

39.19±
ASSESSED ACRES

EXETER AREA VINEYARD
TULARE COUNTY, CALIFORNIA

\$783,800
(\$20,000/ACRE)

EXCLUSIVELY PRESENTED BY:
A DIVISION OF PEARSON COMPANIES



FRESNO

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

3447 S. Demaree St.
Visalia, CA 93277
559.732.7300

BAKERSFIELD

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

HIGHLIGHTS:

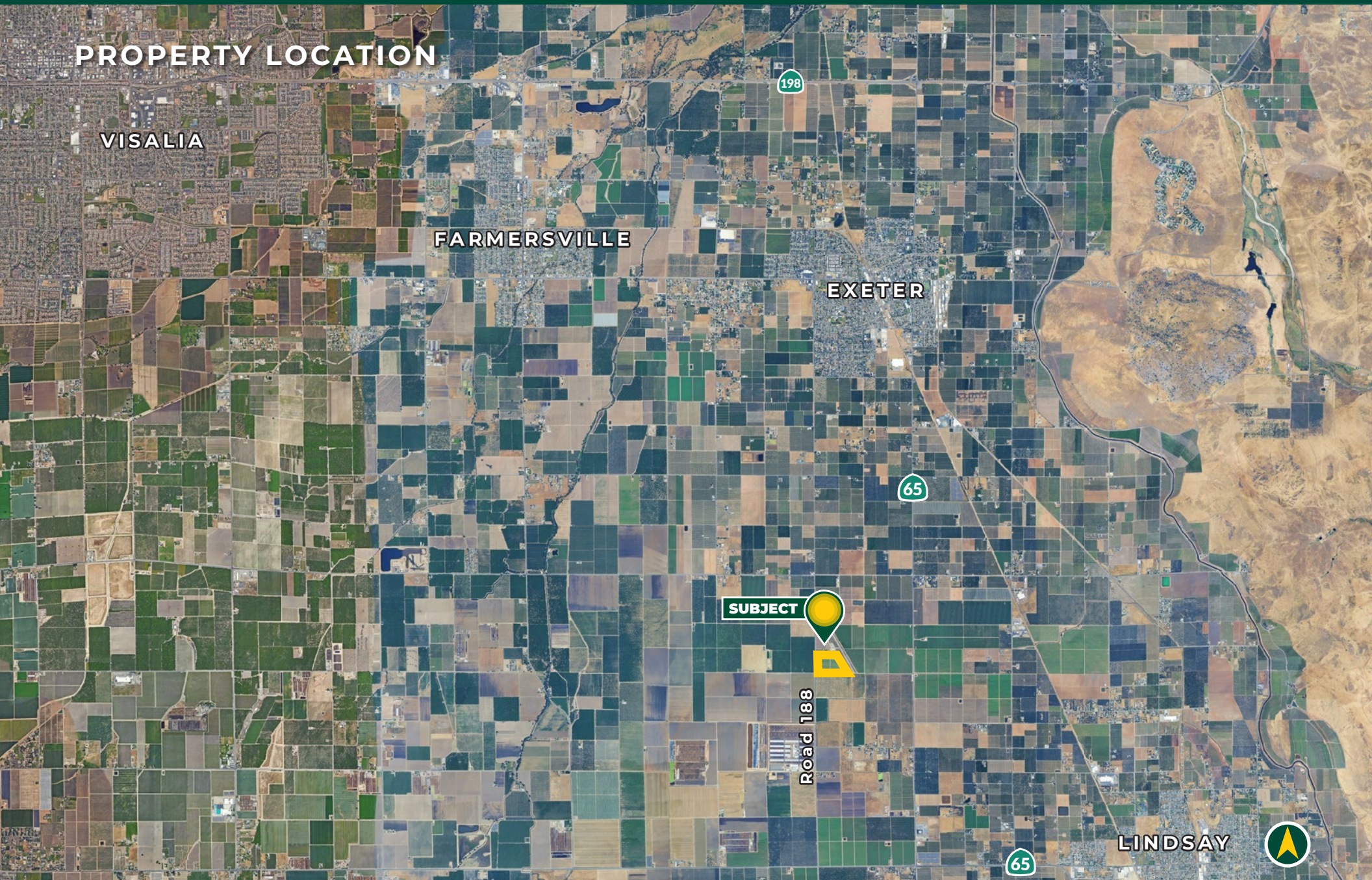
- EXCELLENT FARMING LOCATION
- AG WELL
- MATURE VINEYARD

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PROPERTY LOCATION



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PROPERTY INFORMATION

DESCRIPTION

Available for sale is a 39± acre property planted to Scarlet Royal table grapes located in the desirable farming area between Exeter and Lindsay, California. The property features Ag wells and mature plantings ideal for someone looking to continue farming or in need of depreciation and tax benefits.

LOCATION

The property is located on the east side of Road 188 and approximately one mile south of Avenue 256, just south of Exeter, California. The property borders Exeter Airport.

LEGAL

Tulare County APN: 153-190-020.

ZONING

AE-40

SOILS

Flamen loam, 0 to 2 percent slopes.

WATER

Irrigation water is provided by an Ag pump and well with a sand media filtration system. The well was drilled in 2023, and the pump is a 40±hp turbine pump with VFD. There is also a backup well located on the property.

PLANTINGS

The property is planted to approximately 36.6± acres of Scarlet Royal grapes. There is also a fenced area used for equipment storage on the north side of the property.

PRICE/TERMS

The asking price is \$783,800. Buyer to cooperate with Seller's 1031 exchange. Buyer to reimburse seller for farming costs incurred toward the current crop.

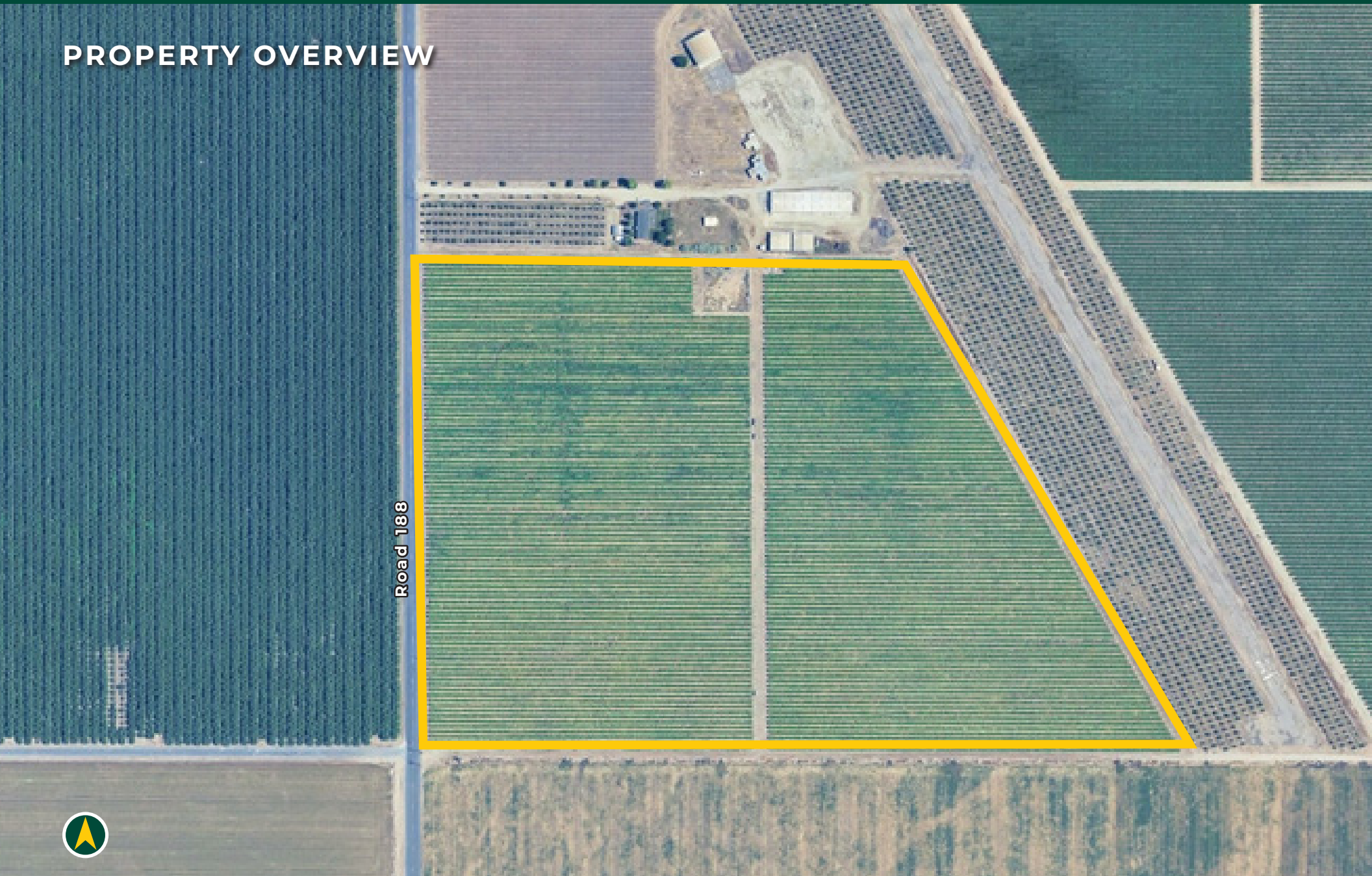


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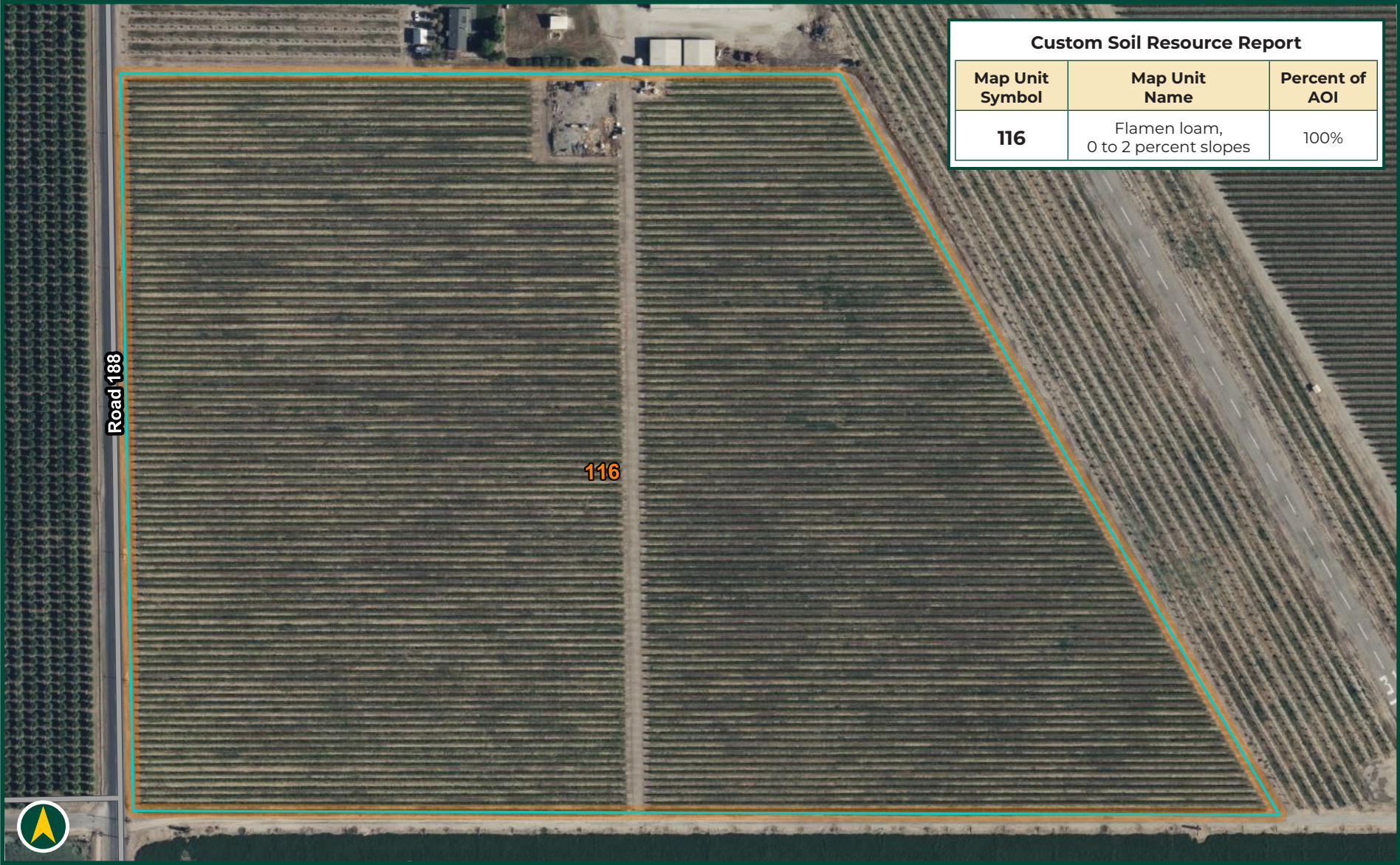
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PROPERTY OVERVIEW



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SOILS MAP



PROPERTY PHOTOS



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