

EXETER SUMO® MANDARIN RANCH \$1,300,000

Tulare County, California

(\$65,000/Acre)



20± Assessed Acres

- Desirable Variety
- Two Sources of Irrigation Water
- Highly Desirable Farming Area

Exclusively Presented by:

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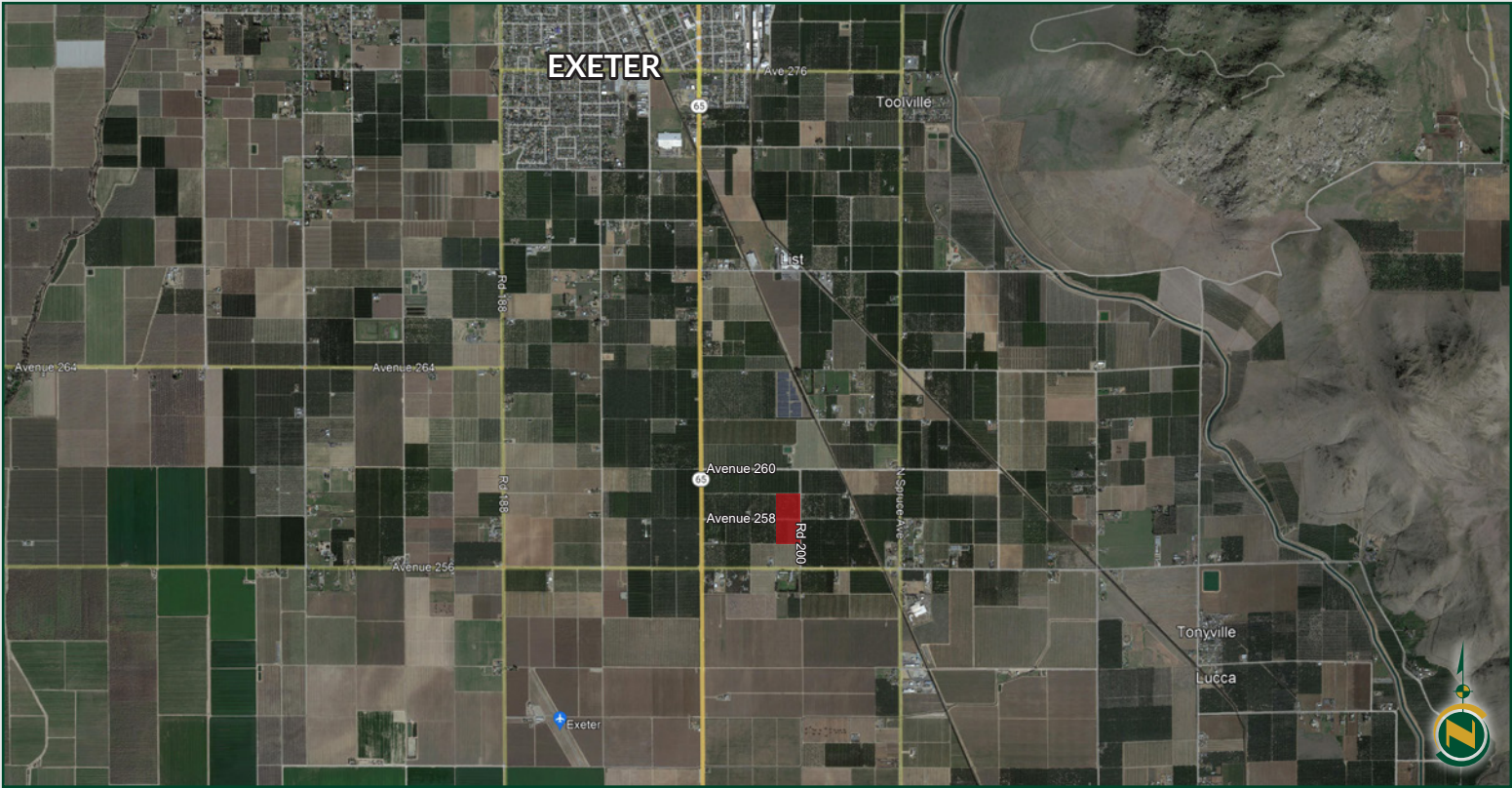
CA DRE #00020875

EXETER SUMO® MANDARIN RANCH

20± Assessed Acres Tulare County, CA



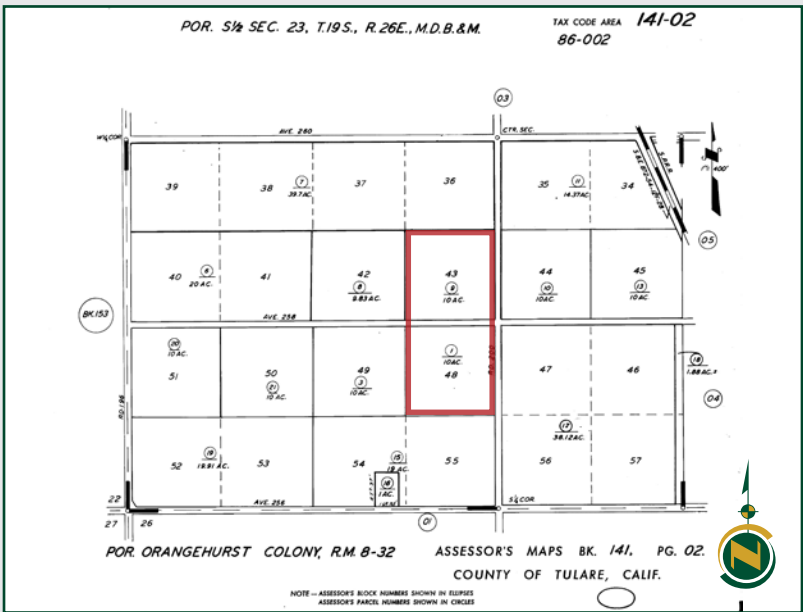
PROPERTY LOCATION MAP



SOIL/PLANTING MAP



APN MAP



Map Unit Symbol	Map Unit Name	Percent of AOI
114	Exeter loam, 0 to 2 percent slopes	100.0%
Totals for Area of Interest		100.0%

PROPERTY INFORMATION

DESCRIPTION

Available for sale is an exceptional Sumo® mandarin orchard located in the desirable farming area south of Exeter. There are two plantings; The older trees are nine years old and the younger trees are about one year old.

LOCATION

The property is located on the west side of Road 200, north and south of Avenue 258, just southeast of Exeter, California.

LEGAL

Tulare APNs are 141-020-001 and 009. The property is zoned AE-20.

PLANTINGS

5± acres of Sumo® mandarins on Trifoliate planted in 2013. The spacing is 18X12.

15± acres of Sumo® mandarins on Trifoliate planted in 2021. The spacing is 16X9.

WATER

The property is within the Exeter Irrigation District boundaries and has one turnout on the northeast corner of the property. There is also a submersible pump and well located on the south parcel. The ranch has a dual irrigation system with a double line dripper every 36 inches with .42 GPH emitters and the ranch has single line fan jet system with black fanjets for every tree. The ranch can be irrigated in two sets with the fanjets and one set with the dripper hoses.

SOILS

100% Exeter loam 0 to 2 percent slopes.

FROST CONTROL

There are two propane wind machines included in the sale. The south wind machine has an auto start. The two 1000-gallon propane tanks are leased.

PRICE/TERMS

\$1,300,000 cash. The Sumo trees are trademarked by ACMPC California LLC. Any sale is subject to ACMPC's approval of the buyer of this property. Seller to be reimbursed for farming expenses incurred towards the 2023 crop. Buyer to cooperate with Seller in a 1031 tax-deferred exchange.

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STATE MAP

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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

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.



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