160.00± ACS.
(93.25± PLANTABLE)

CROWN BUTTE RANCH
TULARE COUNTY, CALIFORNIA

$2,300,000



PROPERTY HIGHLIGHTS:

- STONE CORRAL IRRIGATION DISTRICT
- MULTIPLE CITRUS VARIETIES
- ESTABLISHED WELLS

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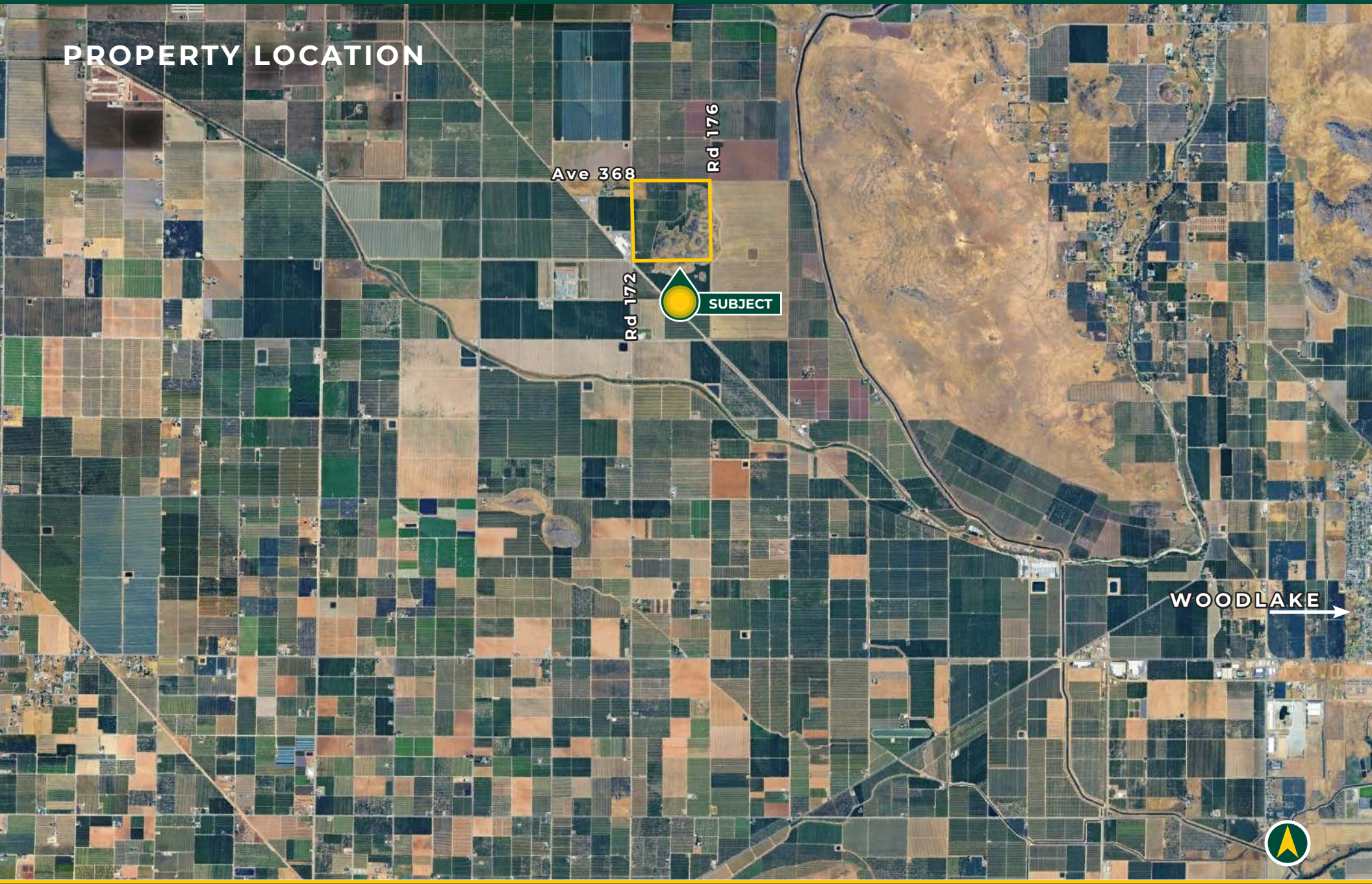
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TULARE COUNTY, CA

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PROPERTY LOCATION



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PROPERTY INFORMATION

DESCRIPTION
This producing citrus grove offering is located just northwest of the town of Woodlake within the Stone Corral Irrigation District. The property consists of 160± total acres with 87.25± acs. planted to Navel orange, Valencia orange and Palestinian limes. 6± acres is plantable open ground and 66.75± acs. rocky hillside terrain identified in Tulare County maps as a significant archaeological site called "Bacon Hill".

LOCATION
Southwest corner of Road 172 and Avenue 368.

LEGAL
Tulare County APN: 053-140-015 & 016. Located in a portion of Section 17, T17S, R26E, M.D.B.&M.

ZONING
AE-20, Agricultural Exclusive, minimum 20 acre parcels.
The property is located within the Williamson Act.

BUILDINGS/STRUCTURES
One 3 bedroom, 2 bath residence currently employee occupied.

PLANTINGS
See Planting Map included.

WATER/IRRIGATION
Two (2) wells. Single line fan jet irrigation.
77.5± acs. are located within the Stone Corral Irrigation District. There was a change in reported acreage in the District. Please feel free to contact the Stone Corral Irrigation District (559-528-4408) for more information.

SOILS
See Soils Map included.

PRICE/TERMS
$2,300,000 cash at close of escrow.



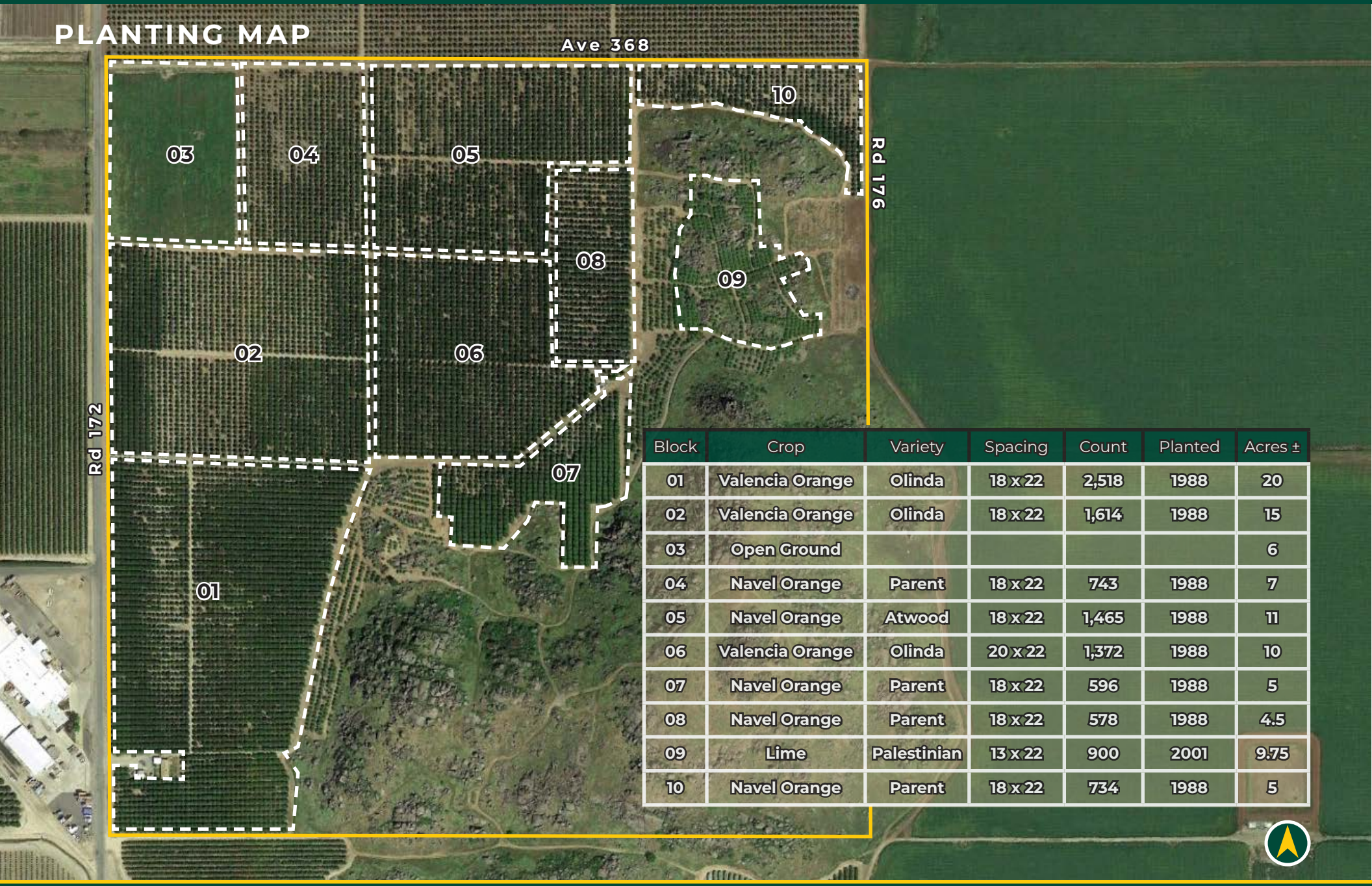
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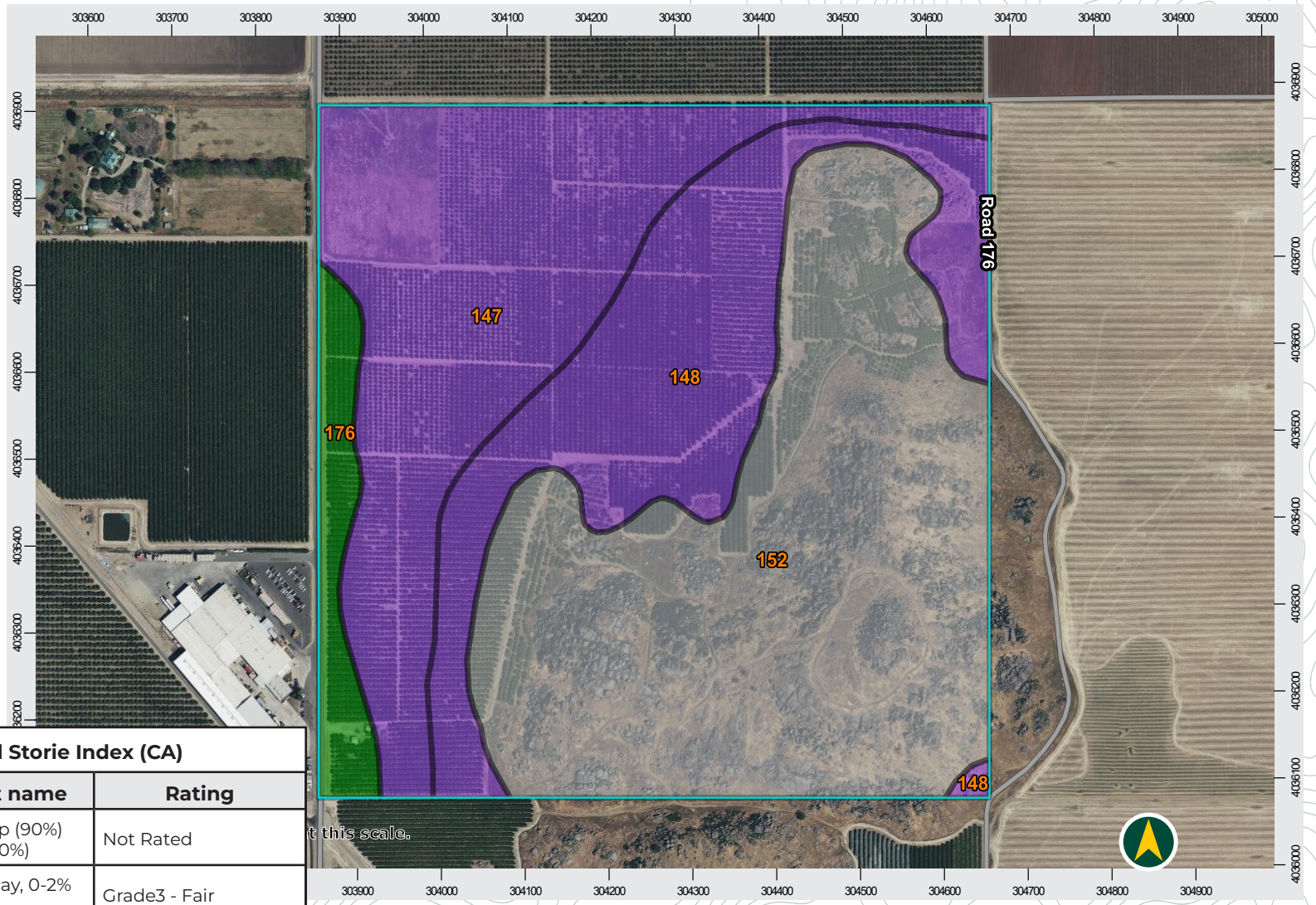
PLANTING MAP



Block	Crop	Variety	Spacing	Count	Planted	Acres ±
01	Valencia Orange	Olinda	18 x 22	2,518	1988	20
02	Valencia Orange	Olinda	18 x 22	1,614	1988	15
03	Open Ground					6
04	Navel Orange	Parent	18 x 22	743	1988	7
05	Navel Orange	Atwood	18 x 22	1,465	1988	11
06	Valencia Orange	Olinda	20 x 22	1,372	1988	10
07	Navel Orange	Parent	18 x 22	596	1988	5
08	Navel Orange	Parent	18 x 22	578	1988	4.5
09	Lime	Palestinian	13 x 22	900	2001	9.75
10	Navel Orange	Parent	18 x 22	734	1988	5

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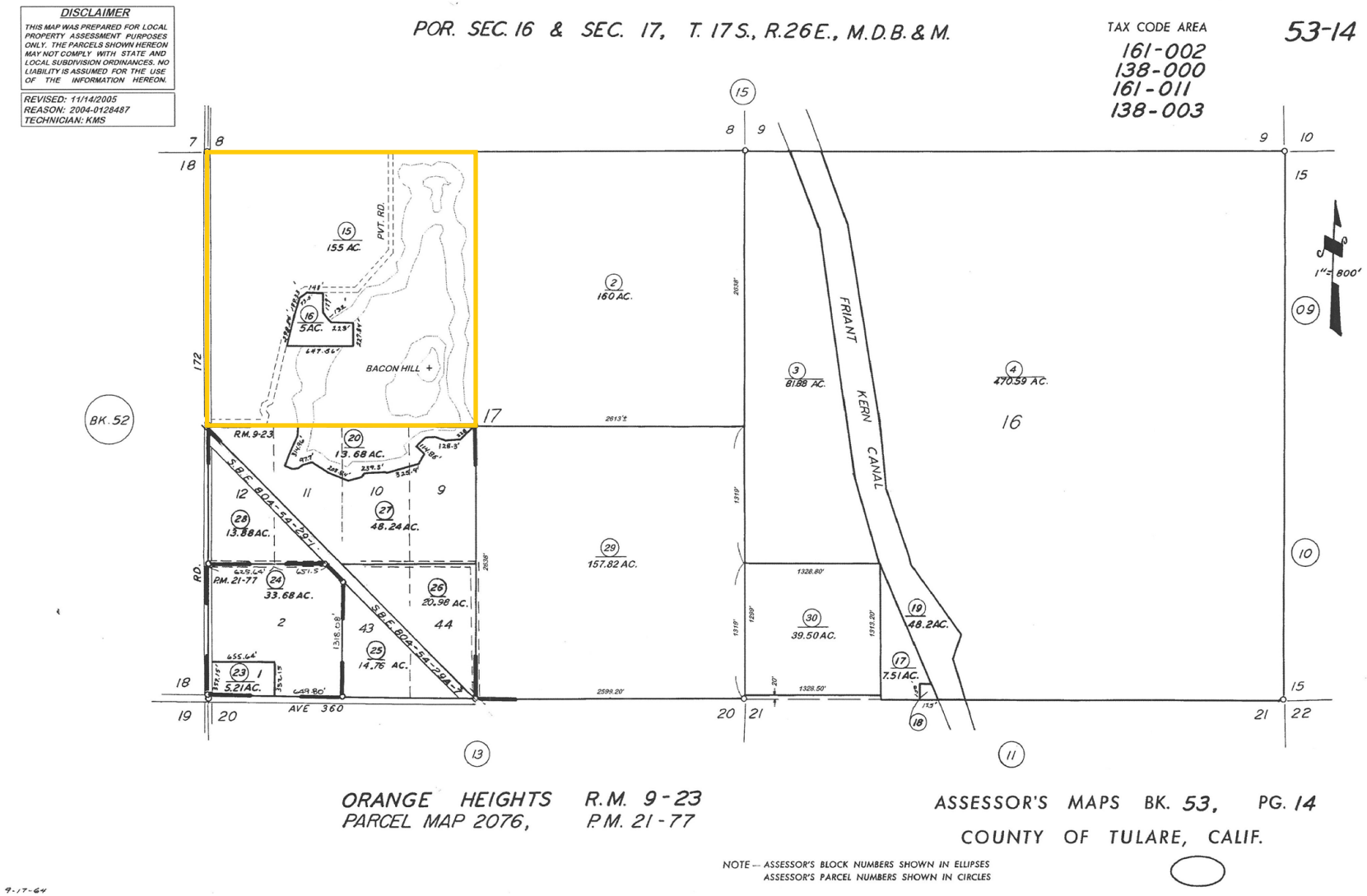
SOILS MAP



California Revised Storie Index (CA)		
Map unit symbol	**Map unit name**	**Rating**
152	Rock outcrop (90%) Unnamed (10%)	Not Rated
147	Porterville clay, 0-2% slopes	Grade3 - Fair
148	Porterville clay, 2-9% slopes	Grade 3 - Fair
176	Yettem sandy loam, 0-2% slopes	Grade 1 - Excellent

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PARCEL MAP



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PROPERTY PHOTOS









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