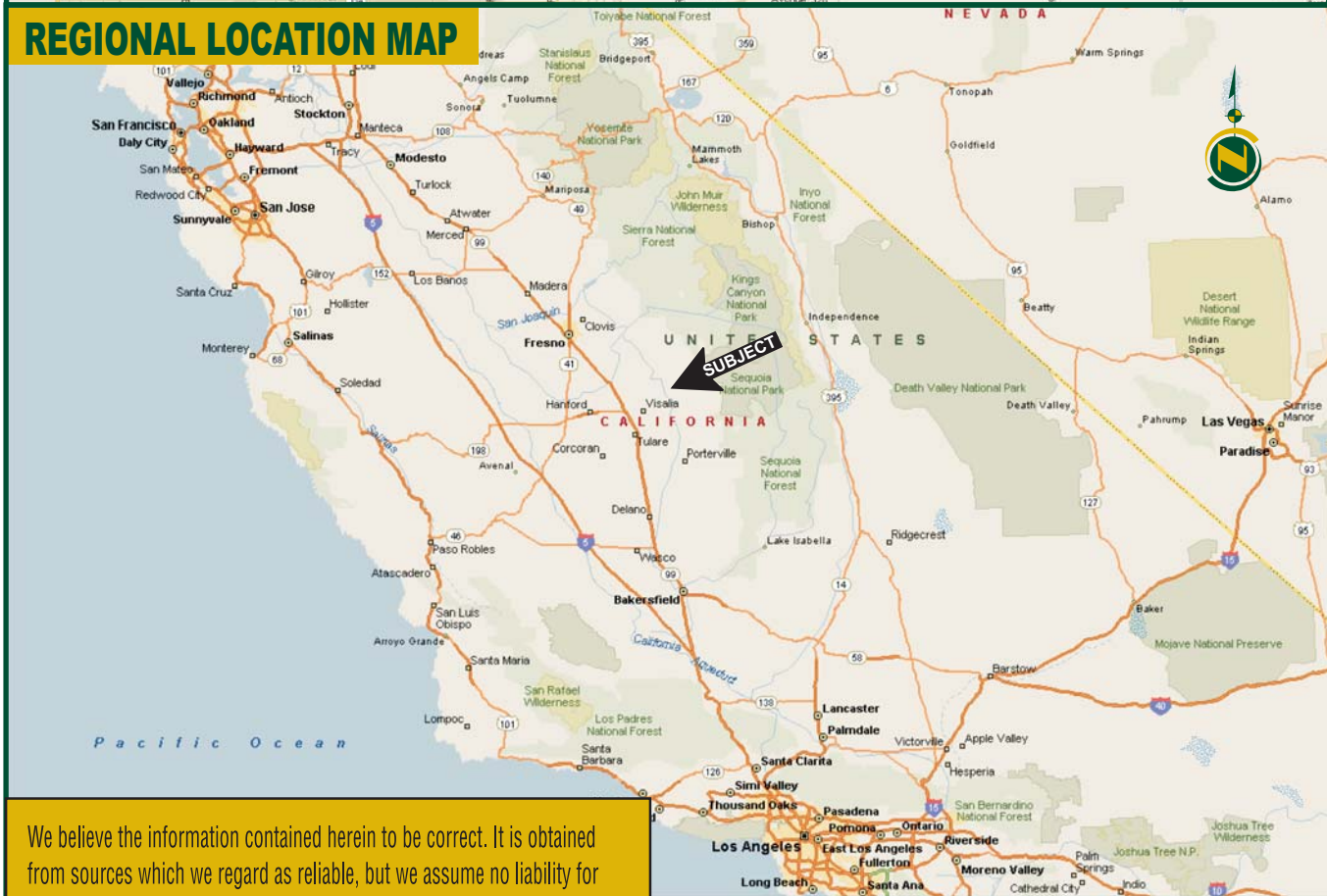




LOCATION MAP



REGIONAL LOCATION MAP



We believe the information contained herein to be correct. It is obtained from sources which we regard as reliable, but we assume no liability for errors or omissions.

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.

FRESNO OFFICE
7480 N. Palm Ave,
Suite 101
Fresno, CA 93711
559.432.6200

VISALIA OFFICE
3447 South Demaree
Visalia, CA 93277
559.732.7300

BAKERSFIELD OFFICE
1801 Oak Street
Suite 119
Bakersfield, CA 93301
661.334.2777