

62.13±
ASSESSED ACRES

LEMON COVE CITRUS AND HOME

TULARE COUNTY, CALIFORNIA

\$2,750,000
(\$44,262/ACRE)

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.



A Tradition In Trust Since 1919

www.pearsonrealty.com
CA DRE #00020875



PROPERTY HIGHLIGHTS:

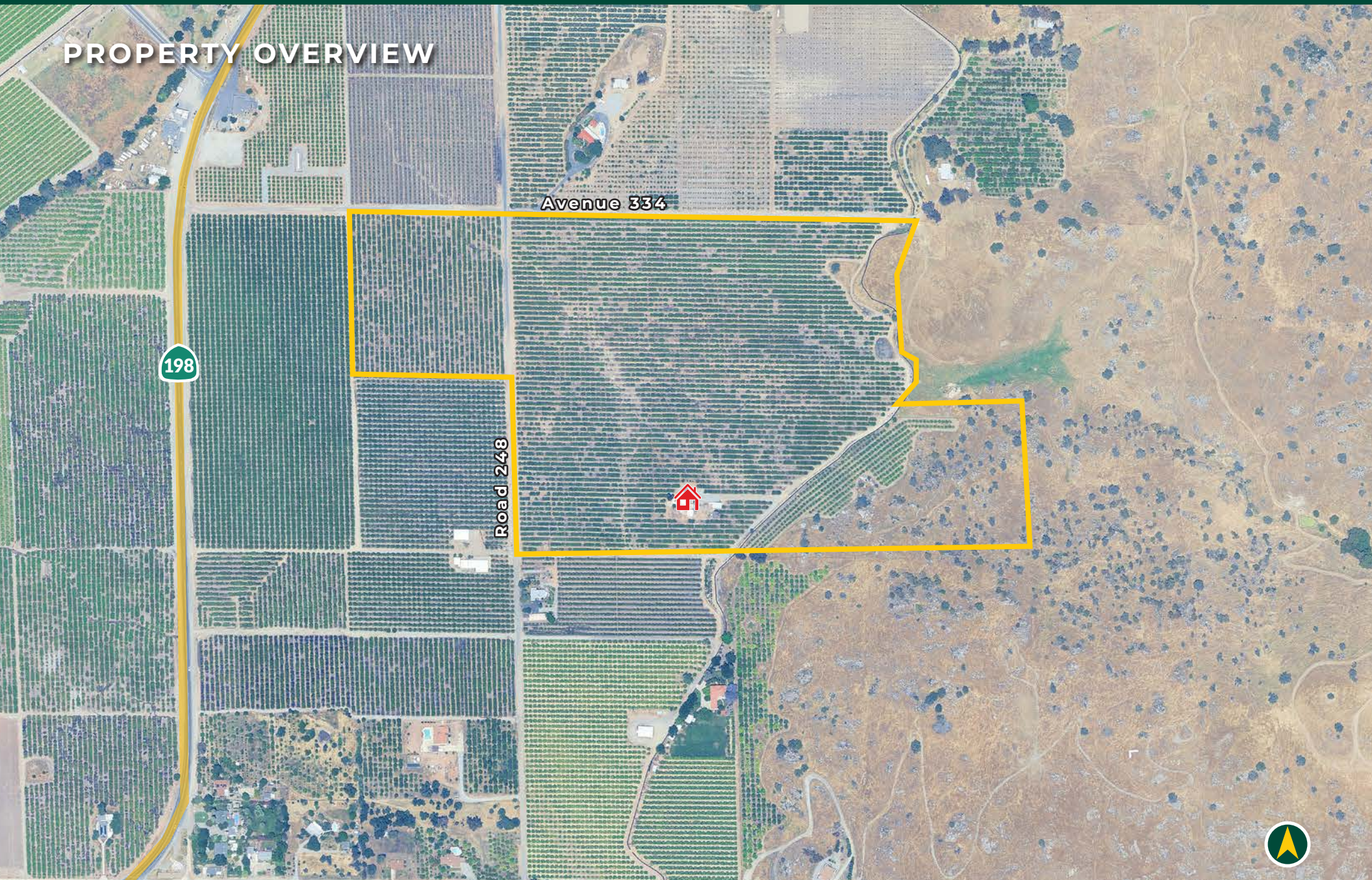
- LEMON COVE DITCH STOCK
- MATURE CITRUS & CUSTOM HOME
- SCENIC VIEWS

LEMON COVE CITRUS AND HOME
TULARE COUNTY, CA

62.13± ACRES

\$2,750,000
(\$44,262 / ACRE)

PROPERTY OVERVIEW



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.

PROPERTY INFORMATION

DESCRIPTION

Available for sale is an opportunity to acquire a citrus estate in the highly regarded Lemon Cove agricultural region of Tulare County. Set among the foothills of the Sierra Nevada Mountains, this property offers approximately 51± acres of mature citrus varieties, Lemon Cove Ditch Stock, scenic hillside views, and a private residential setting.

LOCATION

The property is located at 33204 Road 248 in Lemon Cove, California.

BUILDING

Located at 33204 Road 248 in Lemon Cove, California, this 2,528± square-foot home is located on the property. Construction originally began in 2010, with periodic updates made over the years. The home still requires additional finishing work, offering the opportunity for a new owner to complete it to their specifications. An additional home pad and well are located on the hillside, with elevated views overlooking the property and valley. The residence is being sold in its as-is condition.

IMPORTANT: The existing home does not currently have a final inspection permit from Tulare County. Buyers should independently verify all property information, permits, zoning, water rights, acreage, and other applicable details.

LEGAL & ZONING

Tulare County APNs: 113-150-004, 113-170-007, 113-170-018, 113-170-008.
Zoned AE-10

WATER

The property includes 40 shares of Lemon Cove Ditch Stock Company. The property also includes two wells, two sand media filters, and a booster pump for surface-water deliveries. One well provides water to the residence and there is another well located on the eastern hillside parcel. The hillside well is not currently being used. The orchard is irrigated with micro-sprinklers and is located in the Greater Kaweah GSA.

SOILS

Cieneba-Rock outcrop complex, 15 to 75 percent slopes
San Joaquin loam, 2 to 9 percent slopes
Vista coarse sandy loam, 15 to 30 percent slopes, moist, MLRA 18
Yettem sandy loam, 0 to 2 percent slopes

PLANTINGS

The property includes approximately 48.5± acres of mature Old Line Washington Navel orange trees, originally planted between 1907 and 1980, and an additional 2.5± acres of on lemon trees are planted in 2017 on the hillside east of the Lemon Cove Ditch.

PRICE/TERMS

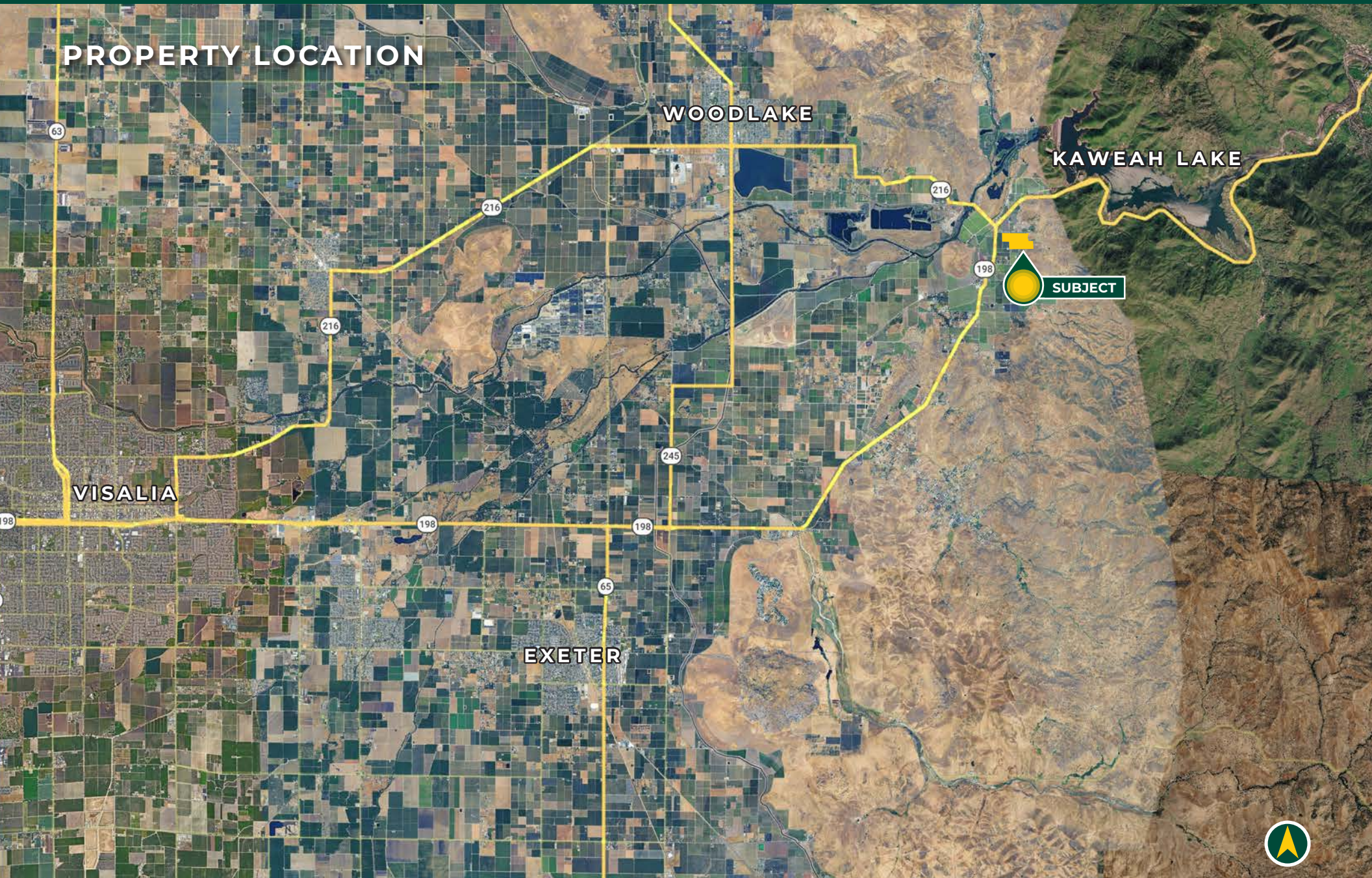
The asking price is \$2,750,000. The current growing crop is negotiable with reimbursement of cultural expenses.

LEMON COVE CITRUS AND HOME
TULARE COUNTY, CA

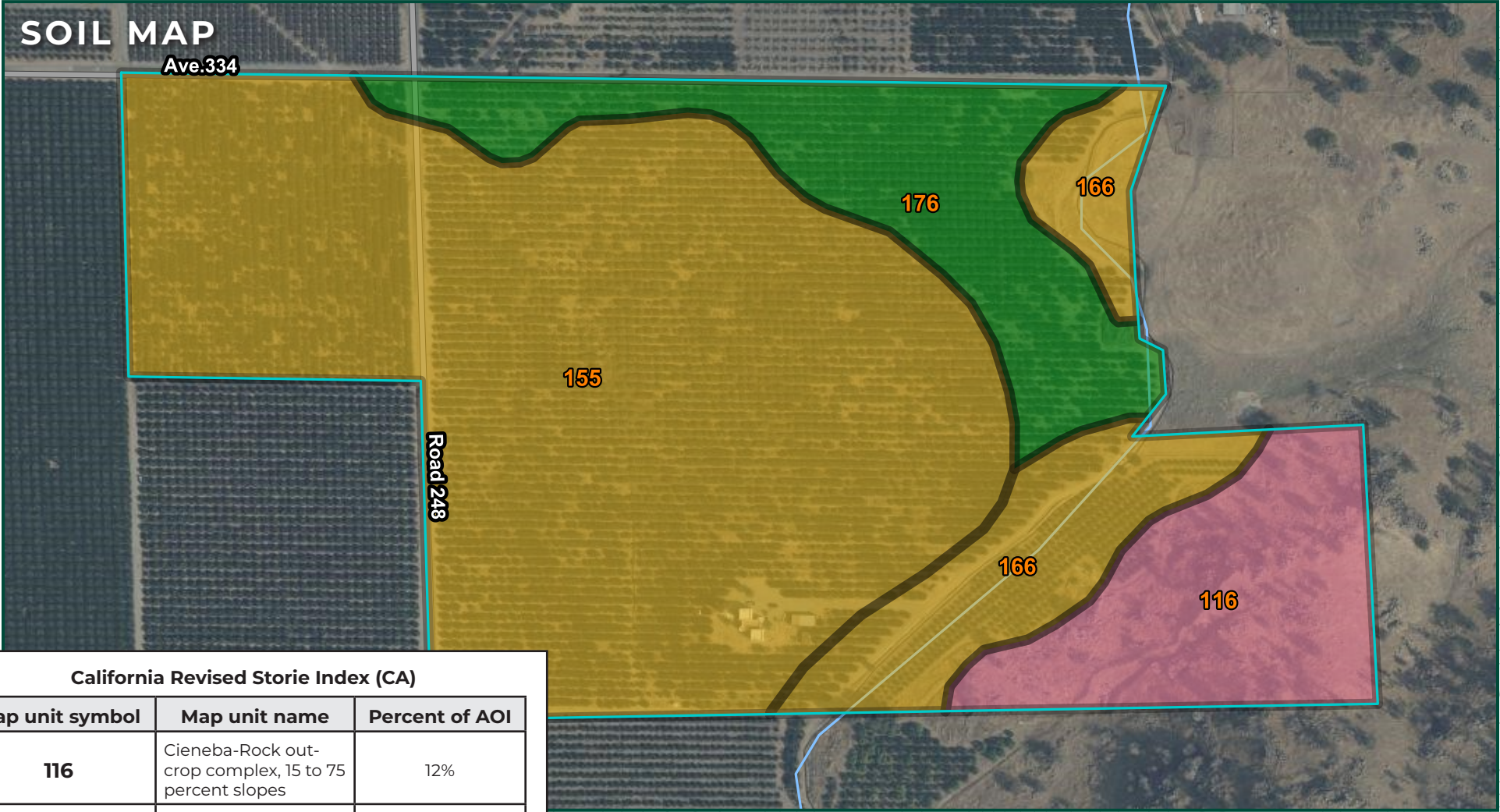
62.13± ACRES

\$2,750,000
(\$44,262 / ACRE)

PROPERTY LOCATION



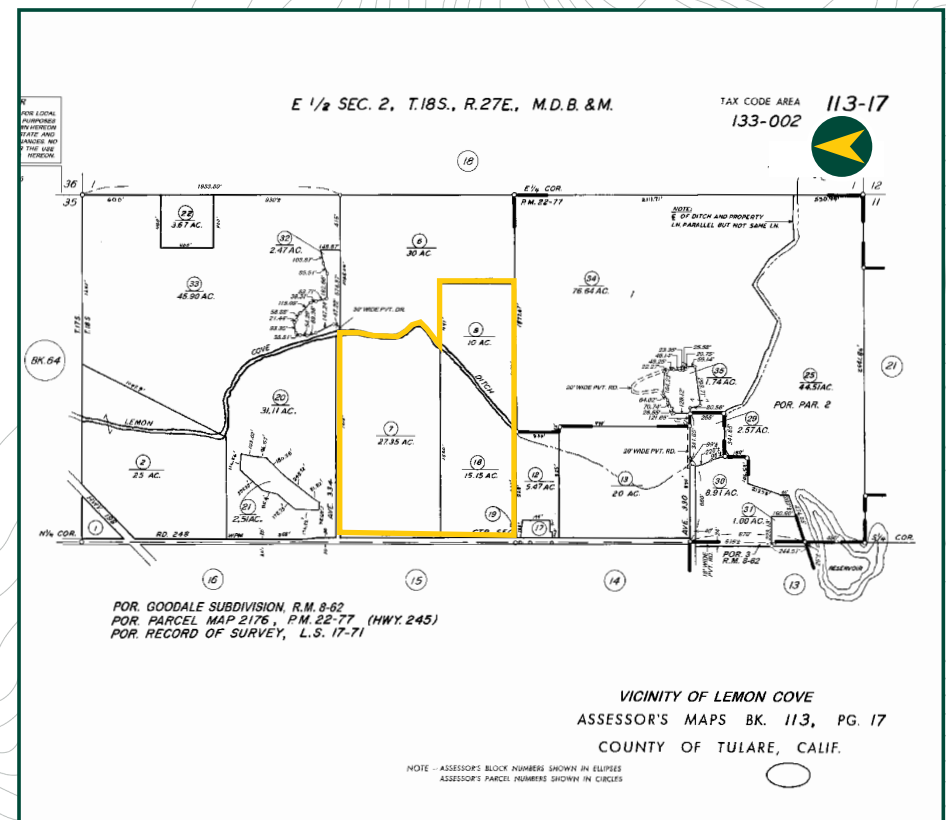
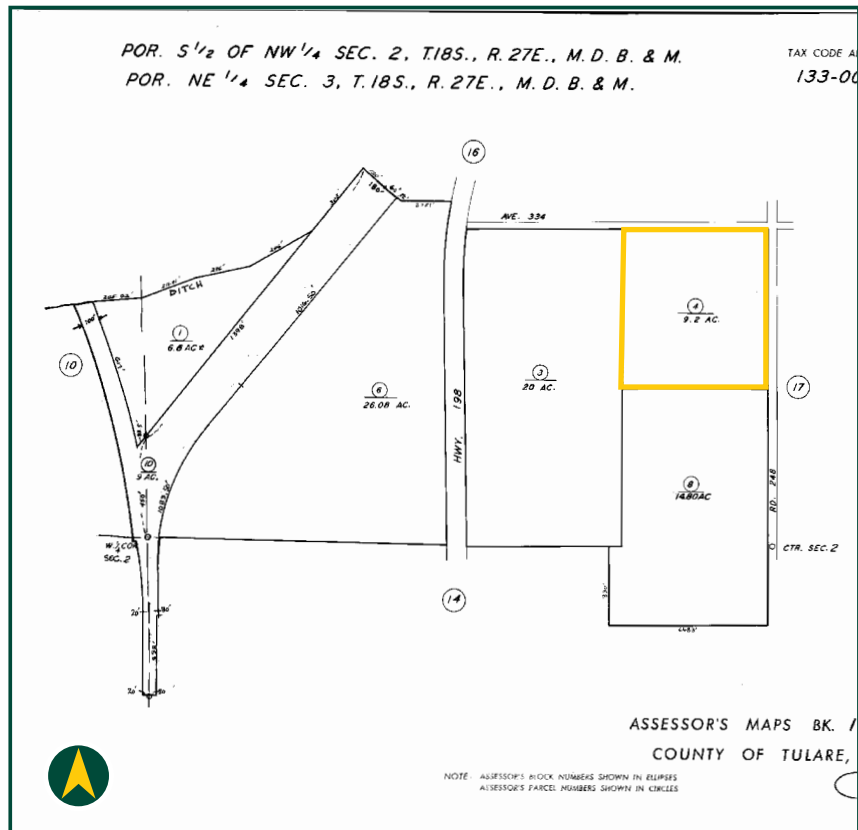
All information contained herein is deemed reliable but not guaranteed by seller nor broker and should be independently verified by potential buyers. We assume no liability for errors or omissions.



California Revised Storie Index (CA)

Map unit symbol	Map unit name	Percent of AOI
116	Cieneba-Rock out-crop complex, 15 to 75 percent slopes	12%
155	San Joaquin loam, 2 to 9 percent slopes	61.6%
166	Vista coarse sandy loam, 15 to 30 percent slopes, moist, MLRA 18	11.7%
176	Yettem sandy loam, 0 to 2 percent slopes	14.7%

PARCEL MAP



PROPERTY PHOTOS



EXCLUSIVELY PRESENTED BY:
A DIVISION OF PEARSON COMPANIES



**OFFICES SERVING
THE CENTRAL VALLEY**

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

www.pearsonrealty.com

CA DRE #00020875

