

FOR SALE



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Ivanhoe Area Navels



**32.24± Assessed Acres
Tulare County, California**

- Desirable Farming Location
- Fisher Navels
- Ag Well

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Ivanhoe Area Navels

32.24± Assessed Acres

\$875,000

DESCRIPTION:

Available for sale is a navel ranch located in the desirable farming area of Ivanhoe, California. The ranch is planted to Fisher navels and features a new well drilled in 2016 and three wind machines.

LOCATION:

The property is located on Road 140 and north of Avenue 336. The street address is 33896 Road 140, Visalia, CA 93292.

LEGAL:

Tulare County APNs: 051-100-021 & 022.
Parcel 051-100-022 is under the Williamson Act Contract.

PLANTINGS:

The property is planted to 32± acres of Fisher navels on Rangpur Lime root-stock.

WATER:

Irrigation water is provided by one 400± foot Ag well that was drilled in 2016 with a 10" casing and 40± HP submersible pump. The orchard can be irrigated in one set. There is also a domestic well with a 6" casing for the home that was drilled in 2015. Additionally, there are two old wells with pump equipment.

FROST CONTROL:

There are three Orchard Rite diesel powered wind machines with auto-start and 4 cylinder Cat engines.

SOILS:

Crosscreek-Kai association, 0 to 2 percent slopes.
Exeter loam, 0 to 2 percent slopes.

BUILDINGS:

There is a 1,300± sqft, 2 bed, 1 bath home that currently rents for \$700 a month. The house roof was replaced in 2011. Also, the property features a 2,700± sqft barn with a 2012 roof.

PRICE/TERMS:

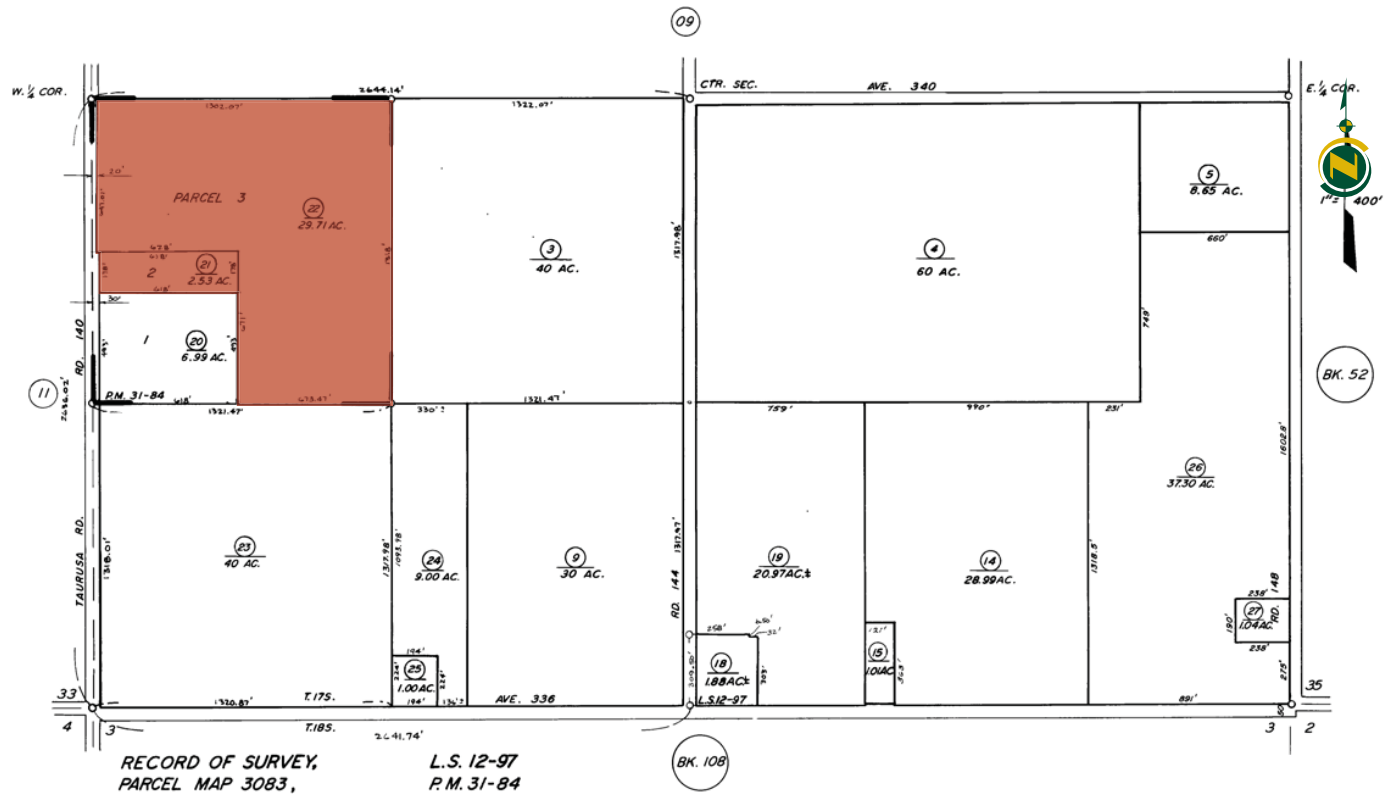
The asking price is \$875,000.

ASSESSOR'S PARCEL MAP

S 1/2 SEC. 34, T.17S., R.25E., M. D. B. & M.

TAX CODE AREA
153-045

51-10



AERIAL MAP



LOCATION MAP



REGIONAL MAP



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

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