

RANCHO VIEJO

Tulare County, California

17.80± Acres

\$995,000

PRICE REDUCED



• Beautiful Home • Income Producing Citrus • Two Sources of Water



**PEARSON
REALTY**
AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

Offices Serving The Central Valley

FRESNO

7480 N. Palm Ave, Ste 101
Fresno, CA 93711
559.432.6200

VISALIA

3447 S. Demaree Street
Visalia, CA 93277
559.732.7300

BAKERSFIELD

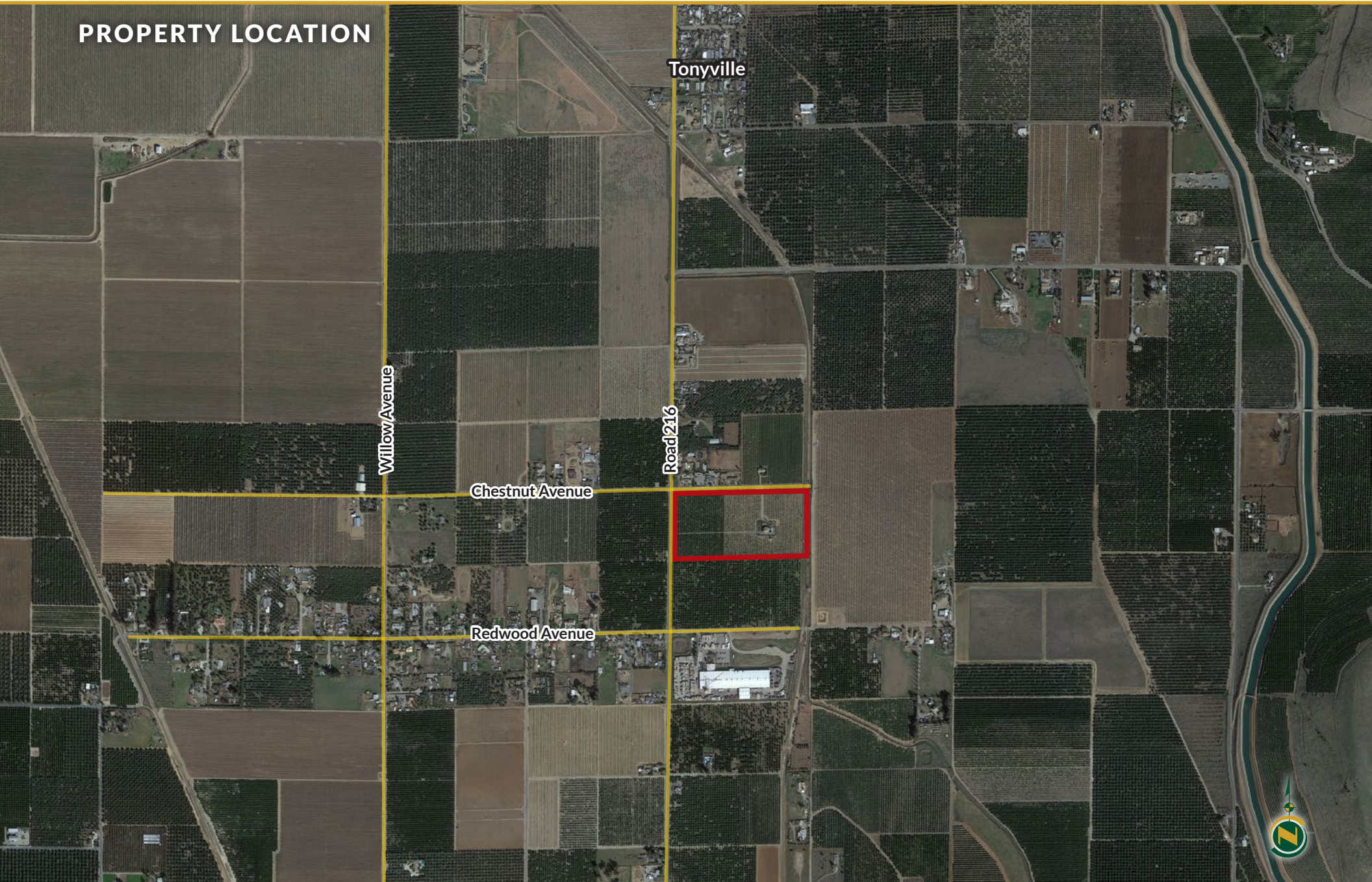
4900 California Ave., #210B
Bakersfield, CA 93309
661.334.2777

www.pearsonrealty.com

Exclusively Presented by:



PROPERTY LOCATION



PROPERTY INFORMATION

DESCRIPTION

Available for sale is a well-farmed citrus ranch that features a one-of-a-kind, historic American Foursquare ranch home that was ordered from Sears and Roebuck and built in 1908. This classic home sits in the middle of a beautiful citrus farm with two navel varieties. The home is approximately 3,253± square feet and features three bedrooms, two and a half bathrooms, a formal dining area, office room, large walk-in closets in each room, a large wrap-around porch, tea porch and even a unique sleeping porch on the second floor. Gorgeous landscaping surrounds the home filled with roses and shade trees. There is also a large water tower separate from the home that has two rooms wired for electrical that would make for the perfect rec rooms or kid's playrooms. The home has been updated with electrical, newer AC units, a kitchen remodel and bathroom remodel. This is a rare opportunity to own a property with so many features.

LOCATION

The property address is located at 21733 Chestnut Avenue, Lindsay, CA 93247. However, the main entrance is on Road 216 at the sign Rancho Viejo East Farm.

LEGAL

Tulare County APN: 142-103-002.

ZONING

The property is enrolled in the Williamson Act Contract
Zoning: AE-10

WATER

The property receives surface water from Lewis Creek Water District and features two wells. One well services the house and is tied into the irrigation system for the orchard. The second well was recently drilled in 2023.

SOILS

- Exeter Loam 0-2% slopes.
- San Joaquin Loam, 0-2% slopes
- Wyman Loam, 0-2% slopes.

PLANTINGS

The property is planted to:

- 10± acres of M-7 navels, planted in 2014.
- 7± acres of Toracco Blood Oranges, planted in 2014.

PRICE/TERMS

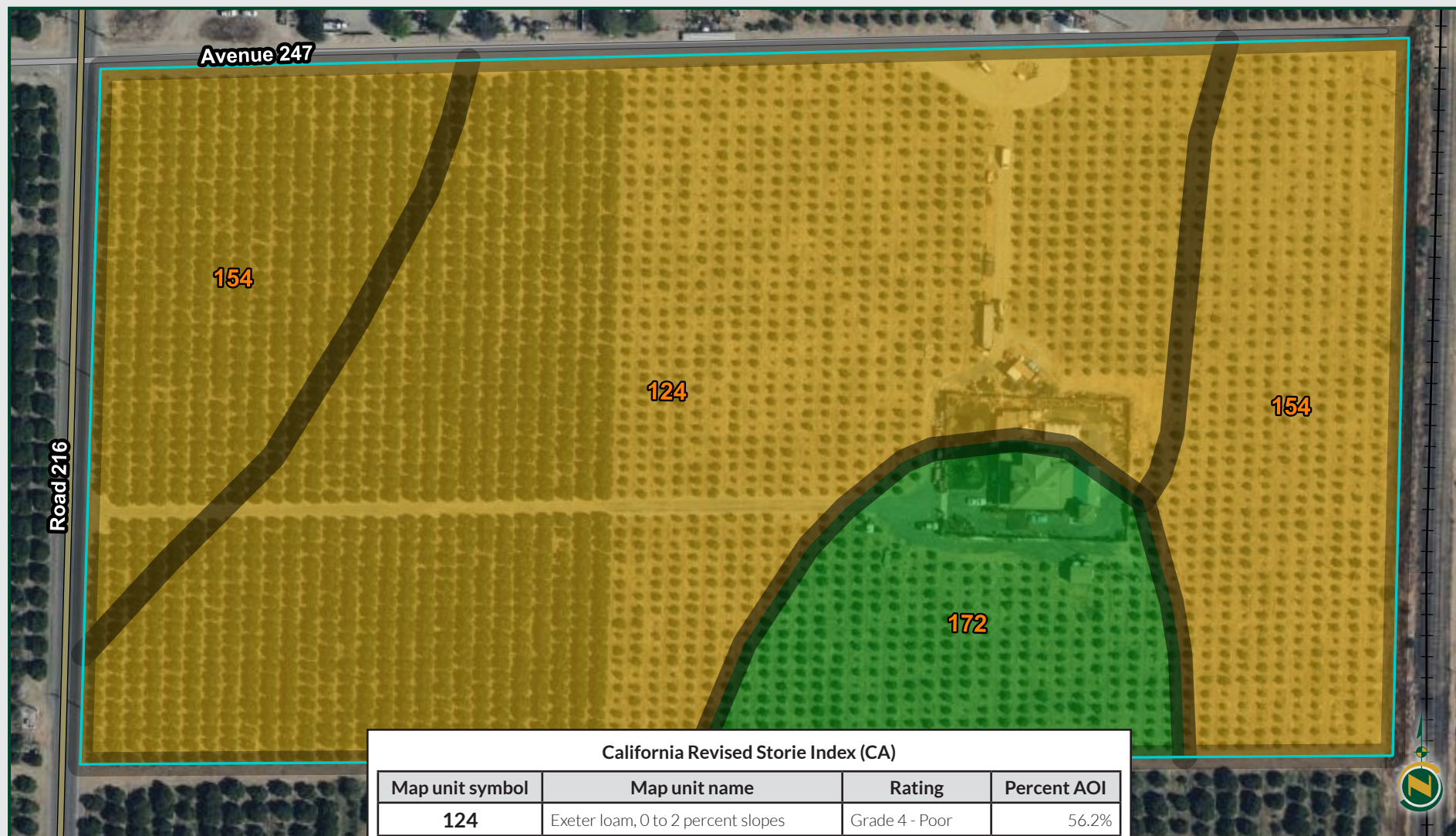
The asking price is \$995,000.



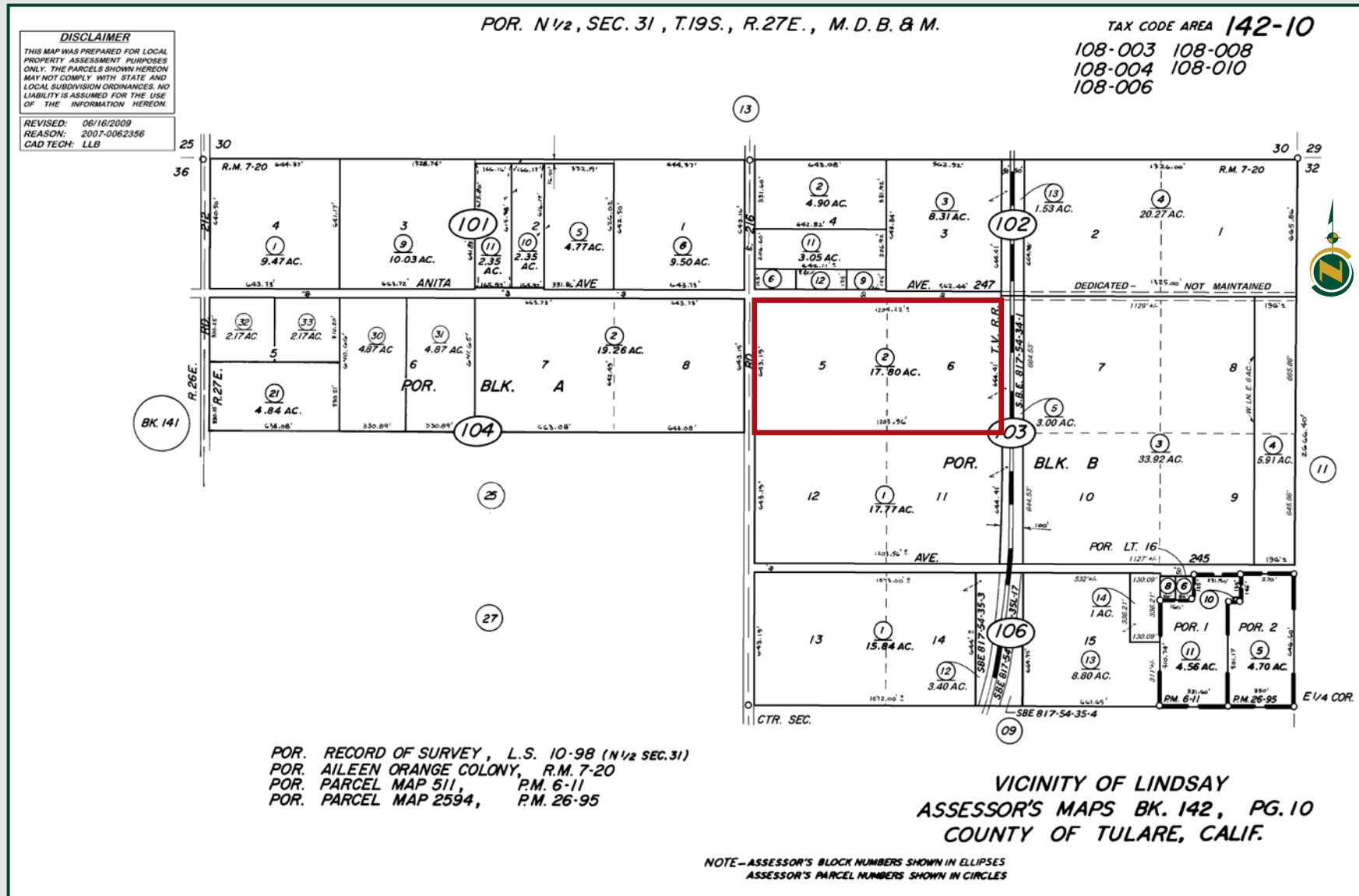
PROPERTY OVERVIEW



SOILS MAP



PARCEL MAP



PROPERTY PHOTOS



PROPERTY PHOTOS







RANCHO VIEJO

17.80± Acres
Tulare County, CA





Offices Serving The Central Valley

FRESNO

7480 N. Palm Ave, Ste 101
Fresno, CA 93711
559.432.6200

VISALIA

3447 S. Demaree Street
Visalia, CA 93277
559.732.7300

BAKERSFIELD

4900 California Ave., #210B
Bakersfield, CA 93309
661.334.2777



**Download Our
Mobile App!**

<http://pearsonrealty.com/mobileapp>



Download on the
App Store



GET IT ON
Google Play

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.