

SUCCESS VALLEY RANCH

Tulare County, California

160.00± Acres

\$1,250,000
(\$7,812/Acre)

PRICE REDUCED

• Citrus Growing Region • South Tule Independent Ditch Stock • Attractive Views and Grazing Land



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Exclusively Presented by:



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PROPERTY LOCATION



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PROPERTY INFORMATION

DESCRIPTION

The subject property is located in the beautiful Success Valley just east of Lake Success outside of Porterville. It contains a mix of citrus, open land that has previously been farmed, and grazing ground. There are roughly 31± acres of farmland and 129± acres of grazing land.

LOCATION

Subject property is located on Success Valley Dr. 1.85 miles southeast of the intersection of Hwy 190 and Success Valley Drive, approximately 5 miles east of the City of Porterville.

LEGAL

Tulare County APN: 284-230-099

Located in the NW/4 SEC 29, T21S, R29E, M.D.B.&M.

ZONING

AE-20, Agriculture Exclusive - 20 acre minimum parcel size.

The property is NOT located within the Williamson Act.

PLANTINGS

Oranges, lemons, open land, and grazing land.

WATER

There is one irrigation pump and well that is inoperable. There are 20 shares of South Tule Independent Ditch Stock included in the sale.

SOILS

See included soils map.

AMENITIES

Power is available on the property.

PRICE/TERMS

\$1,250,000 all cash at the close of escrow. Buyer to reimburse Seller for cultural costs incurred towards the 2023/24 citrus crops.

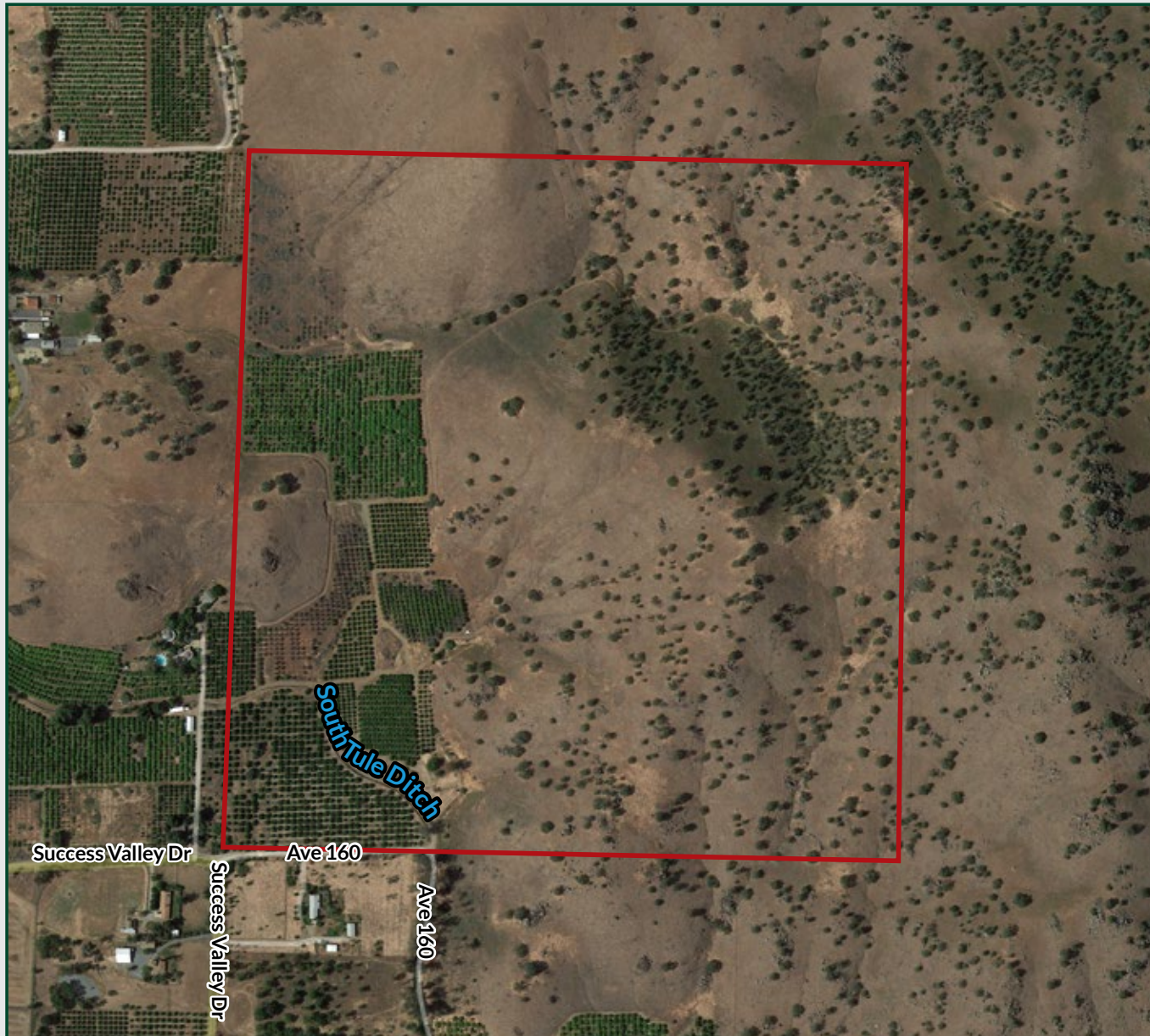


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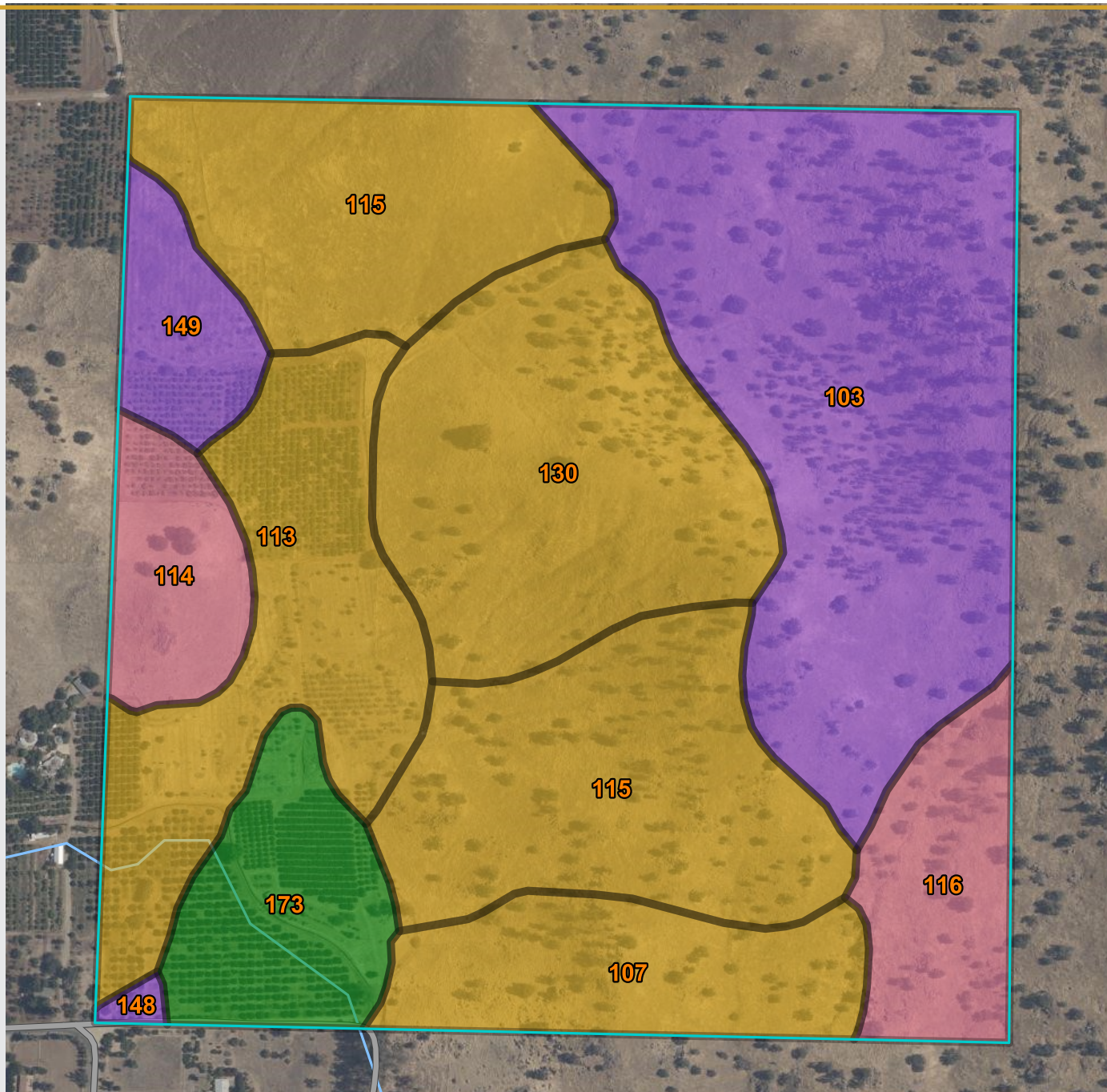
PROPERTY OVERVIEW



SOILS MAP

California Revised Storie Index (CA)

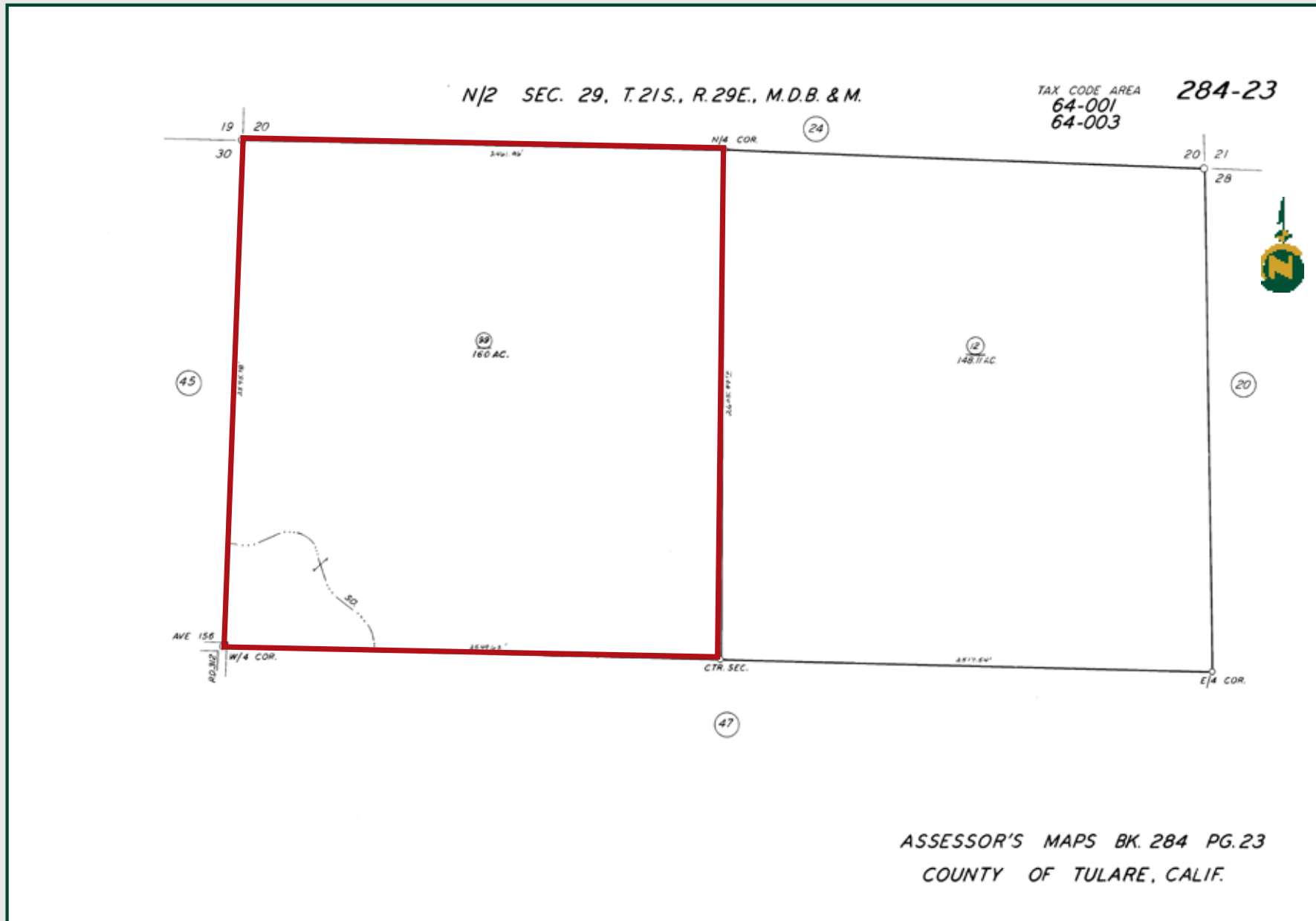
Map unit symbol	Map unit name
103	Auberry sandy loam, 30 to 50 percent slopes
107	Blasingame sandy loam, 30 to 50 percent slopes
113	Cibo clay, lithic bedrock, 15 to 30 percent slopes, MLRA 18
114	Cibo clay, 30 to 50 percent slopes
115	Cibo-Rock outcrop complex, 15 to 50 percent slopes
116	Cieneba-Rock outcrop complex, 15 to 75 percent slopes
130	Friant-Rock outcrop complex, 15 to 75 percent slopes
148	Porterville clay, 2 to 9 percent slopes
149	Porterville clay, 9 to 15 percent slopes
173	Wyman loam, 2 to 5 percent slopes



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PARCEL MAP



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PROPERTY PHOTO



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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.