

19.62±
ASSESSED ACRES

STONE CORRAL ID CARA CARAS
TULARE COUNTY, CALIFORNIA

\$860,000
(\$43,833/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:**

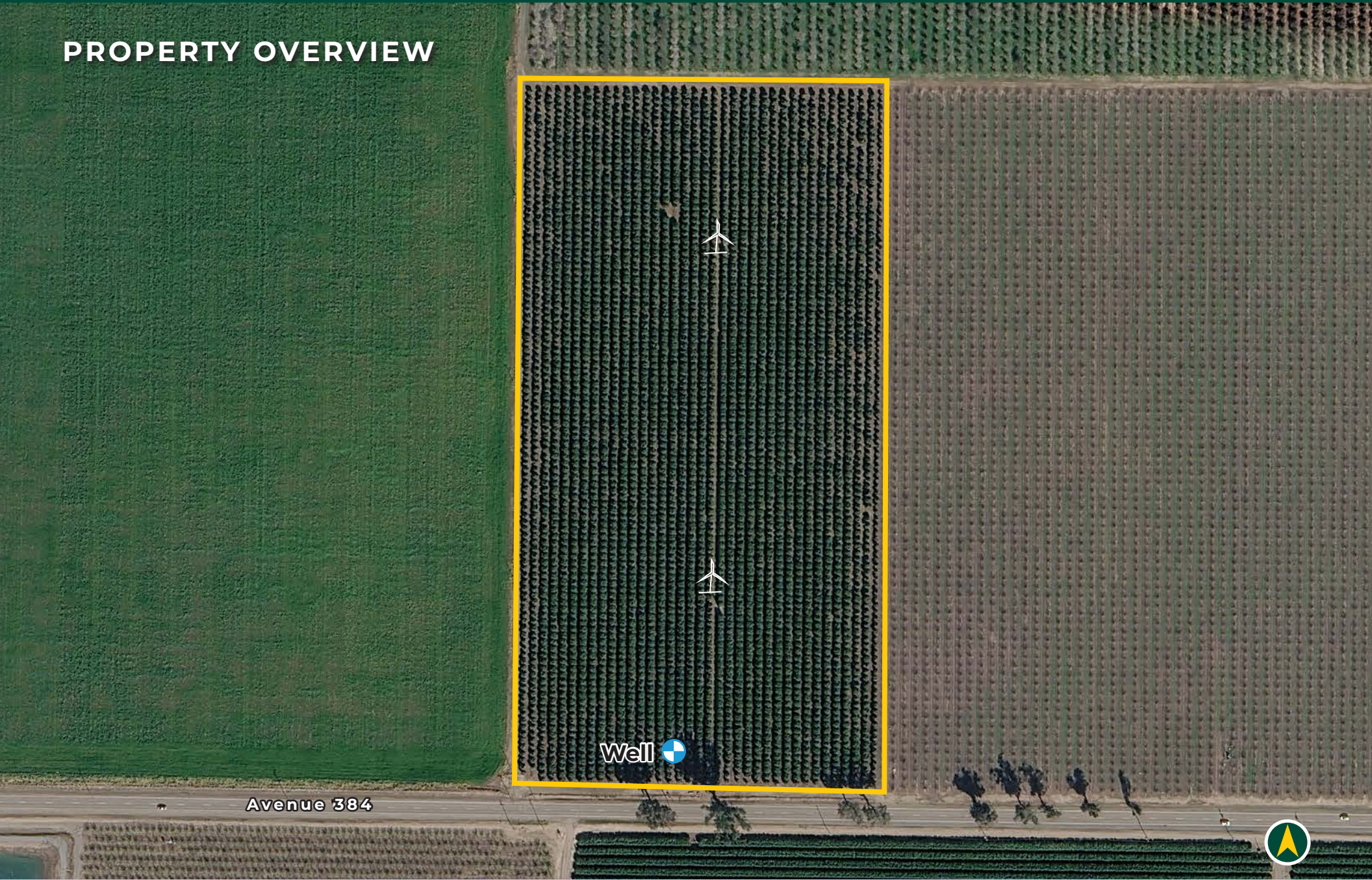
- STONE CORRAL ID
- MATURE CARA CARAS
- INCOME & TAX BENEFITS

STONE CORRAL ID CARA CARAS
TULARE COUNTY, CA

19.62± ACRES

\$860,000
(\$43,833 / ACRE)

PROPERTY OVERVIEW



PROPERTY INFORMATION

DESCRIPTION

Available for sale is a professionally farmed citrus ranch located near Seville, California. The property is fully planted to Cara Cara Navel oranges, planted in 2012, and offers an income producing agricultural operation with two sources of irrigation water, and frost protection.

LOCATION

The property is located on the north side of Avenue 384 between Road 164 and Road 172, near the town of Seville, California.

LEGAL

Tulare County APN: 036-130-018

ZONING

Zoned AE-40

WATER

The property receives irrigation water from Stone Corral Irrigation District and one Ag well with a 15hp submersible pump. There is a second Ag well but is not being used. The ranch can be irrigated in one set using district water. The property is located in the East Kaweah GSA.

SOILS

Porterville Clay, 0-2% slopes.
Seville Clay

PLANTINGS

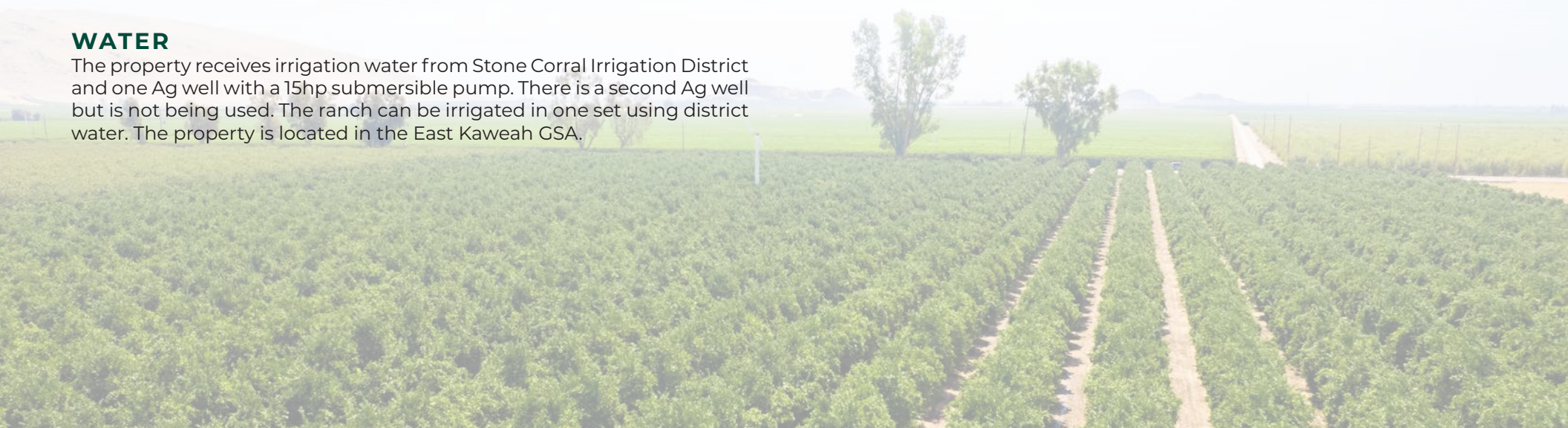
The property is fully planted to Cara Cara navels. The trees were planted in 2012.

FROST PROTECTION

There are two diesel powered auto start Orchard Rite wind machines for frost protection that were installed in 2012.

PRICE/TERMS

The asking price is \$860,000. The current crop is negotiable with reimbursement of farming expenses.

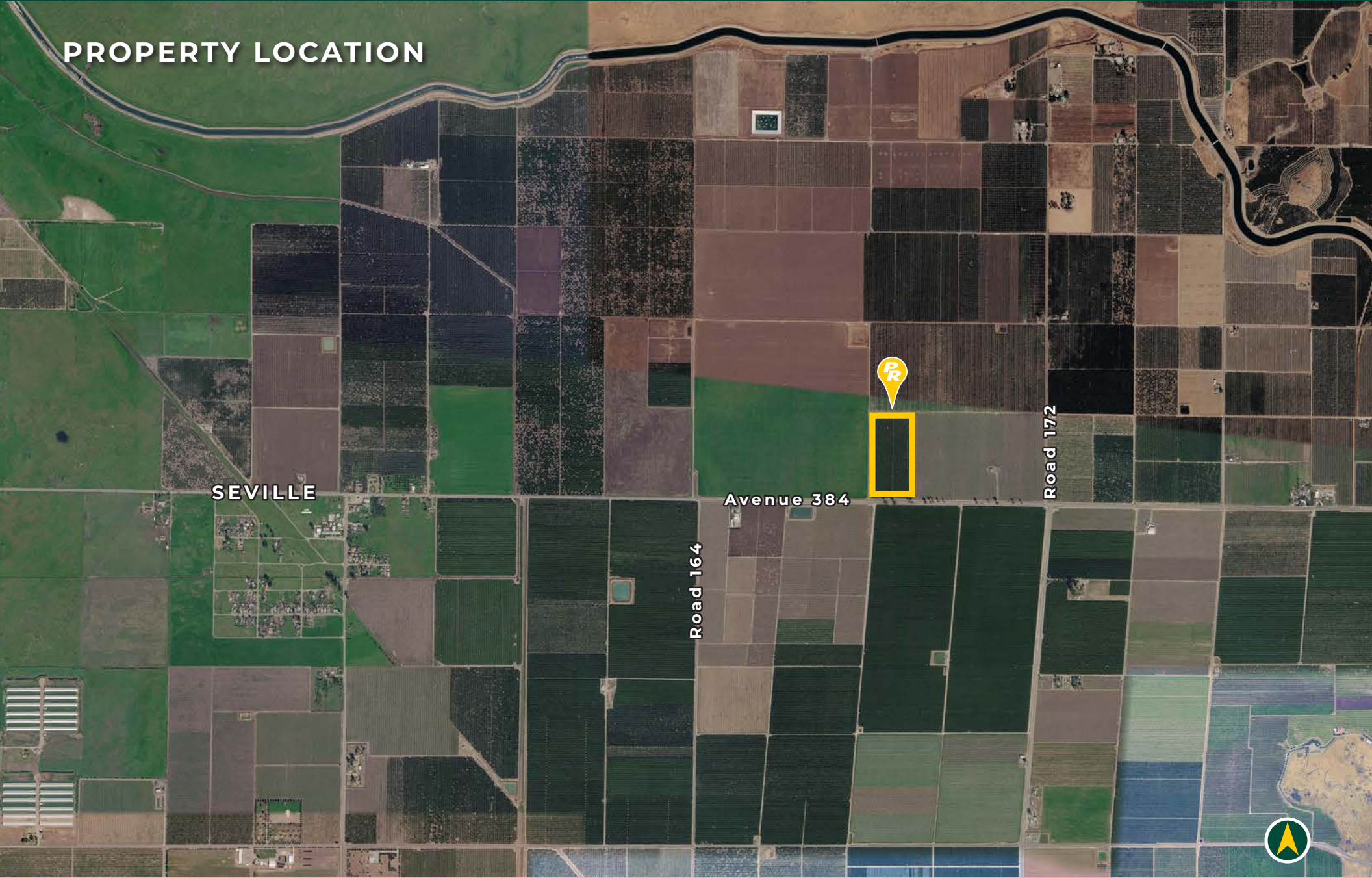


STONE CORRAL ID CARA CARAS
TULARE COUNTY, CA

19.62± ACRES

\$860,000
(\$43,833 / ACRE)

PROPERTY LOCATION



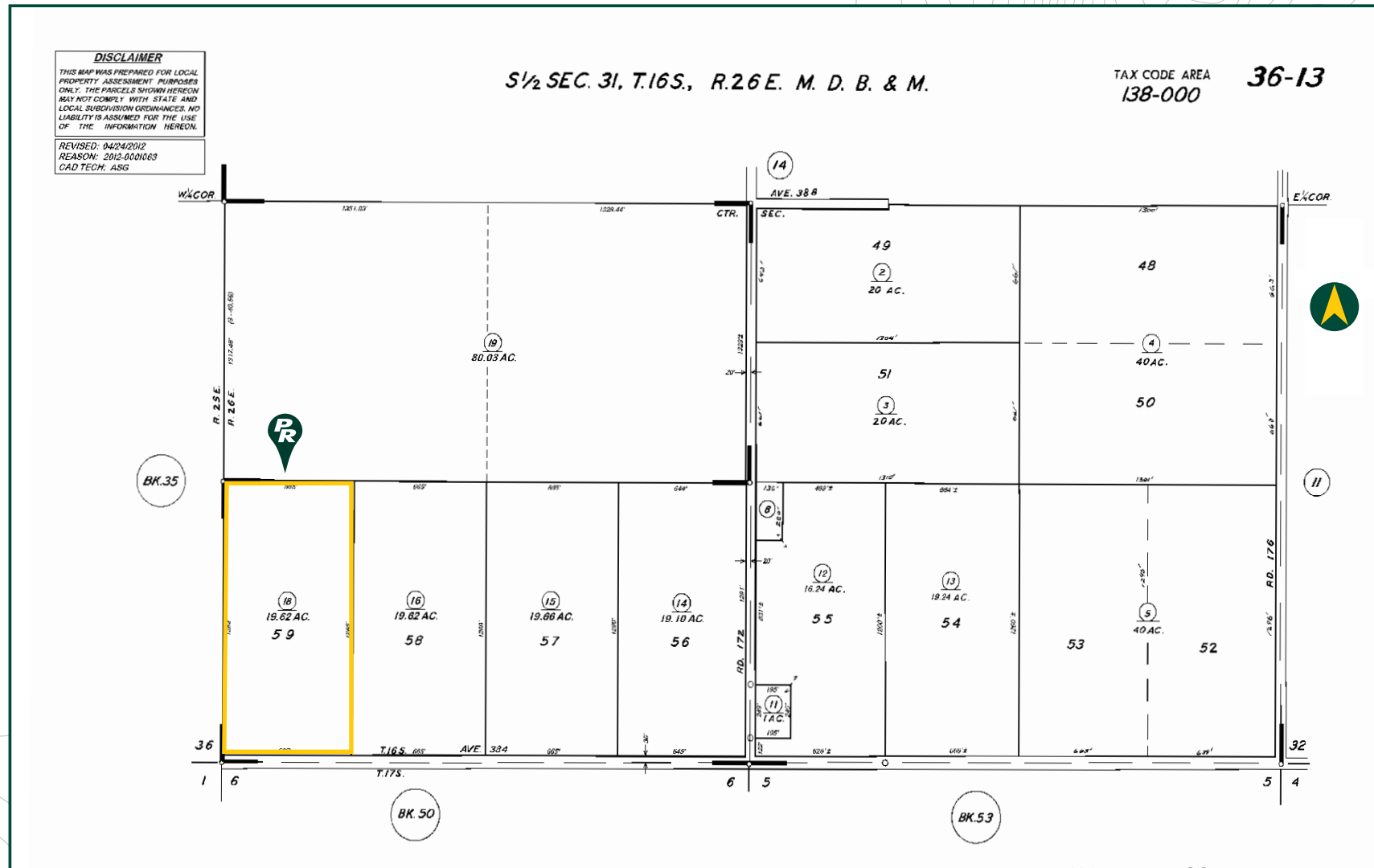
All information contained herein is deemed reliable but not guaranteed by seller nor broker and should be independently verified by potential buyers. We assume no liability for errors or omissions.

SOIL MAP

California Revised Storie Index (CA)	
Map unit symbol	Map unit name
147	Porterville clay, 0 to 2% slopes
159	Seville clay



PARCEL MAP



STONE CORRAL ID CARA CARAS
TULARE COUNTY, CA

19.62± ACRES

\$860,000
(\$43,833 / ACRE)

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

