

**199.67±**  
ASSESSED ACRES

**SEVILLE CITRUS**  
TULARE COUNTY, CALIFORNIA

**\$6,490,000**  
(\$32,503+/-ACRE)  
(SUGGESTED MINIMUM BID))

EXCLUSIVELY PRESENTED BY:  
A DIVISION OF PEARSON COMPANIES



**FRESNO**

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

**VISALIA**

3447 S. Demaree St.  
Visalia, CA 93277  
559.732.7300

**BAKERSFIELD**

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

All information contained herein is deemed reliable but not guaranteed by seller nor broker and should be independently verified by potential buyers. We assume no liability for errors or omissions.



www.pearsonrealty.com  
CA DRE #00020875

**CALL FOR OFFERS**  
**NOVEMBER 16, 2026**



**PROPERTY  
HIGHLIGHTS:**

• 19 WIND MACHINES  
FOR FROST  
PROTECTION

• STONE CORRAL ID  
PLUS IRRIGATION  
PUMPS & WELLS

• (4) DESIRABLE  
CITRUS  
VARIETIES

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## PROPERTY LOCATION



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## PROPERTY INFORMATION

### DESCRIPTION

A rare opportunity to acquire a 199.67± acre investment grade citrus property located within the desirable Stone Corral citrus growing region. The ranch consists of four citrus varieties and has two sources of water with five wells and Stone Corral Irrigation District water. The property has 19 wind machines for frost protection.

### LOCATION

Located on the NEC and the SEC of Piedra Rd. (Ave. 376) and Rd. 176 in Tulare County approximately 2 1/2 miles SE of Seville, CA.

### LEGAL

Tulare County APN's 053-020-016, 053-150-023, 153-150-022. Located in portions of Sections 5 and 8, T17S, R26E, M.D.B. & M.

### ZONING

AE-40 Agricultural Exclusive, 40 acre minimum parcel size.

### PLANTINGS

83± acs. Cara Cara Navels, 51± acs. Lisbon Lemons, 31± acs. Tango Mandarins, 8± acs. Star Ruby Grapefruit plus 24± acs. of fallow land. See Planting Map for varieties and production from 2020 to 2026.

### WATER

Located in the Stone Corral Water District. Property has 5 irrigation pumps/wells and 19 wind machines. See Planting Map for locations.

### SOILS

See soils map included.

### PRICE/TERMS

\$6,490,000 cash at close of escrow. Buyer to reimburse Seller for all cultural costs incurred toward the 2026/27 crop season.

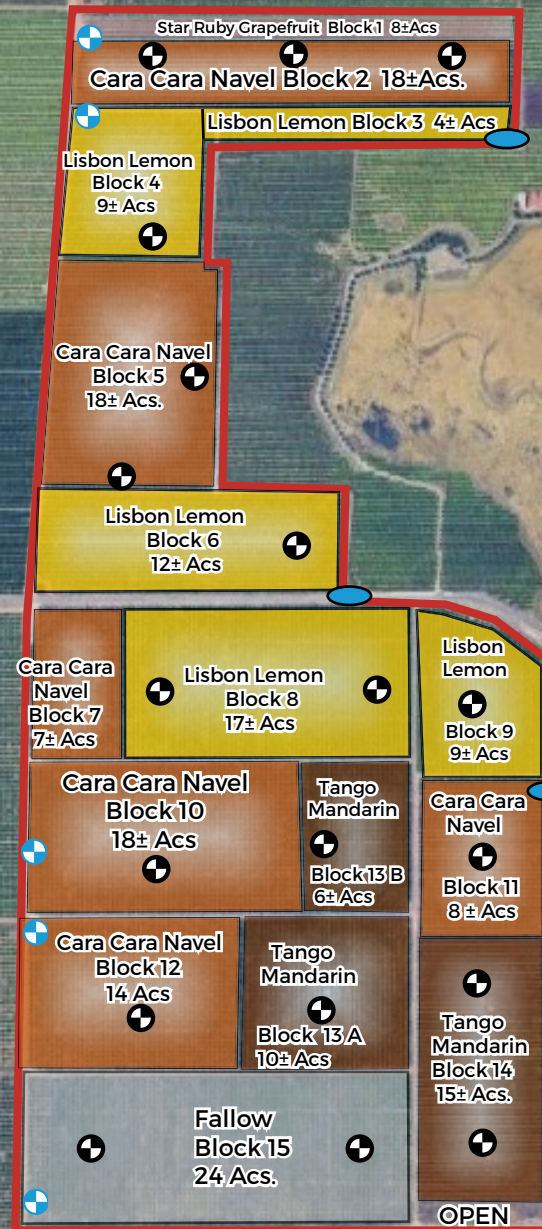
**SUBMIT ALL OFFERS ON OR BEFORE NOVEMBER 16, 2026 TO THE LISTING  
BROKER: DAN KEVORKIAN, 559-905-8073;  
DKEVORKIAN@PEARSONREALTY.COM**

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## PLANTING MAP



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## PLANTINGS & PRODUCTION

|           |            |             |           | Total Bins Produced |         |         |         |         |         | Bins Per Acre |         |         |         |         |         |
|-----------|------------|-------------|-----------|---------------------|---------|---------|---------|---------|---------|---------------|---------|---------|---------|---------|---------|
| Block     | Variety    | Yr. Planted | Net Acres | 2020/21             | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2020/21       | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 |
| Block 1   | Grapefruit | 2011        | 8 Ac      | 157                 | 271     | 264     | 98      | 67      | 318     | 19.6          | 33.9    | 33.0    | 12.3    | 8.4     | 39.8    |
| Block 2   | Cara Cara  | 1991        | 18 Ac     | 420                 | 417     | 426     | 259     | 296     | 481     | 23.3          | 23.2    | 23.7    | 14.4    | 16.4    | 26.7    |
| Block 3   | Lemon      | 2013        | 4 Ac      | 183                 | 204     | 61      | 191     | 161     | 193     | 45.8          | 51.0    | 15.3    | 47.8    | 40.3    | 48.3    |
| Block 4   | Lemon      | 2013        | 9 Ac      | 496                 | 375     | 290     | 424     | 317     | 660     | 55.1          | 41.7    | 32.2    | 47.1    | 35.2    | 73.3    |
| Block 5   | Cara Cara  | 1998        | 18 Ac     | 190                 | 280     | 244     | 113     | 139     | 424     | 10.6          | 15.6    | 13.6    | 6.3     | 7.7     | 23.6    |
| Block 6   | Lemon      | 2013        | 12 Ac     | 713                 | 656     | 639     | 574     | 407     | 755     | 59.4          | 54.7    | 53.3    | 47.8    | 33.9    | 62.9    |
| Block 7   | Cara Cara  | 2013        | 7 Ac      | 265                 | 227     | 150     | 106     | 142     | 152     | 37.9          | 32.4    | 21.4    | 15.1    | 20.3    | 21.7    |
| Block 8   | Lemon      | 2016        | 17 Ac     | 815                 | 934     | 550     | 893     | 655     | 1,246   | 47.9          | 54.9    | 32.4    | 52.5    | 38.5    | 73.3    |
| Block 9   | Lemon      | 2013        | 9 Ac      | 417                 | 411     | 300     | 287     | 348     | 525     | 46.3          | 45.7    | 33.3    | 31.9    | 38.7    | 58.3    |
| Block 10  | Cara Cara  | 2013        | 18 Ac     | 345                 | 346     | 388     | 234     | 408     | 428     | 19.2          | 19.2    | 21.6    | 13.0    | 22.7    | 23.8    |
| Block 11  | Cara Cara  | 1996        | 8 Ac      | 79                  | 123     | 98      | 87      | 137     | 142     | 9.9           | 15.4    | 12.3    | 10.9    | 17.1    | 17.8    |
| Block 12  | Cara Cara  | 1996        | 14 Ac     | 186                 | 294     | 300     | 194     | 326     | 378     | 13.3          | 21.0    | 21.4    | 13.9    | 23.3    | 27.0    |
| Block 13A | Tango      | 2018        | 10 Ac     | 237                 | 163     | 320     | 83      | 294     | 353     | 23.7          | 16.3    | 32.0    | 8.3     | 29.4    | 35.3    |
| Block 13B | Tango      | 2015        | 6 Ac      | 130                 | 133     | 185     | 20      | 176     | 122     | 21.7          | 22.2    | 30.8    | 3.3     | 29.3    | 20.3    |
| Block 14  | Tango      | 2018        | 15 Ac     | 327                 | 460     | 365     | 220     | 187     | 640     | 21.8          | 30.7    | 24.3    | 14.6    | 12.5    | 42.7    |
| Block 15  | Cara Cara  | 1996        | 24 Ac     | 286                 | 262     | 196     | 0       | 0       | 0       | 11.9          | 10.9    | 8.2     | 0.0     | 0.0     | 0.0     |
| Total     |            |             | 197 Ac    | 5,246               | 5,556   | 4,776   | 3,783   | 4,060   | 6,817   | 26.6          | 28.2    | 24.2    | 21.9    | 23.5    | 39.4    |

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## SOILS MAP

| California Revised Storie Index (CA) |                               |
|--------------------------------------|-------------------------------|
| Map unit symbol                      | Map unit name                 |
| <b>147</b>                           | Porterville clay, 0-2% slopes |
| <b>148</b>                           | Porterville clay, 2-9% slopes |
| <b>154</b>                           | San Joaquin loam, 0-2% slopes |
| <b>145</b>                           | Lewis clay loam               |



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