

DEER CREEK CITRUS RANCH

Tulare County, California

119.57± Acres

\$1,850,000
(\$15,472/Acre)

PRICE REDUCED



- Good Soils
- Multiple Ag Wells
- Four Navel Varieties
- Fallowed Ground for Water Credits



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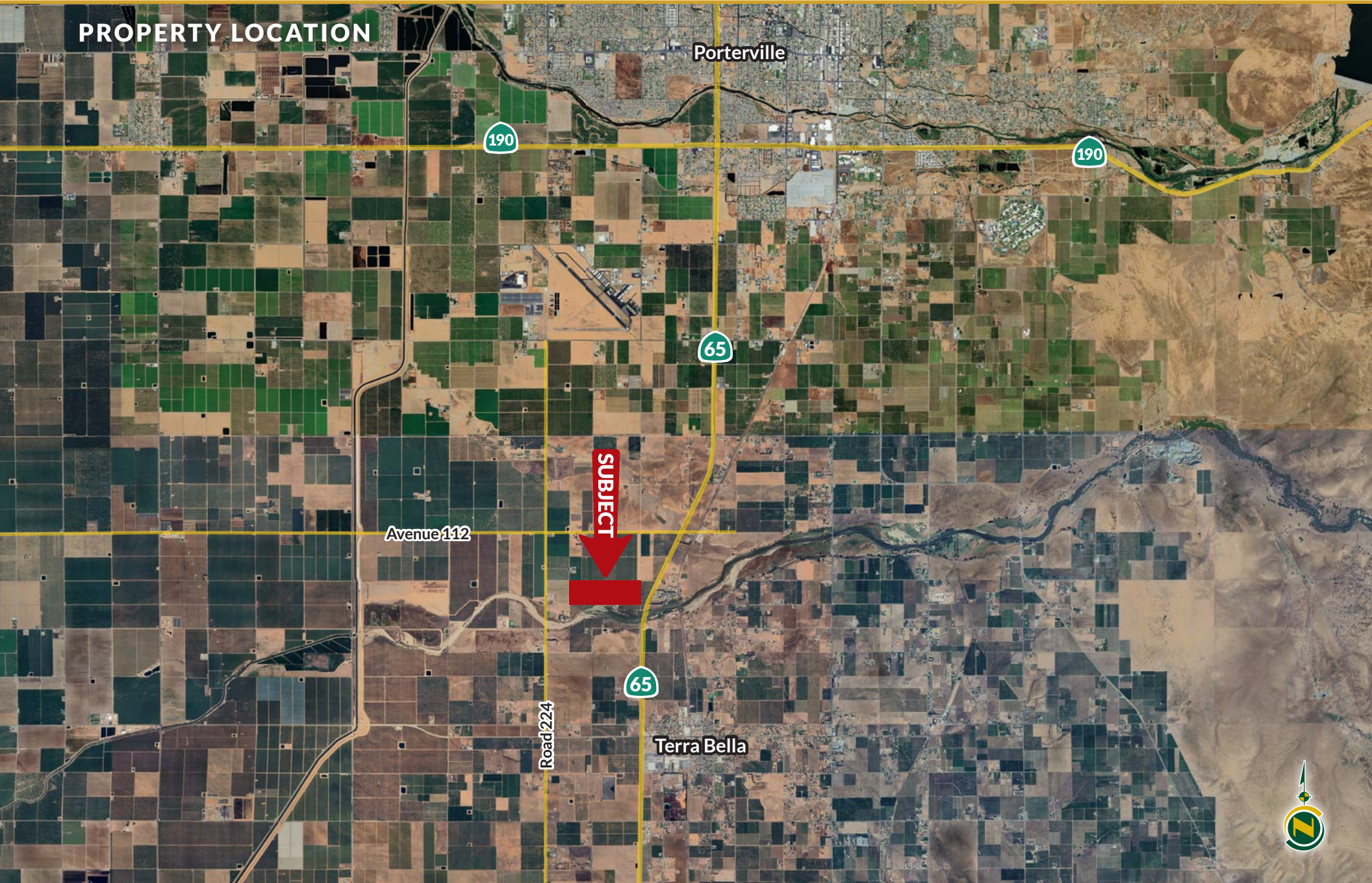


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PROPERTY LOCATION



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PROPERTY INFORMATION

DESCRIPTION

Available for sale is a well-farmed navel ranch located between the towns of Porterville and Terra Bella, California. The property is planted to four different navel varieties and has multiple ag wells and an on-site reservoir.

LOCATION

The property is located on the west side of Highway 65, 1/2 mile south of Avenue 112, in Tulare County, California.

LEGAL

Tulare County APN: 302-161-012, Zoning AE-10.
Tulare County APN: 302-161-030, Zoning AE-40.
Both parcels are enrolled in the Williamson Act.

SOILS

Exeter loam, 0 to 2 percent slopes.

PLANTINGS

- 19.30± acres of Frost Nucellar navels.
- 18.30± acres of Cara Cara navels.
- 16.90± acres of Atwood navels.
- 18.30± acres of Late Lane navels.
- 39.00± acres of open land.

WATER

Irrigation water is provided by three Ag wells. The main well was drilled to a depth of approximately 1,200± feet deep and the two remaining wells at 700± feet deep. The wells supply water to the reservoir, which is then pumped to the irrigation system. The property is in the Eastern Tule GSA.

PRICE/TERMS

The asking price is \$1,850,000. Seller to transfer his lease of 100±AF ground water credits.



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PROPERTY OVERVIEW

Late Lanes
18.30± acres

Nucellars
19.30± acres

Open
39.00± acres

Atwoods
16.90± acres

Cara Caras
18.30± acres

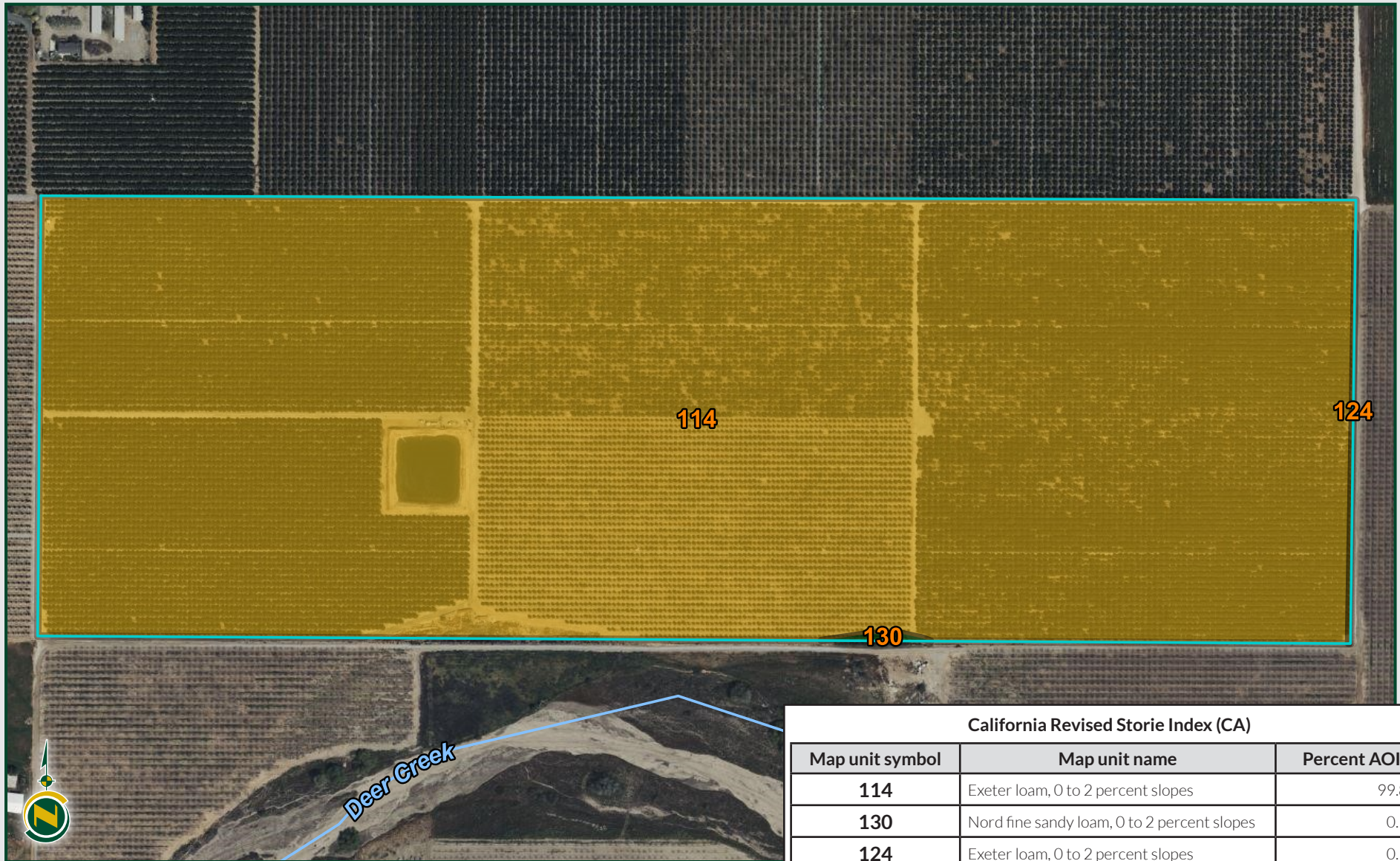


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SOILS MAP



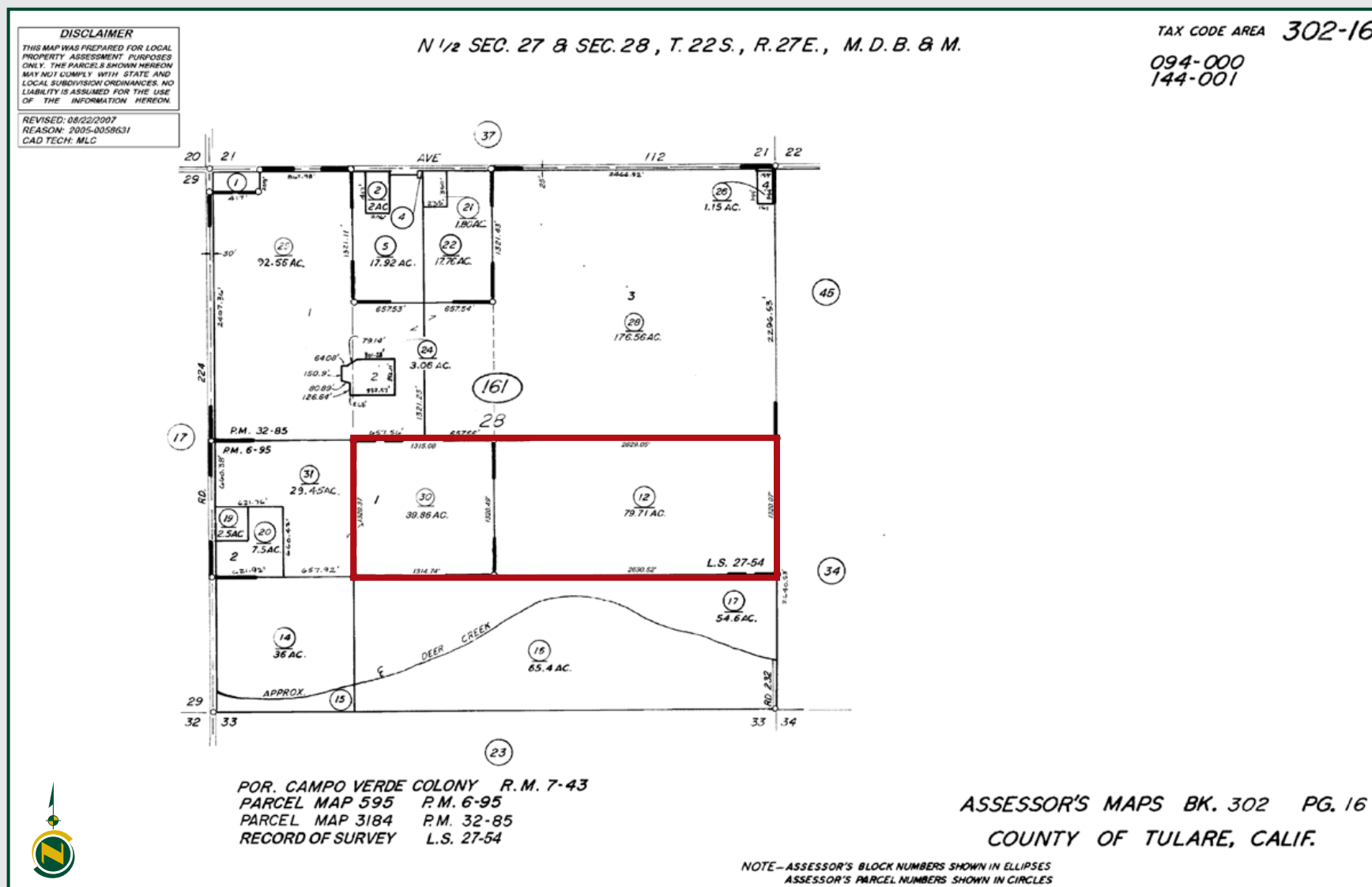
California Revised Storie Index (CA)		
Map unit symbol	Map unit name	Percent AOI
114	Exeter loam, 0 to 2 percent slopes	99.8%
130	Nord fine sandy loam, 0 to 2 percent slopes	0.1%
124	Exeter loam, 0 to 2 percent slopes	0.1%
Totals		100.0%

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PARCEL MAP



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PROPERTY PHOTOS



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Water Disclosure: The Sustainable Groundwater Management Act (SGMA) was passed in 2014, requiring groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. SGMA may limit the amount of well water that may be pumped from underground aquifers. Buyers and tenants to a real estate transaction should consult with their own water attorney; hydrologist; geologist; civil engineer; or other

environmental professional. Additional information is available at: California Department of Water Resources Sustainable Groundwater Management Act Portal - <https://sgma.water.ca.gov/portal/> Telephone Number: (916) 653-5791

Policy on cooperation: All real estate licensees are invited to offer this property to prospective buyers. Do not offer to other agents without prior approval.