

45.05±
ASSESSED ACRES

PORTERVILLE AREA CITRUS
TULARE COUNTY, CALIFORNIA

\$2,027,250
(\$45,000±/ACRE)

EXCLUSIVELY PRESENTED BY:
A DIVISION OF PEARSON COMPANIES



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**PROPERTY
HIGHLIGHTS:**

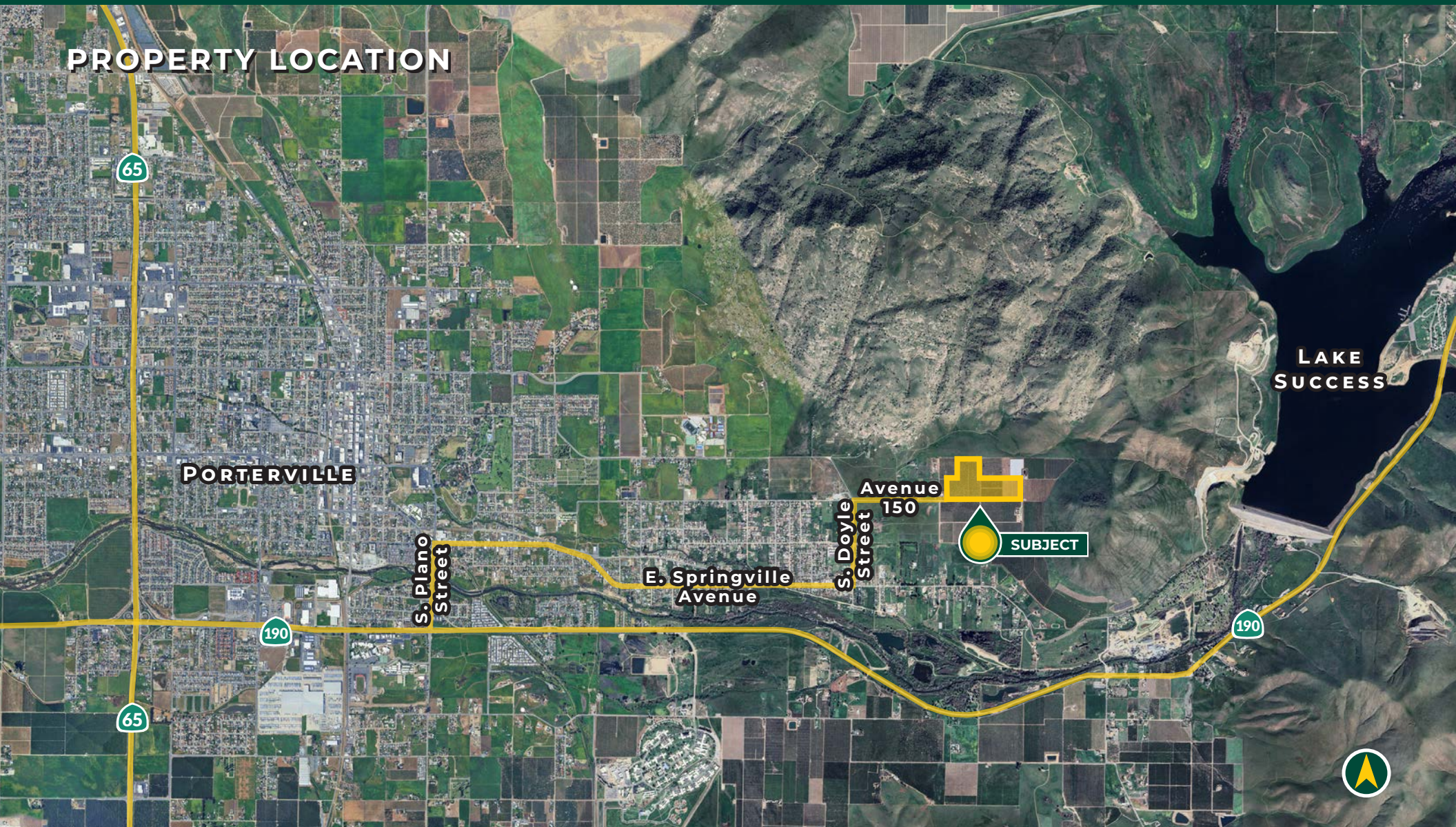
- ALTA VISTA WATER COMPANY
- MATURE AND YOUNG PLANTINGS
- EXCELLENT CITRUS GROWING REGION

PORTERVILLE AREA CITRUS
TULARE COUNTY, CA

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PROPERTY LOCATION



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PROPERTY INFORMATION

DESCRIPTION

Available for sale is a rare opportunity to purchase a citrus ranch located on a hillside east of Porterville with ditch stock. The property features lemons and grapefruit as well as irrigation water provided by Alta Vista Water Company.

LOCATION

The property is accessed at the end of Avenue 150 and east of S. Doyle Street, east of Porterville, California.

LEGAL

Tulare County APNs: 264-060-008, 010, 018.

ZONING

The property is zoned AE-10.

SOILS

Porterville Clay, 2 to 15 percent slopes.
San Joaquin loam, 2 to 9 percent slopes.

PLANTINGS

The property is planted to 25± acres of lemons, 10± acres of Rio Red grapefruit and 8± acres of Lisbon lemons.

WATER

Irrigation water is provided by Alta Vista Water Company. The property is located in the Eastern Tule GSA.

FROST PROTECTION

There are three wind machines for frost protection.

PRICE/TERMS

The asking price is \$2,027,250.



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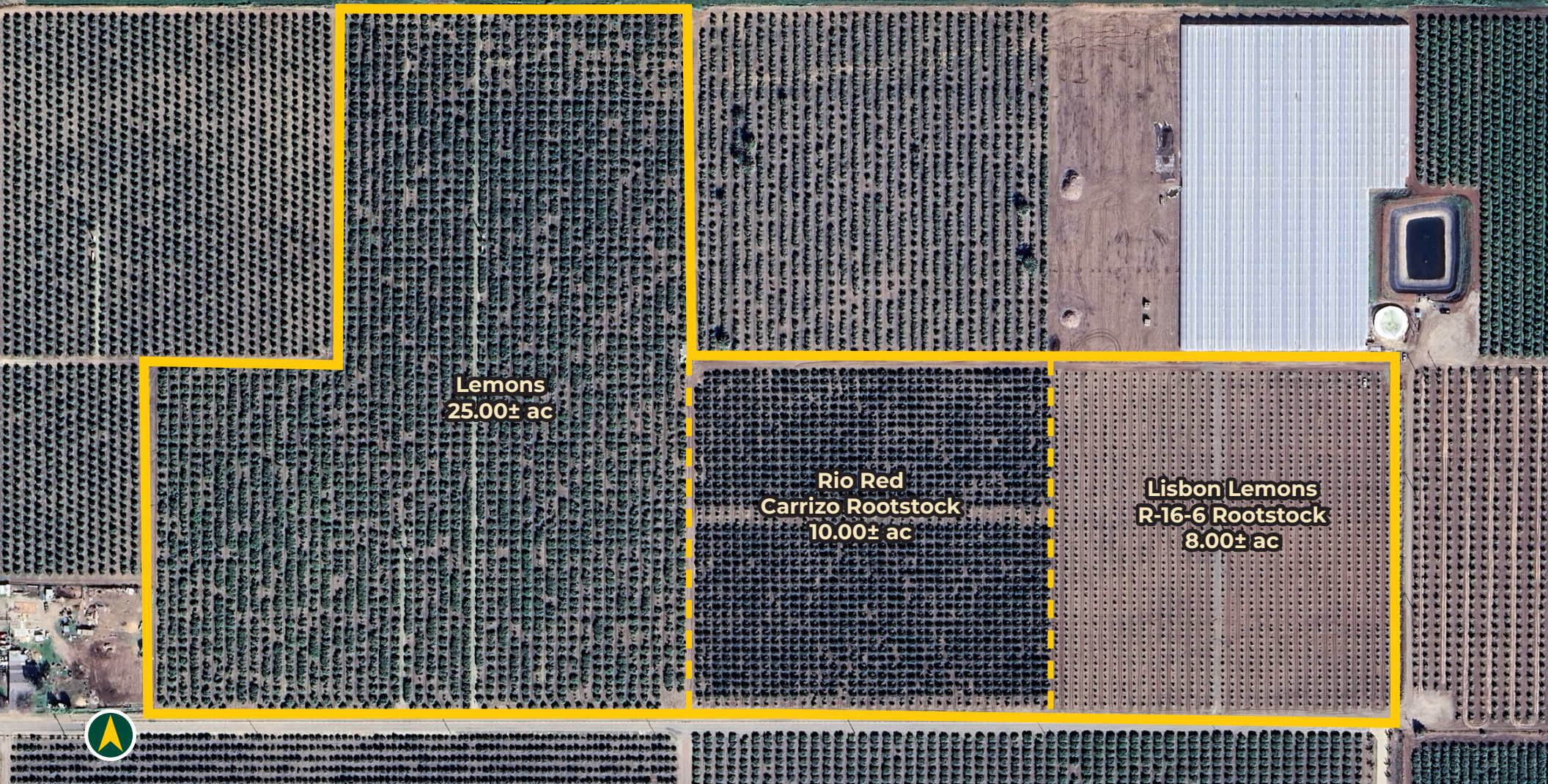
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PROPERTY OVERVIEW



Lemons
25.00± ac

Rio Red
Carrizo Rootstock
10.00± ac

Lisbon Lemons
R-16-6 Rootstock
8.00± ac



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SOILS MAP



Map Unit Symbol	Map Unit Name	Percent of AOI
114	Porterville clay, 2 to 9 percent slopes	82.2%
149	Porterville clay, 9 to 15 percent slopes	16.3%
155	San Joaquin loam, 2 to 9 percent slopes	1.5%



PROPERTY PHOTOS



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