



Tulare County - East Valley Citrus

305.25 Acres | Exeter Irrigation District

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— DISCLAIMERS

Sustainable Groundwater Management Act:

The Sustainable Groundwater Management Act (SGMA), passed in 2014, mandates that groundwater basins achieve sustainability by 2040 and requires the implementation of Groundwater Sustainability Plans (GSPs) by 2020. These plans may limit groundwater pumping. Buyers and tenants in real estate transactions should consult with relevant professionals such as water attorneys, hydrologists, geologists, or civil engineers for guidance.

For more information, visit the SGMA portal at <https://sgma.water.ca.gov/portal/> or the California Department of Water Resources at

<https://water.ca.gov/Programs/Groundwater-Management/SGMA-Groundwater-Management> or the East Kaweah GSA resources at:

<https://ekgsa.org/>

or the Eastern Tule GSA resources at:

<https://easterntulegsa.com/>





— DISCLAIMERS

Offering

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The Opportunity

The East Valley Citrus ranches are comprised of **305.25 gross acres**, 4 non-contiguous mixed age and plantings of citrus & specialty citrus located in California's prime east side citrus growing area (D-1) in Tulare County. The farm is **net planted 298 +/- acres**. The property maintains multiple wells on specific ranches, wind-machines, sand media filtration, and more. The surface water delivery is from Exeter ID depending on the ranch location. All of the **4 ranches are fully in or partially in Opportunity Zones**.

Variety	Acres	% of Total
Lisbon lemon	100	34%
Tango	50.5	17%
Washington Navel	47.7	16%
Cara	36	12%
Sumo	44	12%
Atwood Navel	20.2	7%
Net Planted	298	

Offering Price: \$13,100,000 | \$42,916 per acre

Water & GSA: The ranches receive water from Exeter ID. Multiple ranches also have fully operational wells providing dual-source water. One property, located on Ave 136, is in the Eastern Tule GSA.

Soil: The property is comprised of Class I- IV soils and are rated Excellent, Good, and Fair in the CA Revised Storie Index.



Overview

Location: Tulare County. 4 separate non-contiguous citrus ranches located just north of SR 198 & SR 245 in Exeter, CA south to Ave 136 in Porterville along the SR 65 east side citrus corridor.

Acres: 305.25 +/- gross acres of mixed planted citrus & speciality citrus:

- 298 +/- acres net planted
 - Washington Navels, Atwood Navels, Cara-Caras
 - Tangos, Sumo (AC Foods agreement to transfer)
 - Lisbon lemons

Plantings: The property is open ground with productive Class I - IV soils.

Water: The ranches are located in the boundaries of East Kaweah GSA. Surface water is delivered via Exeter ID. The southernmost ranch is located in Eastern Tule GSA. Multiple ranches have fully operational wells onsite and are dual source water.

Legal: Tulare County APNs

- 11 separate APNs
- see table with ranch name and APN

Offering Price: \$13,100,000 | \$42,916 per acre



Irrigation Districts: Exeter ID

Exeter ID is in the Friant Division Contractors with with Class I and Class II rights.

District Charges	Exeter ID
Water Price	\$304.00
Max Additional Energy Costs	\$0.00
GSA/District Pumping Fee	\$0.00
Agency Assessment	\$63.48
Agency Standby	\$30.00
Other Acreage Fees	\$0.00
GSA Assessment	\$9.37
Water Security Rating	2.6

Water Security Rating	Exeter ID
Composite Analysis	2.75
Cost & Pricing	2.00
Reliability	2.75
Threat Assessment	2.50
Final Weighted Rating	2.60

All water costs and fees should be verified by Buyer and are subject to change. <https://six33solutions.com/water-security-rating> for more background on the Encompass H2O® Water Security Rating.



LOCATION

Regional Map

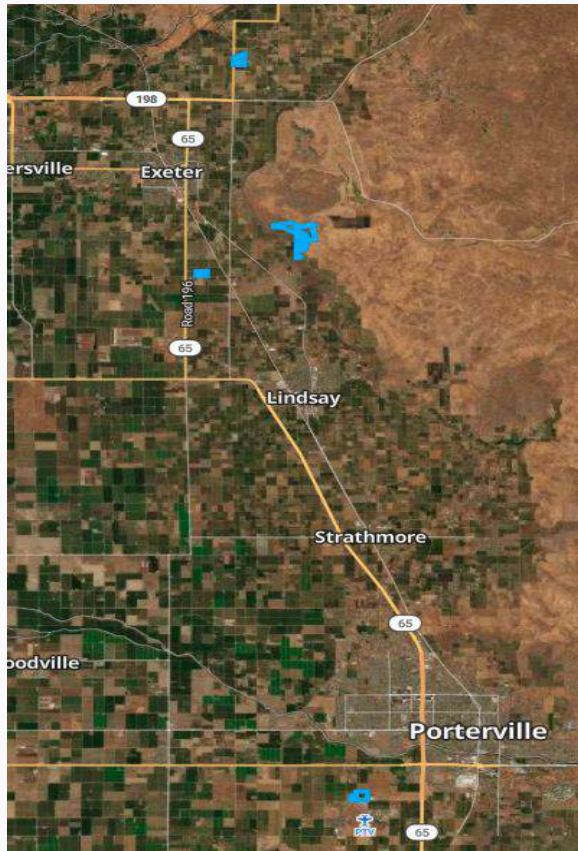
Tulare County

Located ~.9 mile
north of SR 198

&

1.2 mile east of SR 65 on Ave 136

Link to map [here](#)



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RANCH MAP

Tulare County

TOTAL PLANTED ACRES:

16.5 ac 18.1 ac

TOTAL ACREAGE:

34.6 ac

BLOCK	VARIETY	PLANT DATE	SPACING
1	Cara Cara	2020	16 × 20
2	Cara Cara	2019	16 × 20
3	Tango	2019	19 × 12
4	Tango	2019	19 × 12

— LOCATION

Phillips Ranch



RANCH MAP

Tulare County

— LOCATION

MEP 170

TOTAL PLANTED ACRES:

9.1 ac 68.0 ac 91.7 ac

TOTAL ACREAGE:

168.8 ac

BLOCK	VARIETY	PLANT DATE	SPACING
1	Cara Cara	2013	18 × 14
2	Tango	2025*	18 × 12
3	Lisbon	2015	18 × 14
4	Lisbon	2020	18 × 14
5	Lisbon	2015	18 × 14
6	Shiranui	2016	18 × 9
7	Sumo	2020	18 × 12

*Grafted to Tango in early 2025



RANCH MAP

Tulare County

TOTAL PLANTED ACRES:

29.7 ac 17.4 ac

TOTAL ACREAGE:

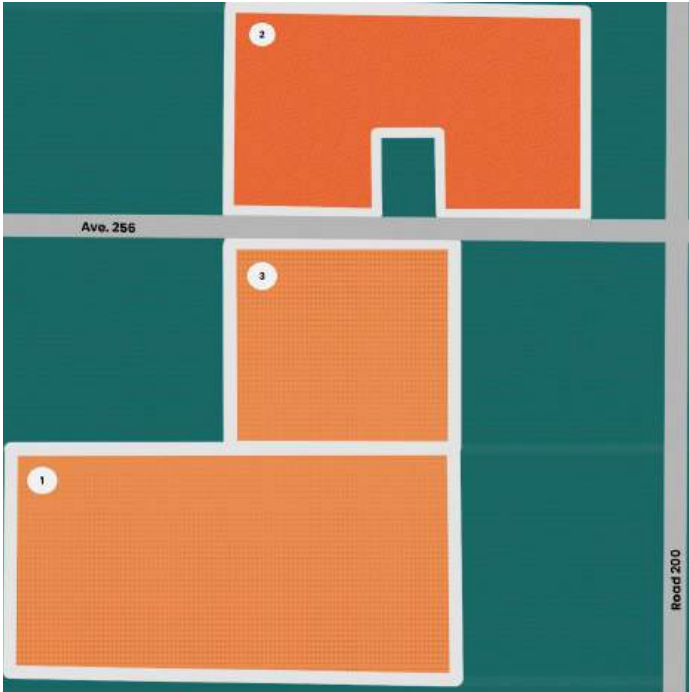
47.1 ac

BLOCK	VARIETY	PLANT DATE	SPACING
1	Atwood	2021	20 × 14
2	Tango	2025*	18 × 12
3	Cara Cara	2019	18 × 15

* Gold Nuggets graded to Tango in early 2025

— LOCATION

Ave. 256 Ranch



RANCH MAP

Tulare County

TOTAL PLANTED ACRES:

 46.0 ac

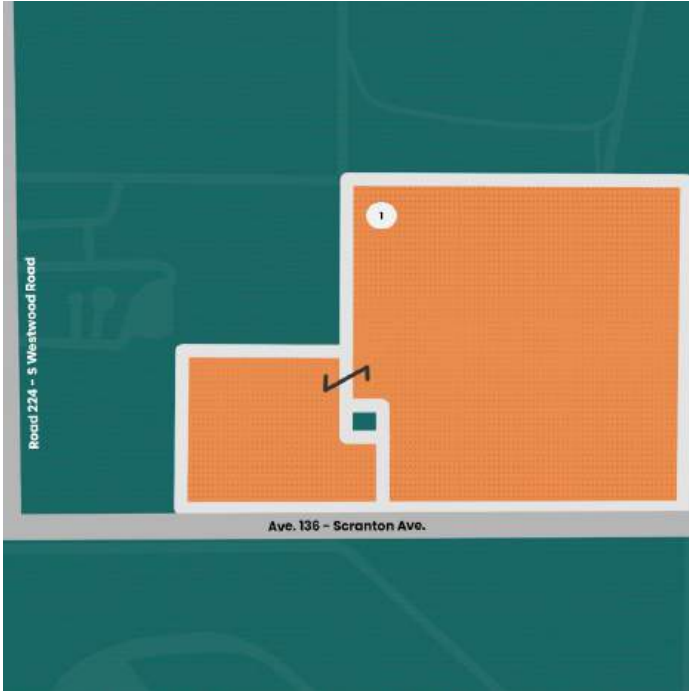
TOTAL ACREAGE:

 46.7 ac

BLOCK	VARIETY	PLANT DATE	SPACING
1	Washington	1995	20 × 20

— LOCATION

Airport Ranch





Ranch Detail: Phillips & Ave 256 Ranches

Name	APNs	Variety	Planting YR	Spacing	Net Planted	Irrigation District	Well	HP	GPM	5YR Avg Bin / AC
Phillips Ranch	112-100-018					Exeter ID	Submersible	15	285	
		Cara-Cara	2020	16 × 20	7.6					7
		Cara-Cara	2019	16 × 20	8.9					7
		Tango	2019	19 × 12	9.8					9
		Tango	2019	19 × 12	8.3					9
Name	APNs	Variety	Planting YR	Spacing	Net Planted	Irrigation District	Well	HP	GPM	5YR Avg Bin / AC
Ave. 256 Ranch	141-010-002					Exeter ID	Submersible	20	323	
	141-020-015	Atwood	2021	20 × 14	20.2					N/A
		Grafted to Tango	2025	18 × 12	17.4					9
		Cara-Cara	2019	18 × 15	9.5					9

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Ranch Detail: MEP 170 Ranch

Name	APNs	Variety	Planting YR	Spacing	Net Planted	Irrigation District	Well	HP	GPM	5YR Avg Bin / AC
MEP 170 Ranch						Partial Exeter ID	Submersible	40	329	
	142-010-023	Lisbon	2015	18 × 14	19.2					23
	142-010-039	Shiranui	2020	18 × 9	29.2					35
	142-010-040	Lisbon	2015	18 × 14	4.0					23
	142-200-006	Lisbon	2020	18 × 14	6.0					23
	142-200-007	Lisbon	2015	18 × 14	33.7					23
		Lisbon	2020	18 × 14	14.6					8
		shiranui	2020	18 × 9	10.8					35
		Lisbon	2015	18 × 14	14.2					23
		Sumo	2015	18 × 12	13.9					20
		Gold Nuggets	2015	18 × 12	14.1					17
		Cara Cara	2013	18 × 14	9.1					9

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Ranch Detail: Airport Ranch

Name	APNs	Variety	Planting YR	Spacing	Net Planted	Irrigation District	Well	HP	GPM	5YR Avg Bin / AC
Airport Ranch	302-490-014	Washington	1995	20 × 20	46.0	Porterville ID (no service)	Submersible	60	383	30
	302-490-017									
	302-490-018									

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Soil Information

Ranch Name	Symbol	Description	Percent
Philips Ranch	124	Exeter loam 0 to 2 percent slopes	100.0%
Ave. 256 Ranch	114	Exeter loam 0 to 2 percent slopes	100.0%
MEP 170 Ranch	150	Porterville cobbly clay, 2 to 15 percent slopes	83.2%
	148	Porterville clay, 2 to 9 percent slopes	10.2%
	147	Porterville clay, 2 to 9 percent slopes	1.5%
Airport Ranch	114	Exeter loam, 0 to 2 percent slopes	91.1%

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Comparable Sales: The Original Offering Had 7 Ranches, *3 Ranches Have Sold or are Pending*

Ranch Name	Gross Acres	Irrigation District	Status	Price/AC	Asking Price
Associates	27.9	Lindmore	Sold	\$40,860	\$41,500
80AC Ranch	80.76	Lindmore	Pending	Pending	\$41,500
High School	19.72	Lindsay-Strathmore	Pending	Pending	\$41,500

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LOCATION

Assessor Map - Phillips Ranch

Legal: Tulare County APN

- 112-100-018 (39.9 acres)

Tax Assessment

- \$13,345.56 (total)

Williamson Act: No



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LOCATION

Assessor Map - Ave. 256 Ranch

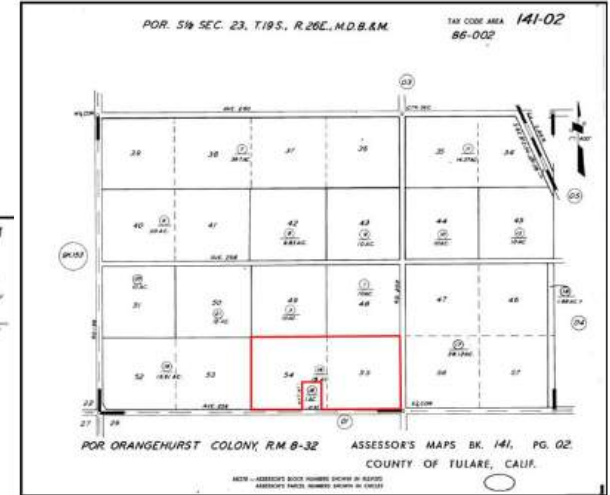
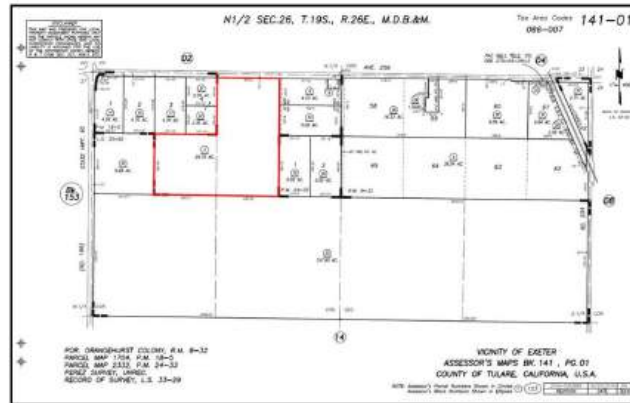
Legal: Tulare County APN

- 141-010-022 (29.76 acres)
- 141-020-015 (19.0 acres)

Tax Assessment

- \$6,254.76 (total)

Williamson Act: Yes





LOCATION

Assessor Map - MEP 170 Ranch

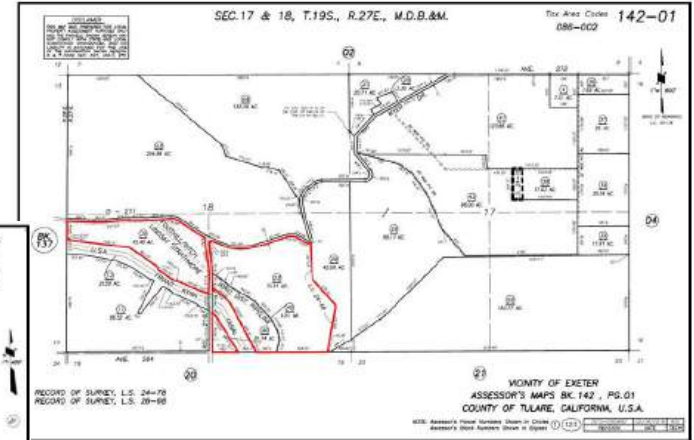
Legal: Tulare County APN

- 142-010-023 (73.31 AC), 142-010-039 (45.48 AC)
- 142-010-040 (20.74 AC), 142-200-006 (20.46 AC)
- 142-200-007 (11.46 AC)

Tax Assessment

- \$26,428.14 (total)

Williamson Act: Partial





LOCATION

Assessor Map - Airport Ranch

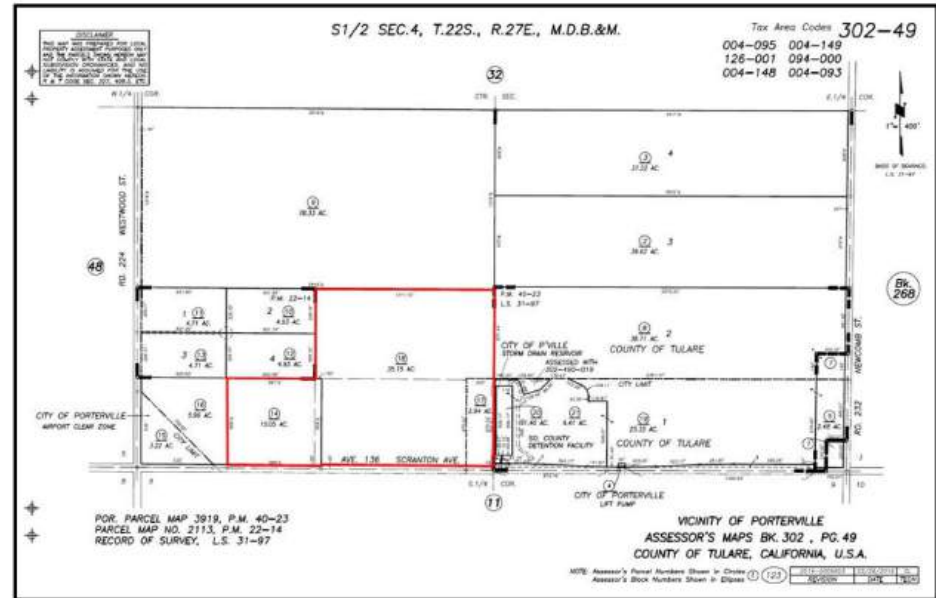
Legal: Tulare County APN

- 302-490-014 (10.05 acres)
- 302-490-017 (2.94 acres)
- 302-490-018 (35.15 acres)

Tax Assessment

- \$21,408.04 (total)

Williamson Act: No





Property Photos



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