

265.38±
ASSESSED ACRES

DUCOR DIVERSIFIED CITRUS RANCH

TULARE COUNTY, CALIFORNIA

\$3,990,000
(\$15,035±/ACRE)

EXCLUSIVELY PRESENTED BY:
A DIVISION OF PEARSON COMPANIES



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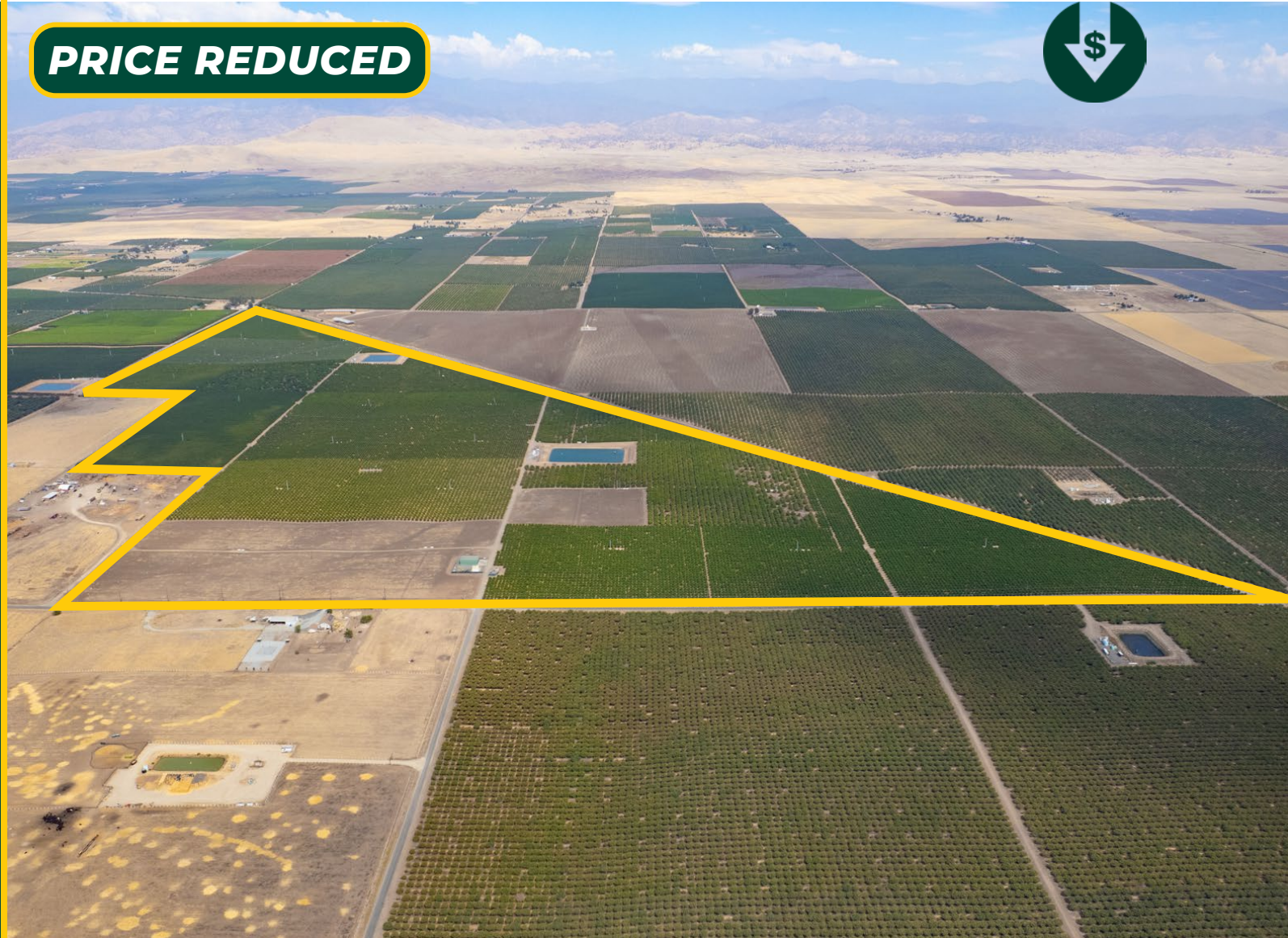
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PRICE REDUCED



PROPERTY HIGHLIGHTS:

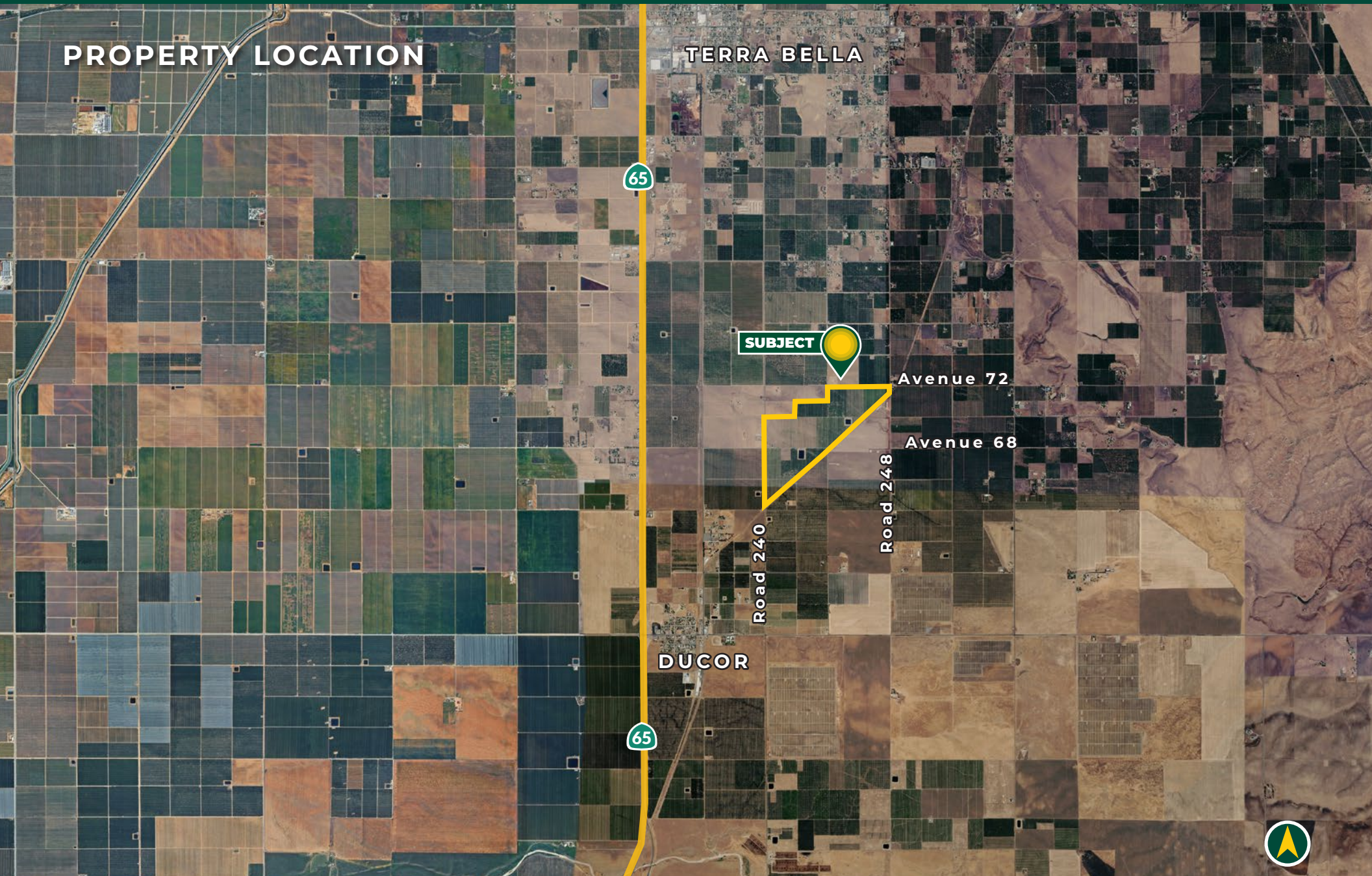
- DIVERSIFIED CITRUS VARIETIES
- ESTABLISHED ORCHARD
- PROFESSIONALLY FARMED

DUCOR DIVERSIFIED CITRUS RANCH
TULARE COUNTY, CA

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PROPERTY LOCATION



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PROPERTY INFORMATION

DESCRIPTION

Presenting an opportunity to acquire a 265.38± acre, professionally farmed citrus ranch in the productive agricultural region of Tulare County. This diversified orchard features a portfolio of mature citrus plantings, including Mandarins, Lisbon Lemons, Navels, and Valencias.

The property offers established orchards, on-site reservoirs and water infrastructure, frost protection, and a large metal shop building for equipment and supply storage. The diverse crop mix provides an attractive foundation for an investor or local farmer seeking an established citrus asset with long-term agricultural potential.

LOCATION

The ranch is situated at the southwest corner of Avenue 72 and Road 248, northeast of Ducor, California

LEGAL

Tulare County APNs: 321-040-15, 016, 041, 042 & 043

ZONING

Tulare County AE-10 — Exclusive Agricultural

SOILS

The property benefits from predominantly productive agricultural soils:

- Centerville Clay, 2–9% slopes 94%
- Porterville Clay, 0–2% slopes 6%

PLANTINGS

Land Use	Acres
Mixed Mandarins	119.70±
Lisbon Lemons	21.70±
Mixed Navels	64.70±
Valencias	16.00±
Open Land	28.60±
Farmstead, Roads & Reservoirs	<u>14.68±</u>
Total	265.38±

**See Planting map for varieties*

WATER

Water infrastructure includes:

- Three agricultural wells and pumps — 150 HP, 125 HP and 125 HP
- Two reservoirs with lift pumps and filtration systems
- Fan-jet sprinkler irrigation
- Location within the Tule East Groundwater Sustainability Agency (GSA)

FROST PROTECTION

The ranch is equipped with 24 propane-powered wind machines, providing frost protection across the orchard.

IMPROVEMENTS

A 2,400± SF metal shop, constructed in the early 2010s, provides on-site support space for agricultural operations, equipment, and supply storage.

PRICE/TERMS

The asking price is \$3,990,000. Seller financing is available to a qualified Buyer at terms acceptable to the Seller .

PLANTING MAP

Avenue 72

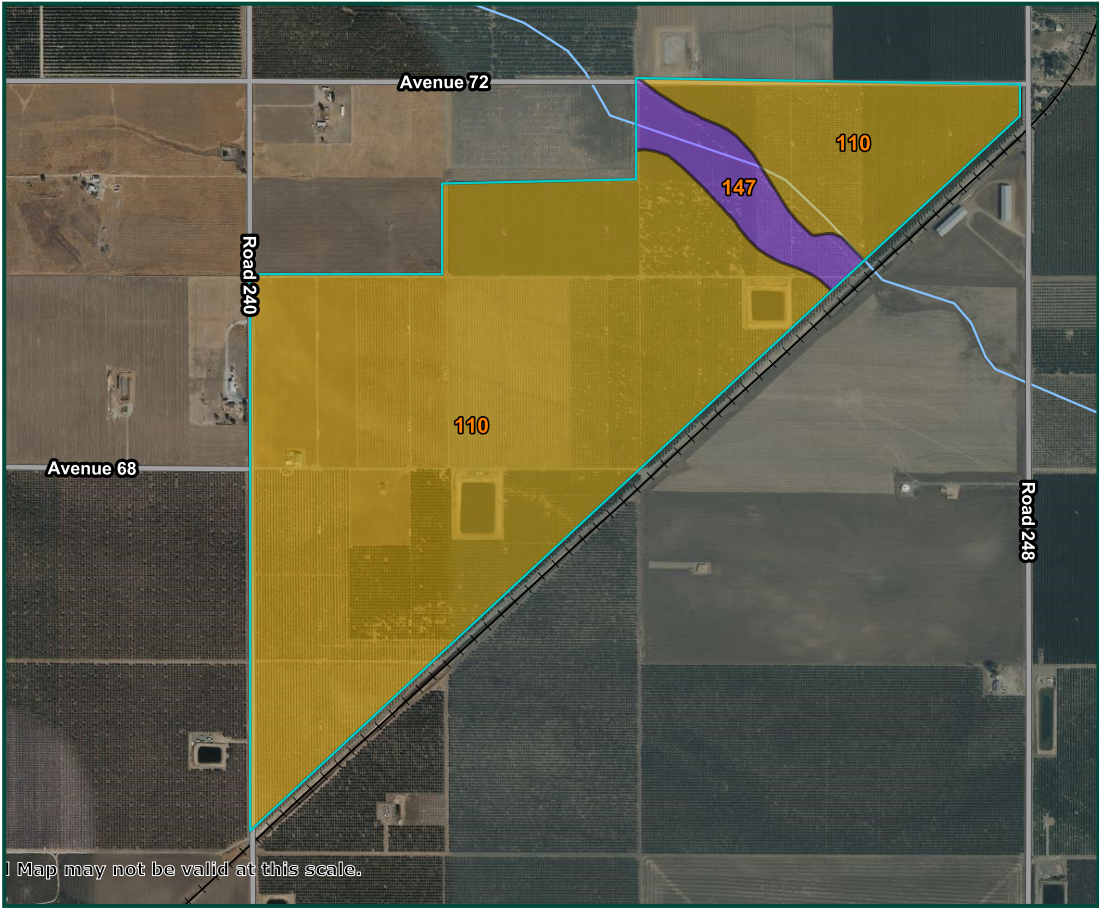
Road 240

-  Well
-  Windmachine
-  Old Well



Block	Planting	Acres	Age
1	Tango	19.5±	2012
2	W. Murcott	10±	2003
3	Tango	13.3±	2009
4	Cara Cara	20.5±	2010
5	Page	19.1±	2015
6	Open	21.3±	
7	Lisbon	21.3±	2021
8	Tango	21.3±	2021
9	Sanguinelli	7.05±	2016
10	Morro	7.05±	2016
11	Powell	16.4±	2005
11	Powell	3.5±	2011
12	Page	19.5±	2018
13	Open	4.9±	
14	Valencia	17±	mature
15	Powell	8.1±	2003
16	Page	20.5±	2019

SOIL MAP



California Revised Storie Index (CA)	
Map Unit Symbol	Map Unit Name
110	Centerville clay, 2 to 9 percent slopes
147	Porterville clay, 0 to 2 percent slopes



PROPERTY PHOTOS



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