

WOODLAKE CITRUS RANCH

Tulare County, California

321.45± Acres

\$9,200,000
(\$28,620/Acre)



• Young Citrus Plantings • Sumo®, Tangos & Lemons • 8 Wells



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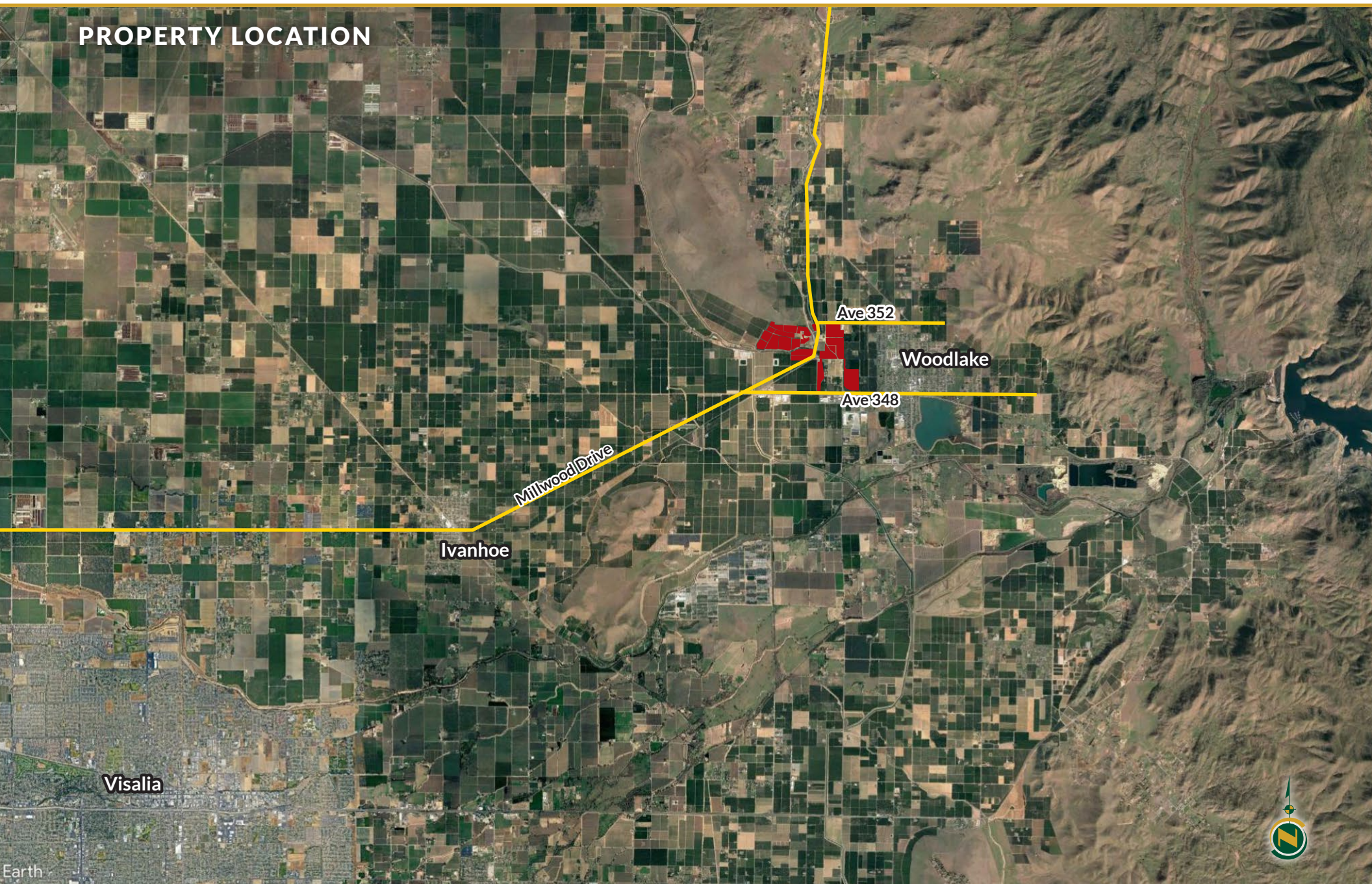


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PROPERTY LOCATION



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PROPERTY INFORMATION

DESCRIPTION

This citrus ranch which consists of 321.45± acres sits on the southeast corner of Stokes Mountain in Woodlake, CA. Half of the ranch is on a southerly facing slope above the Cottonwood Creek. The remaining citrus blocks are south across the creek and across Millwood Drive on the east. The owner has redeveloped almost the entire ranch since acquiring in 2011. Crops include Navels, Lemons, Mandarins, Cherries, and Olives. Production records provided upon request.

LOCATION

This property is located west of Woodlake along both sides of Millwood Drive and across Cottonwood Creek and up the hill. The eastern portion is on both sides of Avenue 348 to Road 204, one mile west of the City of Woodlake, CA.

LEGAL & ZONING

Tulare County APN's 059-050-010; 059-070-007, 010, 012, 013, 019; 059-080-010 and 060-260-009. Zoned AE-20

WATER

The property is irrigated from 8 wells located on the east side part of the ranch then boosted to filter stations and then single and double irrigation hoses to fanjets. One block has a drip system with emitters. Block BR2. East Kaweah GSA.

FROST

There are 4 natural gas windmachines located on the east side for frost protection.

BUILDINGS

One older custom home located on the top of the hill overlooking the mountains to the east and the valley to the south and west. The home has been vacant for a few years. There is also a metal shop building, pole barn and fenced in equipment yard, down on Avenue 348.

SOILS

Porterville clay, 2 to 9% slopes
San Joaquin loam, 0 to 2% slopes
Yettem sandy loam, 0 to 2% slopes
Tujunga loamy sand, 0 to 2% slopes
Cibo clay, 15 to 30% slopes
Cibo-Rock outcrop complex, 15 to 50% slopes
San Emigdio loam
Riverwash

PLANTINGS

Block	Variety	Root Stock	Acres	Year Planted	Spacing
1A	Lisbon Lemons	Carrizo	9.9	2013	20x18
1B	Brookes & Tulare Cherry	Colt	12.8	2013	19x17
1C	Open		10		
2	Powell Navels	Carrizo	6	2010	22x10
3	Powell Navels	Carrizo	10	2008	22x10
4	Lane Navels	Carrizo	5	1996	22x11
5	Powell Navels	Carrizo	8.35	2002	22x10
6	Cara Cara Navels	Carrizo	17.56	2021	18.9
7	Cara Cara Navels	Carrizo	21.3	2014	20x10
8	Powell Navels	Carrizo	24.2	1998	20x10
10	Lisbon Lemons	Carrizo	5	2019	20x18
11	Lane Navels	Carrizo	5.5	1995	20x11
12	Powell Navels	Carrizo	5.5	1996	20x11
13	Lisbon Lemons	Carrizo	5.5	2019	20x18
14	Cara Cara Navels	Carrizo	13.5	2011	20x10
15	Sumo® Mandarins	Carrizo	8	2019	16x9
16	Sumo® Mandarins	Carrizo	6	2018	16x9
17	Atwood Navels	Carrizo	5.5	1988	20x10
18	Cara Cara Navels	Carrizo	27	2011	20x10
19	Tango Mandarins	Carrizo	24	2014	18x10
20	Tango Mandarins	Carrizo	6	2018	18x10
21	Powell Navels	Carrizo	13.9	2011	18x14
22	Sumo® Mandarins	Carrizo	15	2018	16x9
23	Manzanillo Olives		23.5	1990	24x24
24	Atwood Navels	Carrizo	1.5	1988	20x10

PRICE/TERMS

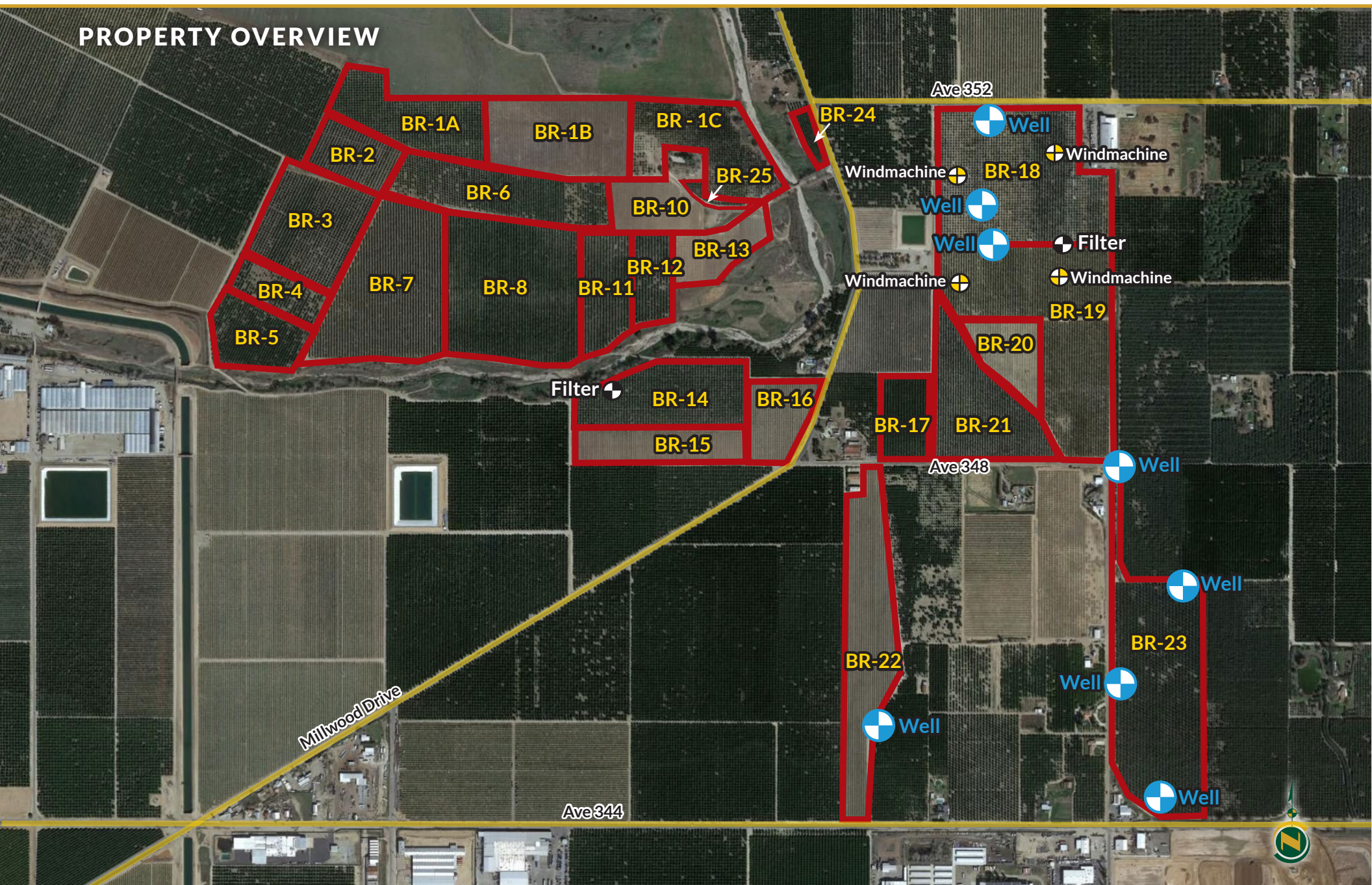
\$9,200,000 all cash or terms acceptable to Seller.

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PROPERTY OVERVIEW

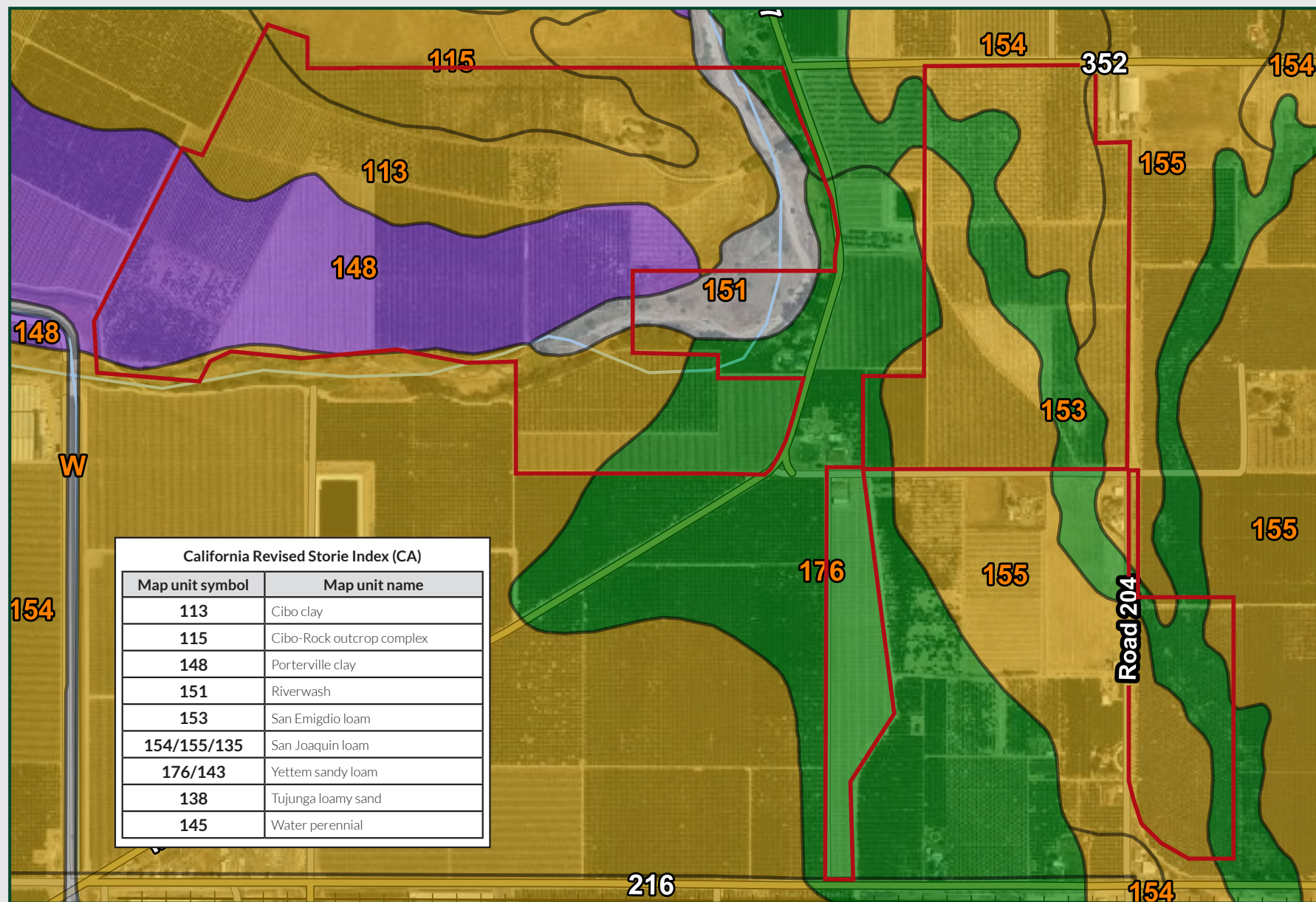


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SOILS MAP

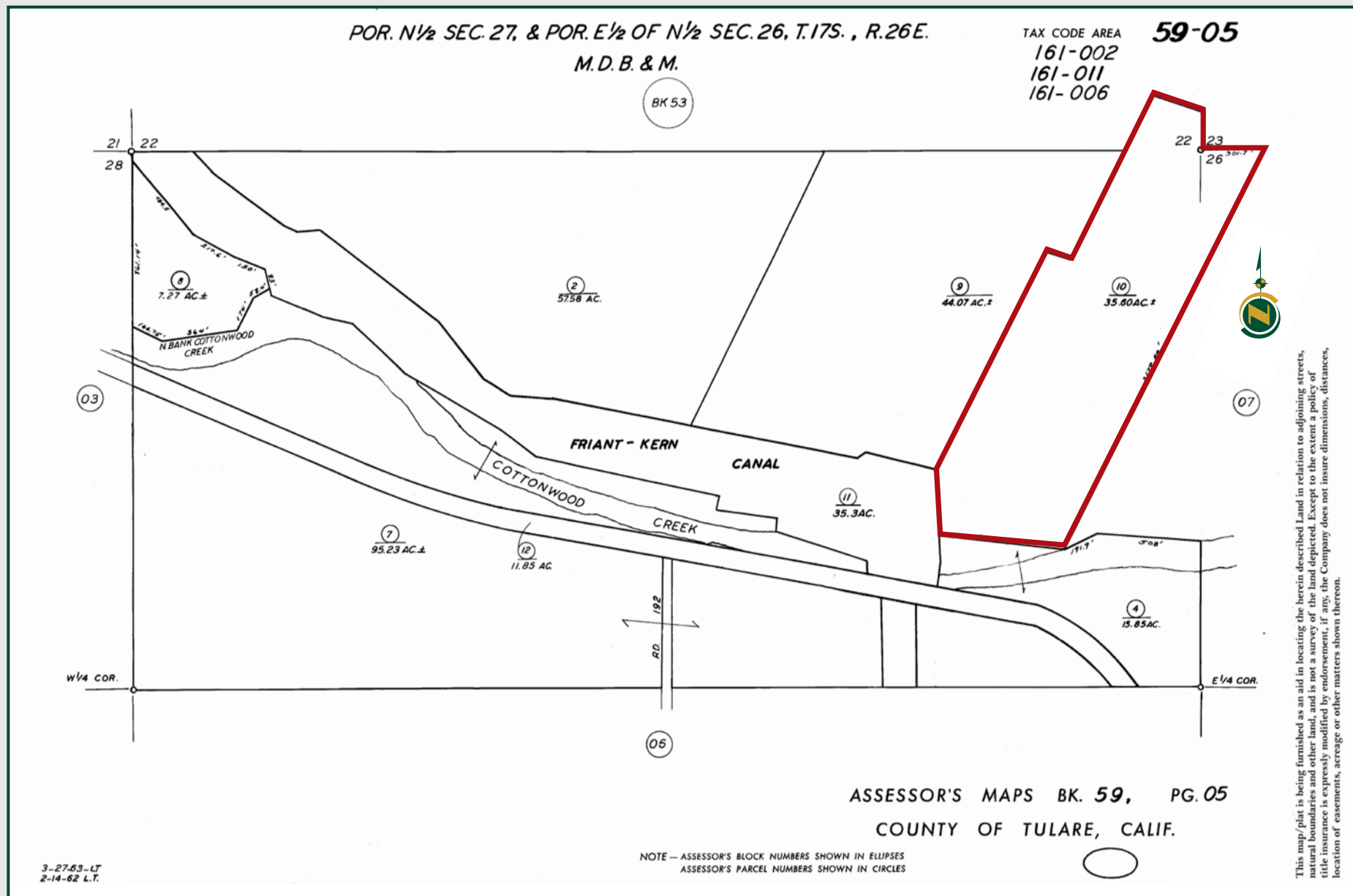


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PARCEL MAP

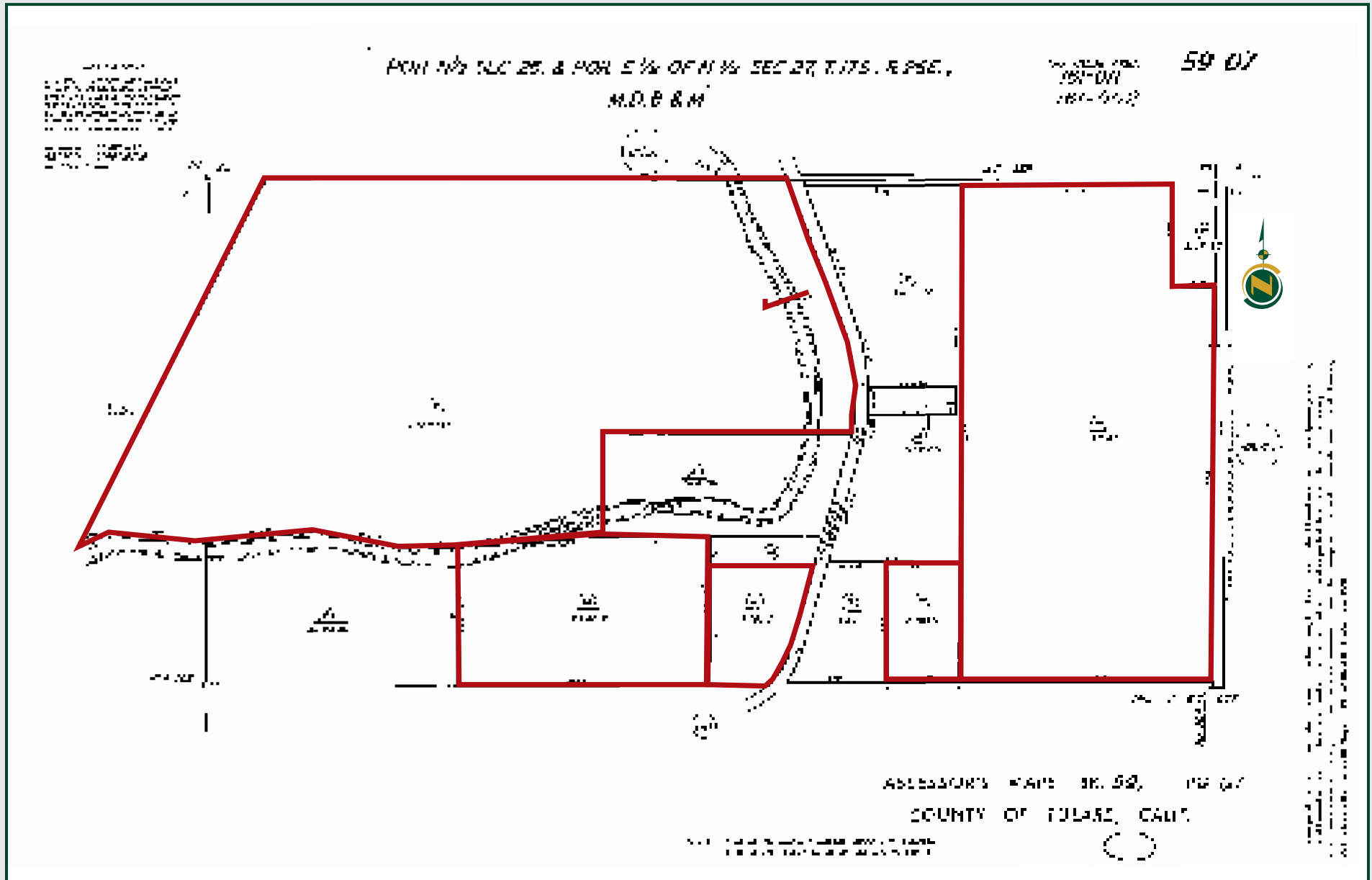


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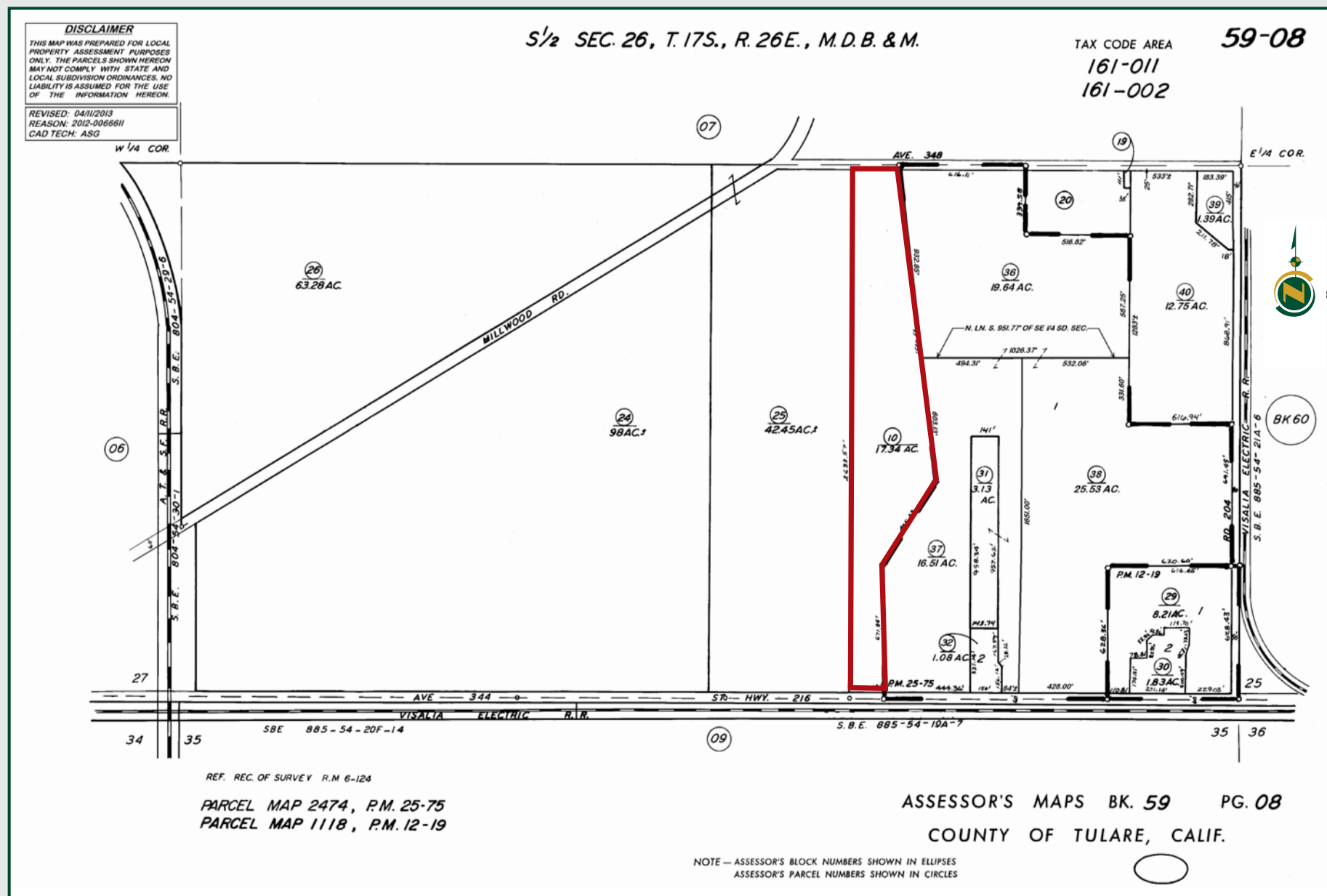
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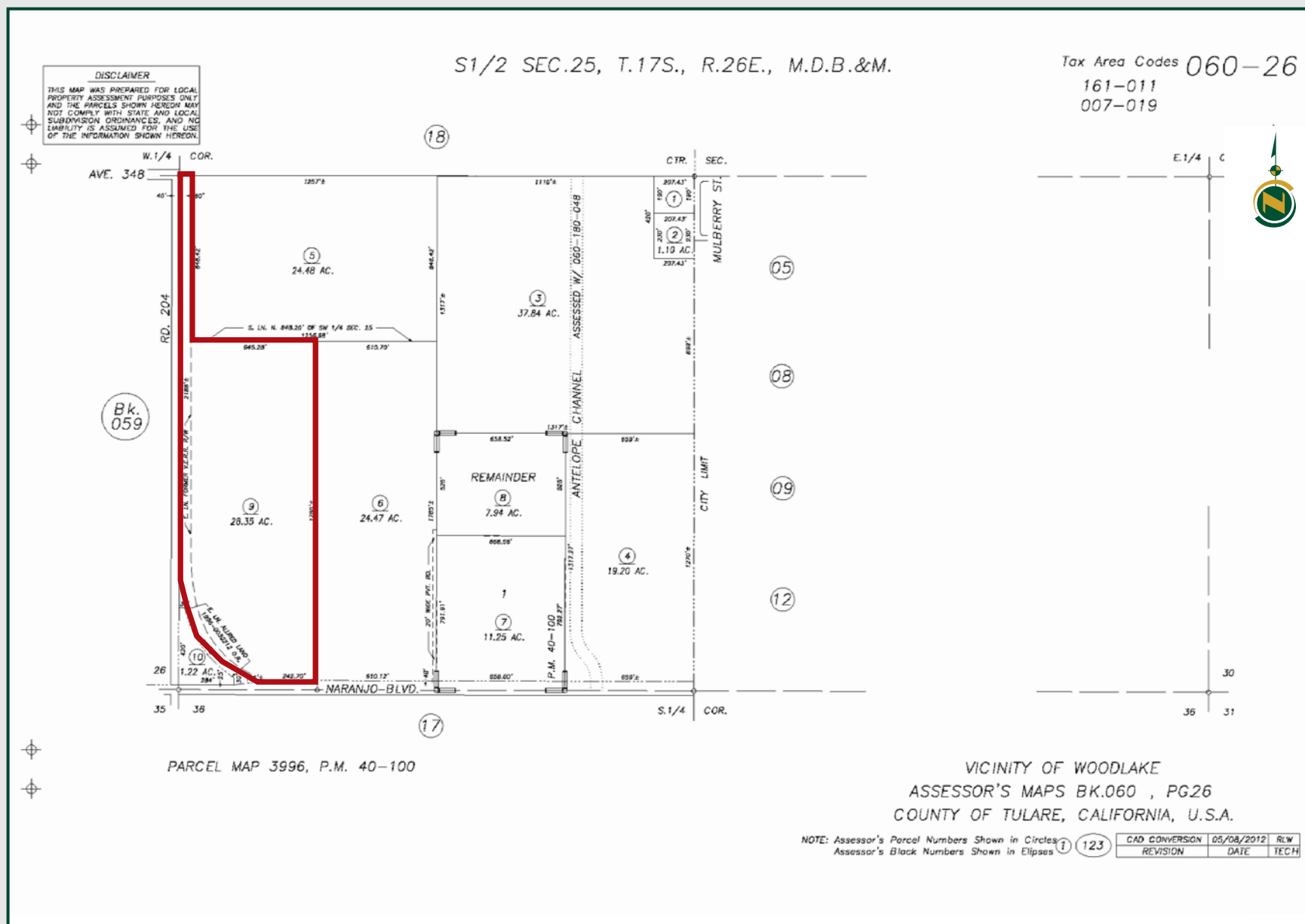


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PROPERTY PHOTOS



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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.