

FOR SALE



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Visalia Area Navel Ranch



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

- Good Location
- Ag Wells
- Good Soils

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CA DRE #00020875



Visalia Area Navel Ranch

80± Assessed Acres

\$1,840,000

DESCRIPTION:

Available for sale is a citrus ranch located west of Ivanhoe, California and northeast of Visalia, California. The property features Ag wells and mature navel orchard.

LOCATION:

The property is located 1/4 mile north of the intersection of Road 132 and Avenue 336. The ranch is on the east side of Road 132.

LEGAL:

Tulare County APNs: 051-110-019
The property is under the Williamson Act contract.
Zoning: AE-40

WATER:

There are two Ag wells located on the property. The property is furrow irrigated.

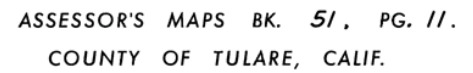
SOILS:

Crosscreek-Kai association, 0 to 2 percent slopes.

PRICE/TERMS:

The asking price is \$1,840,000.

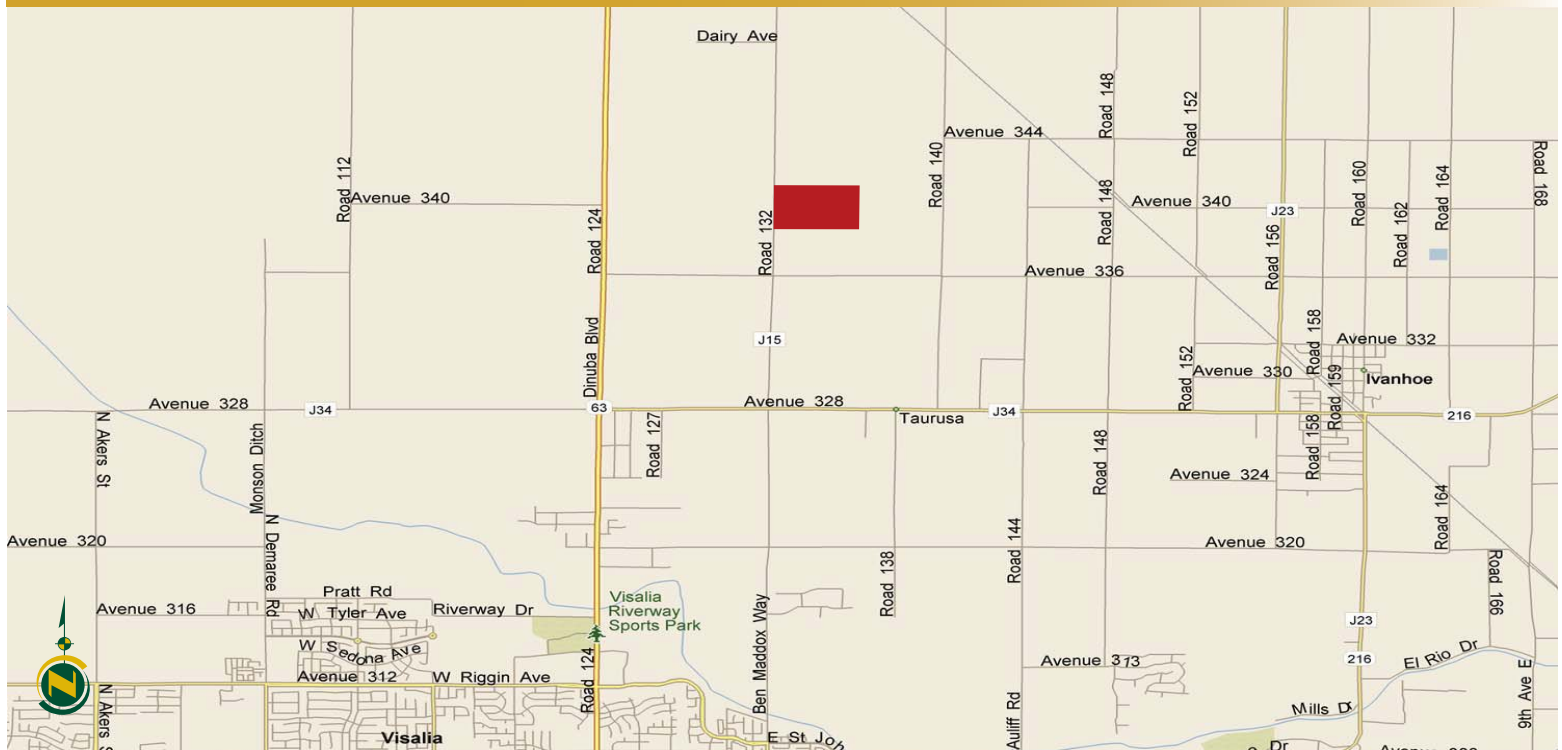
153-045



NOTE — ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES

An aerial photograph of a rural area with agricultural fields. A rectangular area in the center is outlined in yellow and labeled "SITE" in white capital letters. To the left of the site, a road is labeled "Road 132" vertically. Below the site, a road is labeled "Ave 336" horizontally. In the bottom left corner, there is a logo featuring a stylized "Z" inside a green circle with a yellow dot above it.

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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