

FOR SALE



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Ivanhoe I.D. Citrus Ranch



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

- Ivanhoe I.D.
- Strong Ag Well
- Young Clementine Mandarins
- Producing Navels and Valencias

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CA DRE #00020875



Ivanhoe I.D. Citrus Ranch

28.55± Assessed Acres

\$925,000

DESCRIPTION:

This is a well-managed and vigorous citrus planting in the Ivanhoe farming area. It has 10± acres of producing navels, 6 acres of producing valencias, and 12± acres of two-year-old Clementine mandarins. The ranch also features a 350± foot well drilled in 2007, which produces approximately 1,500± GPM plus Ivanhoe I.D. water.

LOCATION:

The property is 'L' shaped and lies near the intersection of Road 168 and Avenue 344, northeast of Ivanhoe. The property is on the south side of Avenue 344 and the west side of Road 168.

LEGAL:

Tulare County APN: 052-190-003 & 030.
The 2018/19 taxes are \$2,616.56.
Zoning: AE-20.
The property is under the Williamson Act contract.

PLANTINGS:

The plantings consist of the following:

10± acres of producing navels with 11'x24' spacing.
6± acres of producing Valencias.
12± acres of two-year-old Clementine mandarins with 10'x20' spacing. The Celmentines are Clemenules on Carrizo rootstock.

Production in bins:

Packout statements are available upon request.

	<u>17-18</u>	<u>16-17</u>	<u>15-16</u>	<u>14-15</u>	
Navels	396	546	484	579	
Valencias	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>
	64	320	243	367	234

WATER:

The property has a 350± foot well drilled in 2007. The seller states it produces approximately 1,500± GPM. The property is also within the Ivanhoe I.D. Irrigation of the navels is by foggers and the balance fan-jet.

FROST CONTROL:

There are three diesel powered wind machines.

SOILS:

San Joaquin loam, 0 to 2 percent slopes.

PRICE/TERMS:

The asking price is \$925,000 cash at close of escrow. The growing crops are included with reimbursement of cultural expenses.

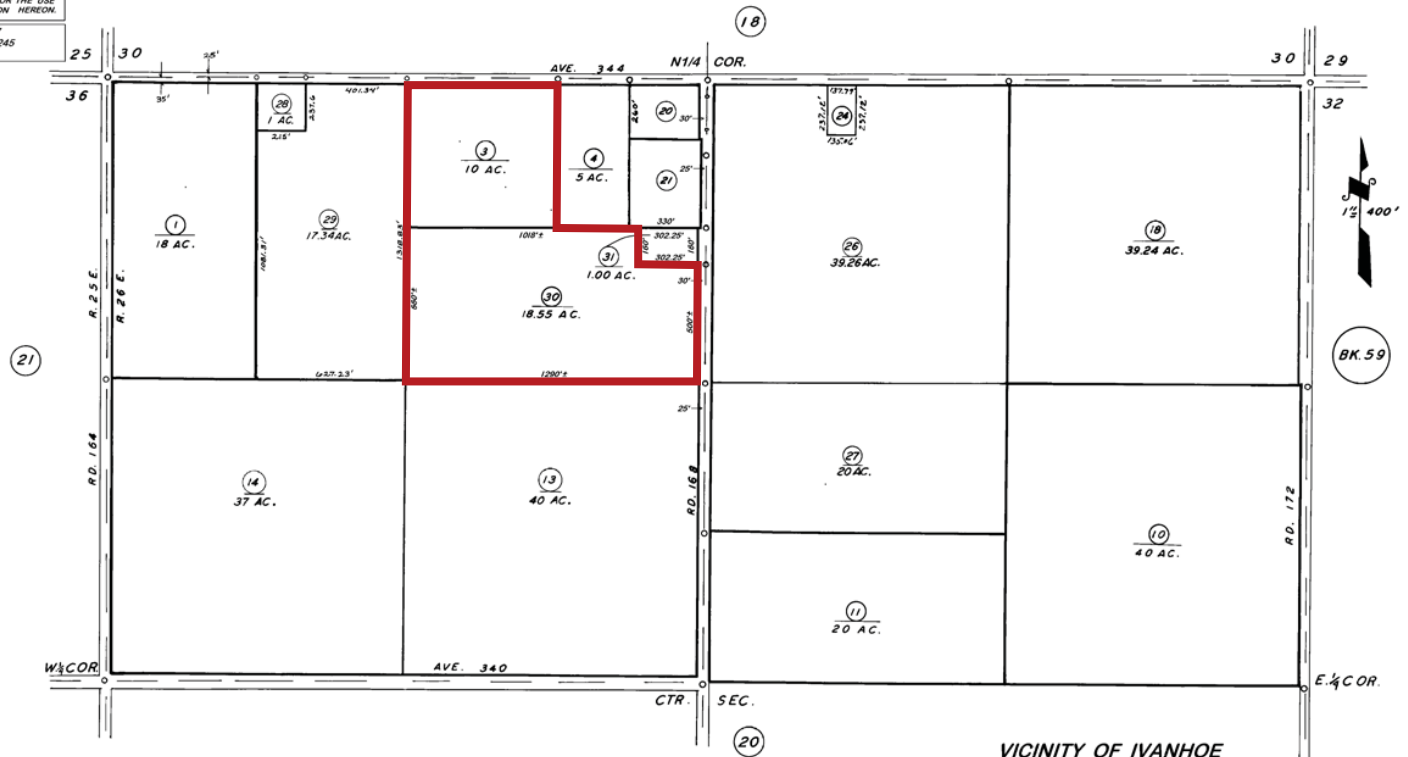
ASSESSOR'S PARCEL MAP

N 1/2 SEC. 31, T. 17 S., R. 26 E. M. D. B. & M.

TAX CODE AREA 052-19
153-070

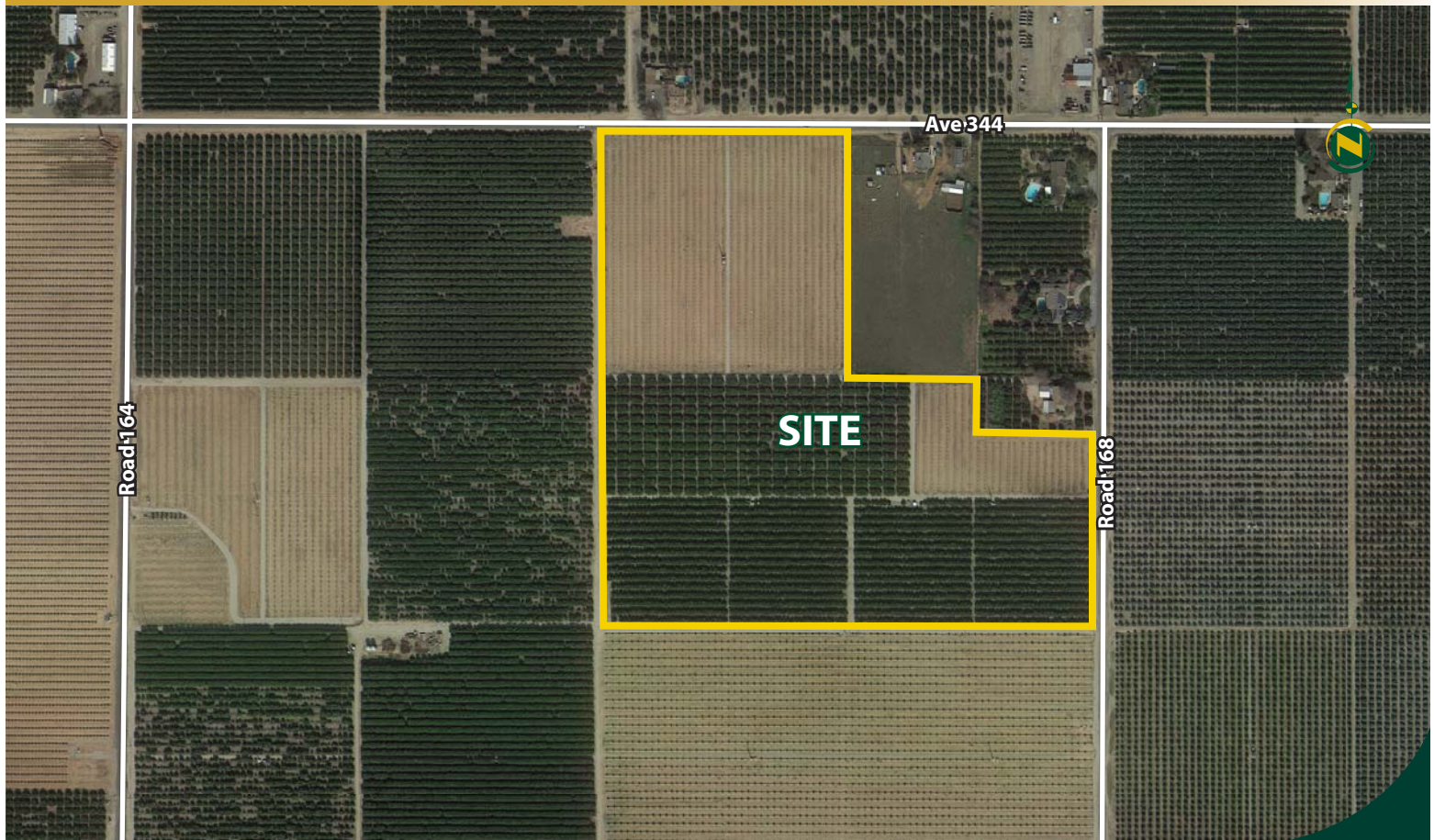
DISCLAIMER
THIS MAP WAS PREPARED FOR LOCAL
PROPERTY ASSESSMENT PURPOSES
ONLY. THE PARCELS SHOWN HEREON
MAY NOT COMPLY WITH STATE AND
LOCAL SUBDIVISION ORDINANCES. NO
LIABILITY IS ASSUMED FOR THE USE
OF THE INFORMATION HEREON.

REVISED: 09/13/2007
REASON: 2004-0094245
CAD TECH: PHN



VICINITY OF IVANHOE
ASSESSOR'S MAPS BK. 052, PG. 19
COUNTY OF TULARE, CALIF.

AERIAL MAP

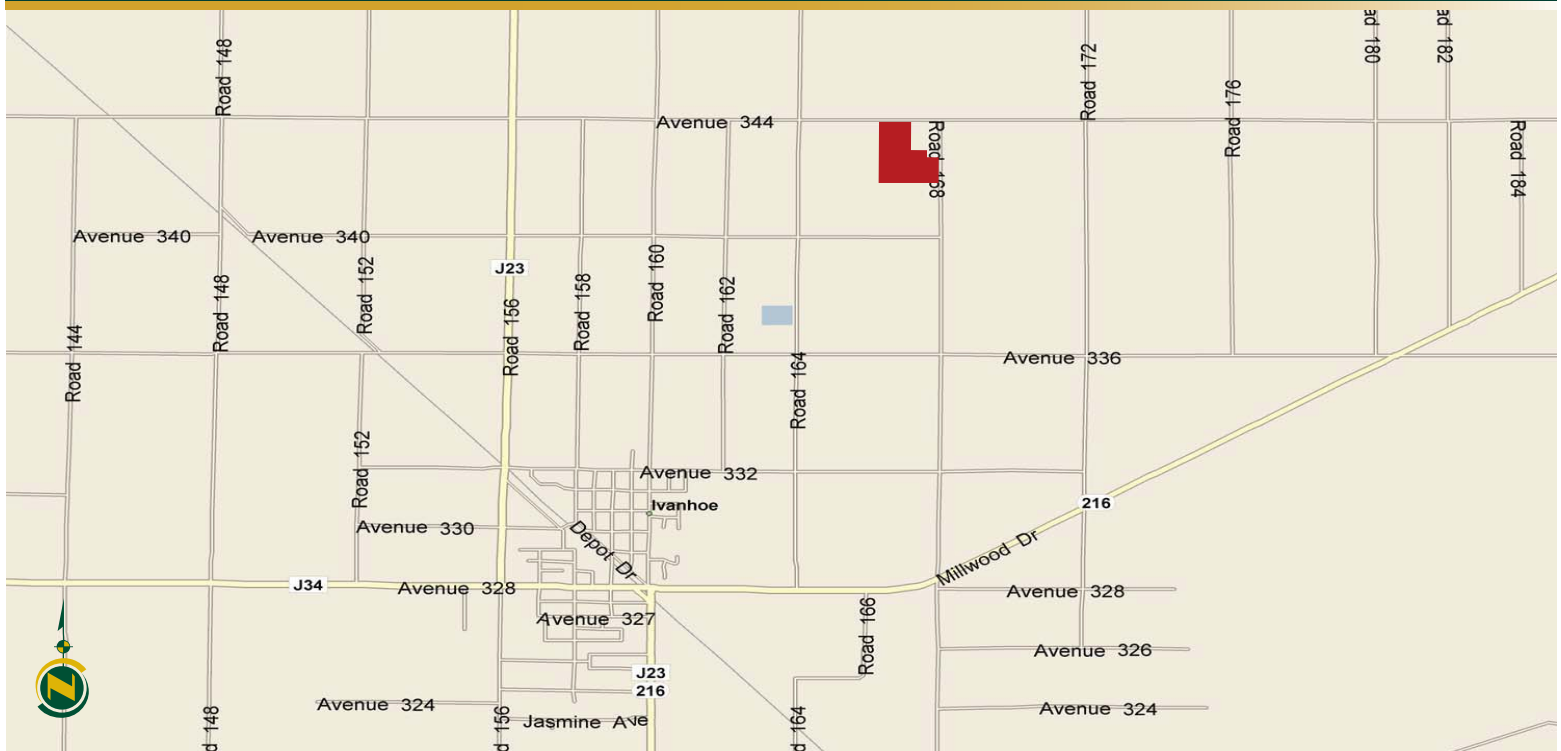




PROPERTY PHOTOS



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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