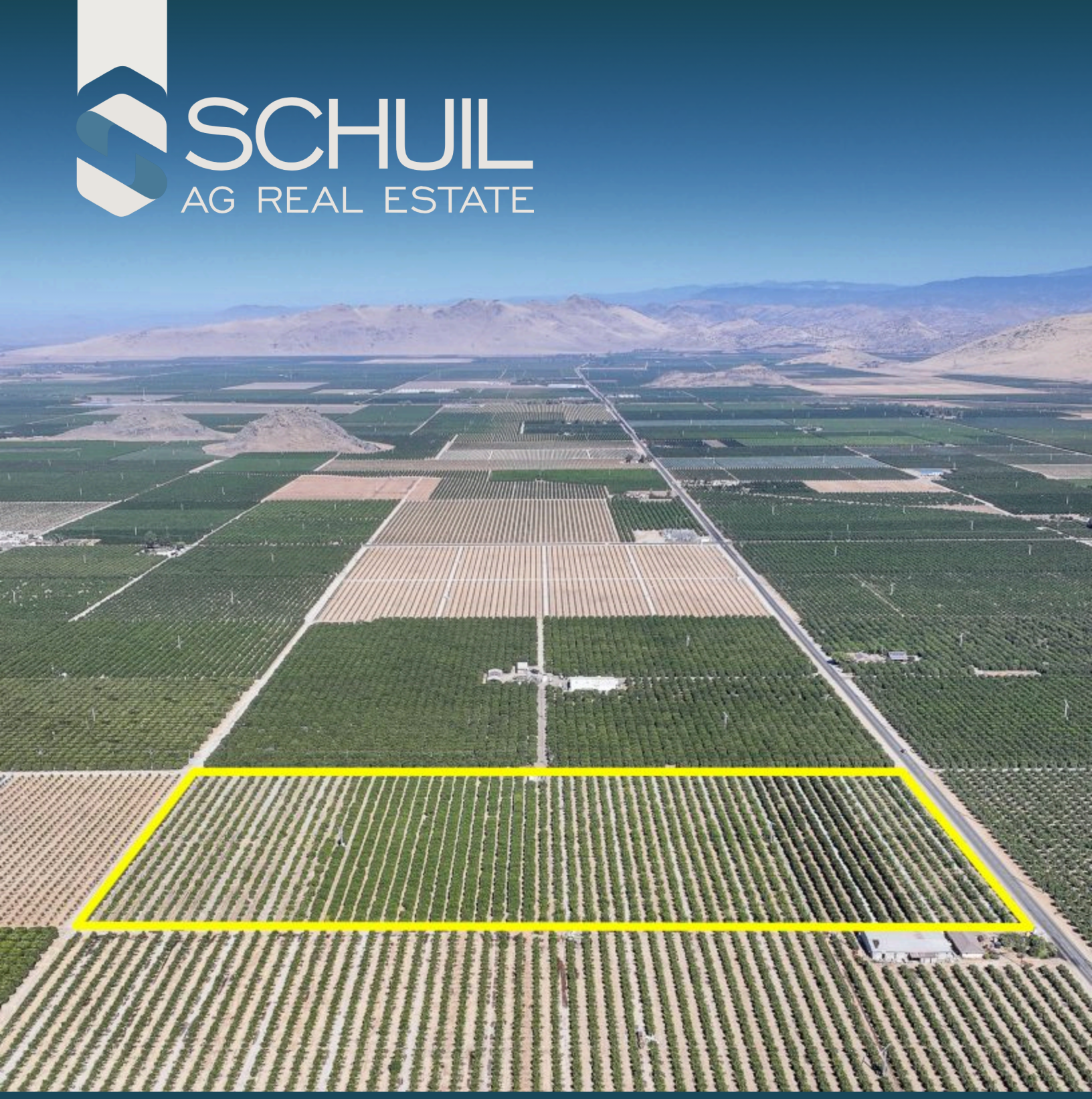
SCHUIL
AG REAL ESTATE



+/-20 Acres – Citrus – Ivanhoe, CA

Rd 172, California 93292, USA • 20 Acres

CalBRE: 00845607

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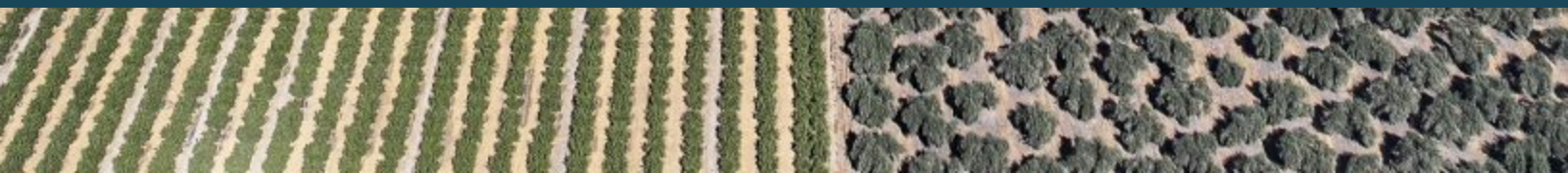

LOCATION:

Property is located on the west side of Road 172, south of Ave 344 in Ivanhoe, CA.

SIZE:

+/-20 Assessed Acres

PLANTINGS:

- Block 1 – ±2 Acres: Lisbon Lemons on Rich 16-6 rootstock, planted in 2020. 21′ × 14′ spacing.
- Block 2 – ±2 Acres: Gold Nuggets on Carrizo rootstock, planted in 2018 and topworked in 2012. 21′ × 9′ spacing.
- Block 3 – ±5 Acres: Lisbon Lemons on Rich 16-6 rootstock, planted in 2012. 21′ × 16′ spacing.
- Block 4 – ±5 Acres: Pryor Lemons on Troyer rootstock, planted in 1963. 21′ × 16′ spacing.
- Block 5 – ±5 Acres: Lisbon Lemons on Trifoliate rootstock (2022), interplanted with Cara Cara on Rubidoux rootstock (2012). 21′ × 9′ spacing.

Crop negotiable and not included in the sale.

INFRASTRUCTURE :

There are two (2) autostart, diesel wind machines for frost protection. They were installed in 2014 and 2017. The property also has a weather station, flow meter and soil moisture sensors.

WATER:

The property is located within Ivanhoe Irrigation District and is also equipped with one (1) well featuring a 15 HP submersible pump, a 10 HP booster pump, and variable frequency drives (VFDs) for both.

SOIL:

See 'Soil Map' for details.

GROUNDWATER DISCLOSURE :

Sustainable Groundwater Management Act (SGMA) requires groundwater basins to be sustainable by 2040. SGMA may limit ground water pumping. For more information, please visit the SGMA website at https://water.ca.gov/programs/groundwater-management/sgma-groundwater-management.

The Buyer is responsible for conducting their own research to verify all information related to groundwater and surface water resources, including availability, usage rights, and potential restrictions.

PRICE:

$800,000 (+/-$40,000 per acre)

CONTACT:

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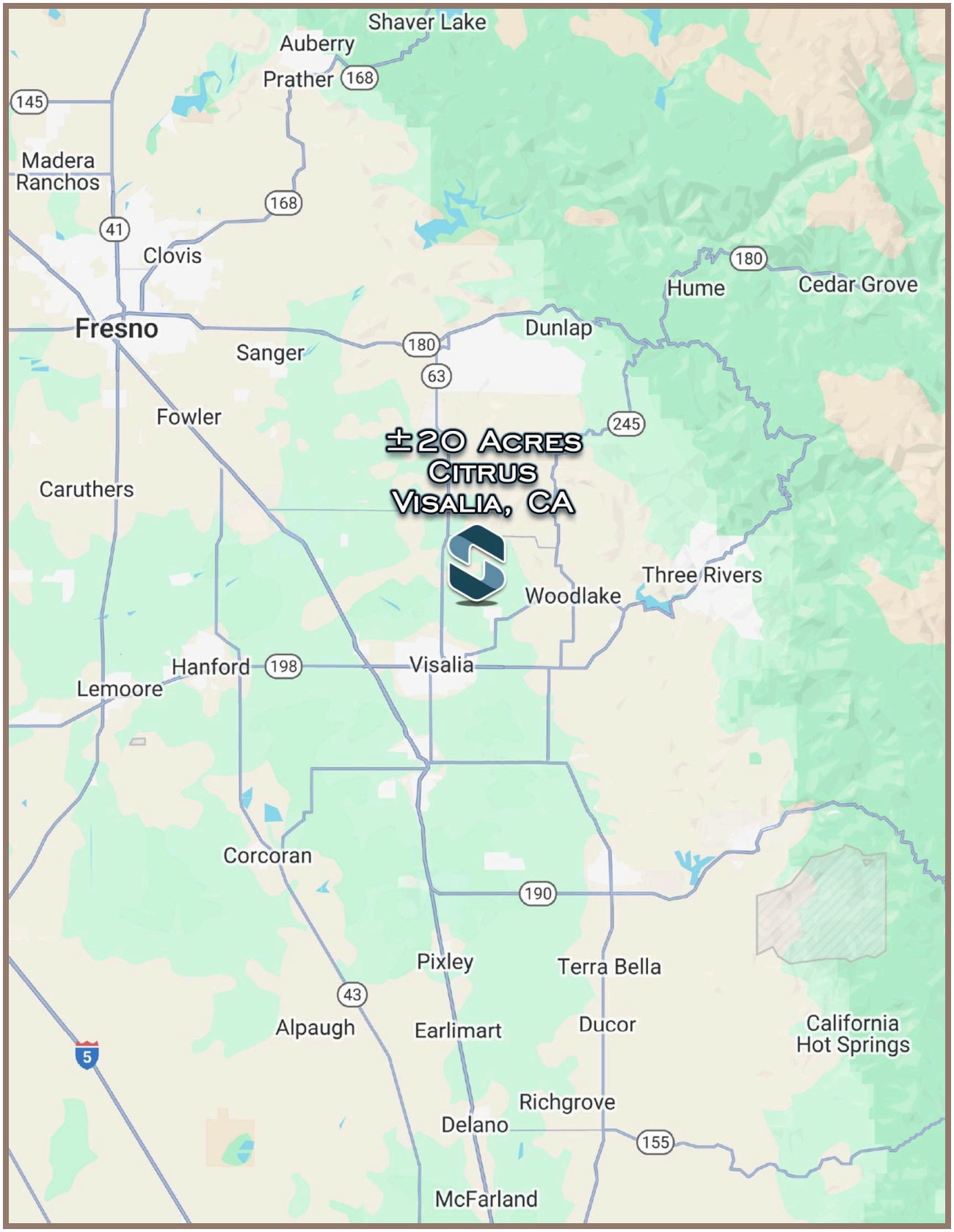
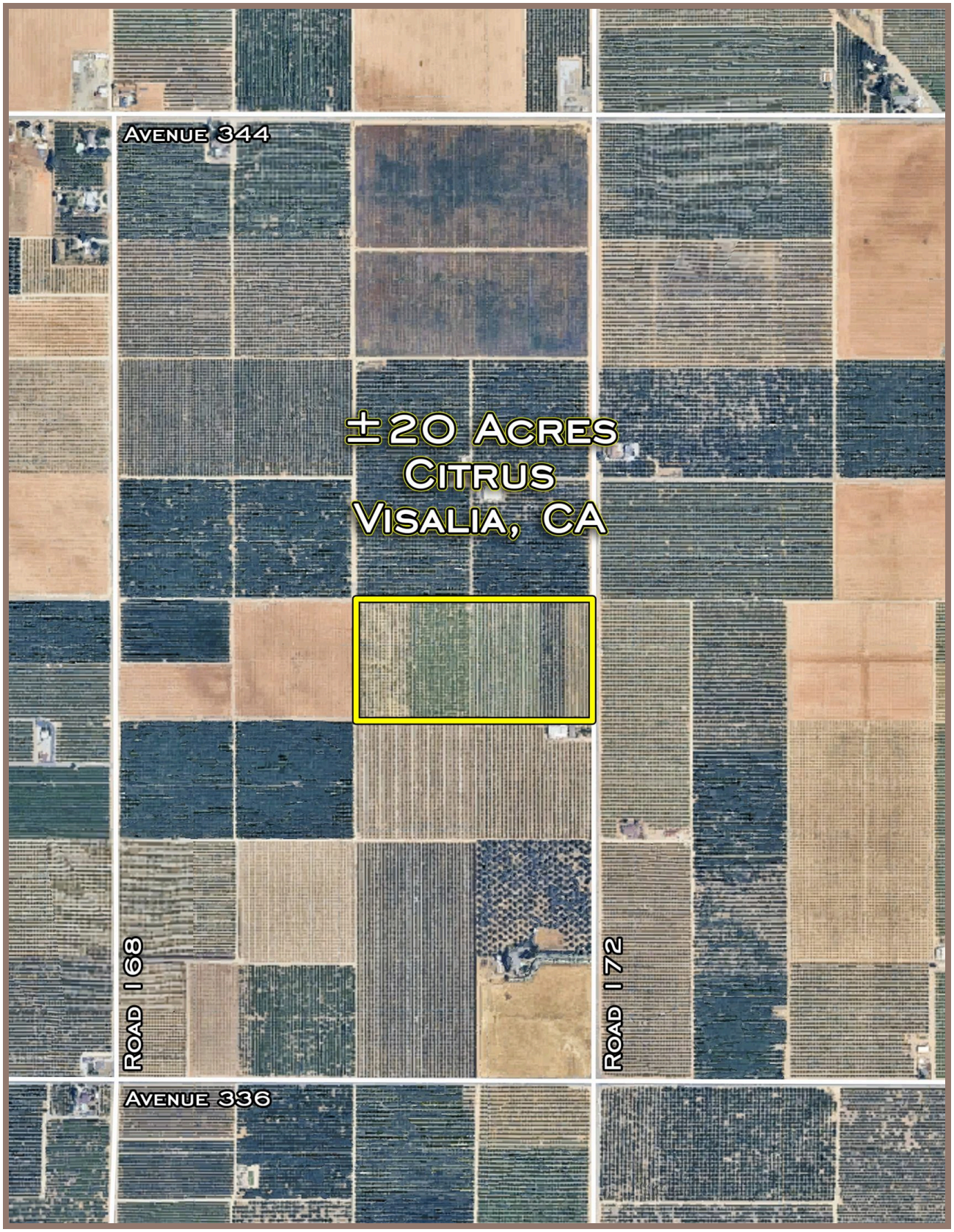
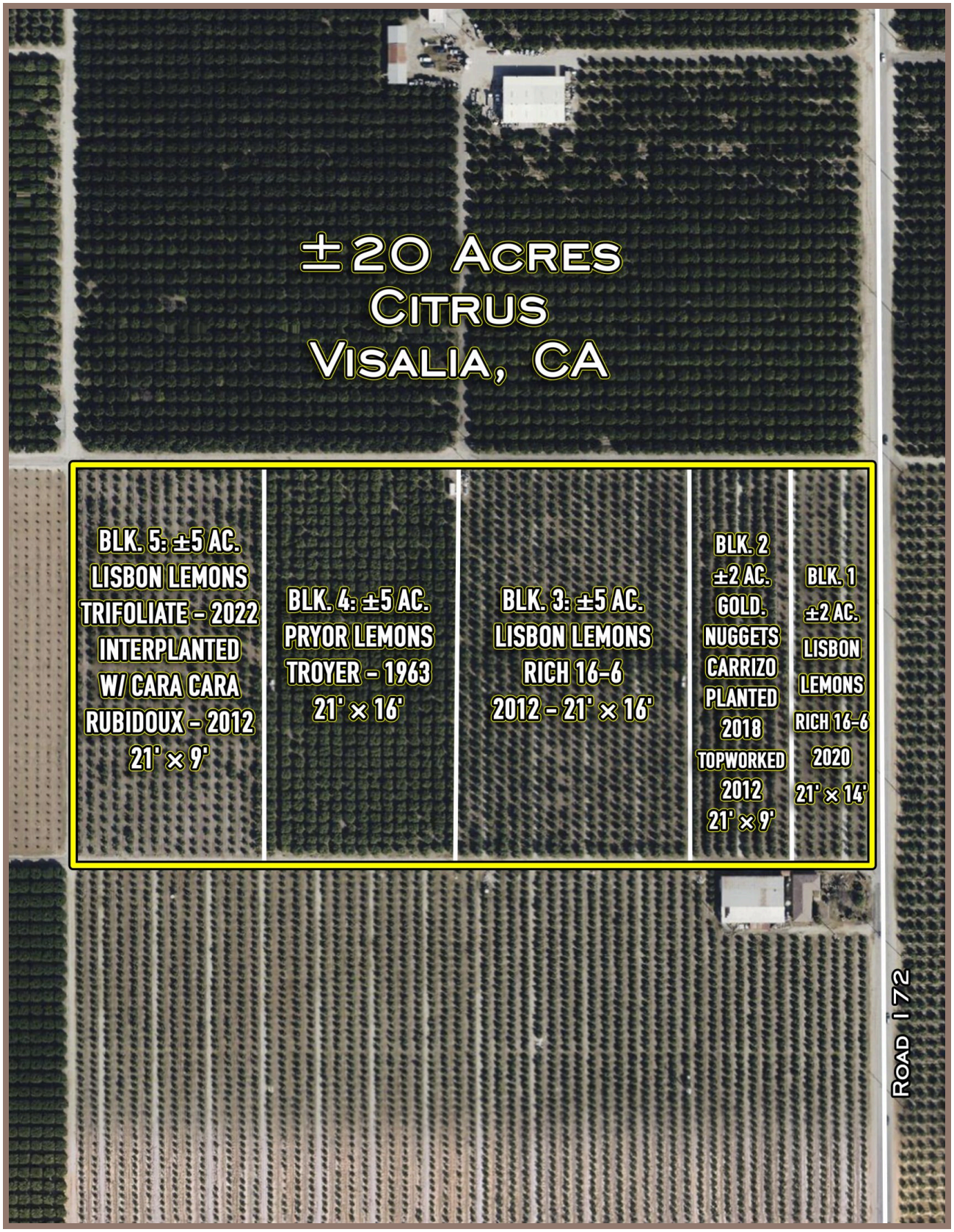
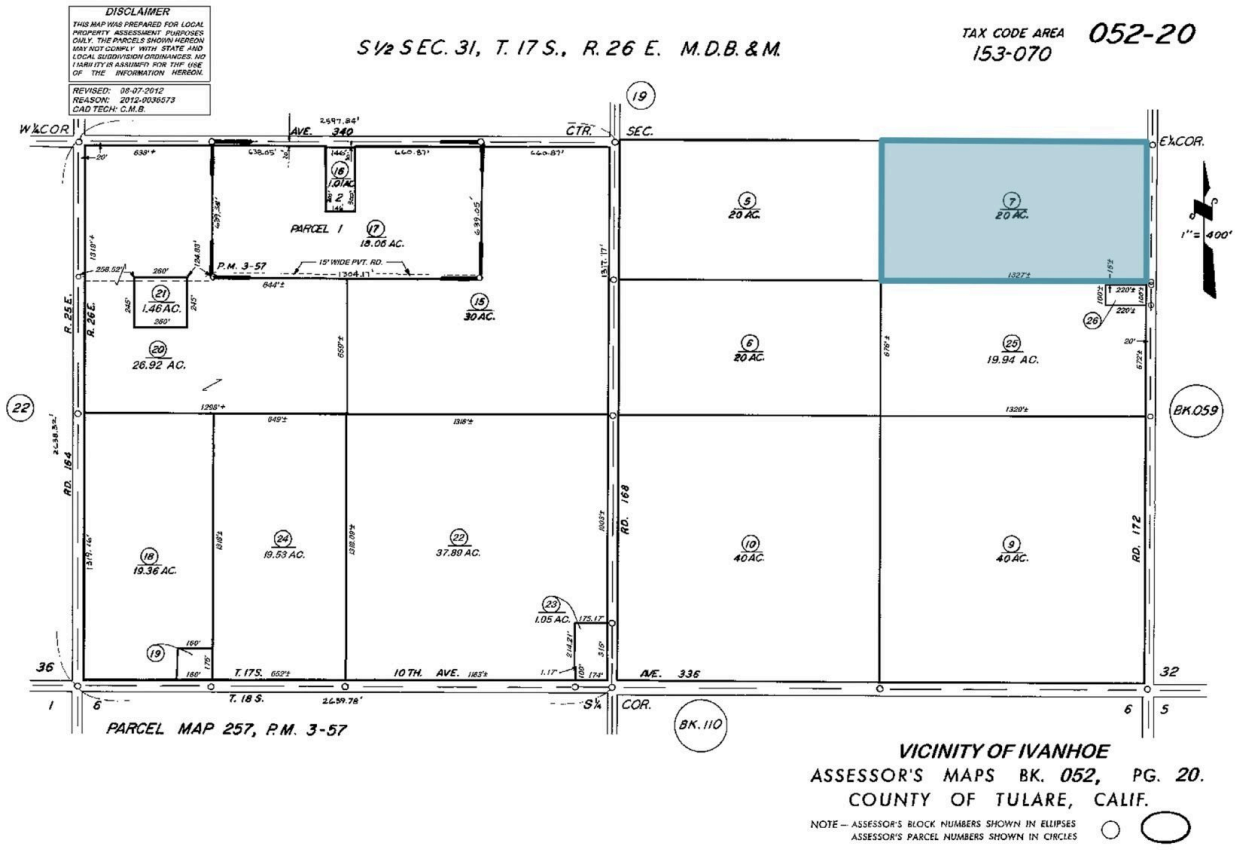

Shaver Lake
Auberry
Prather
168
145
Madera Ranchos
168
41
Clovis
180
Hume
Cedar Grove
Fresno
Dunlap
Sanger
180
63
Fowler
245
±20 Acres
Citrus
Visalia, CA
Caruthers
Three Rivers
Woodlake
Hanford
198
Visalia
Lemoore
Corcoran
190
Pixley
Terra Bella
43
Alpaugh
Earlimart
Ducor
California Hot Springs
5
Richgrove
Delano
155
McFarland

Aerial Map


Avenue 344
±20 Acres
Citrus
Visalia, CA
Road 168
Road 172
Avenue 336


±20 Acres
Citrus
Visalia, CA
BLK. 5: ±5 AC.
LISBON LEMONS
TRIFOLIATE – 2022
INTERPLANTED
W/ CARA CARA
RUBIDOUX – 2012
21' × 9'
BLK. 4: ±5 AC.
PRYOR LEMONS
TROYER – 1963
21' × 16'
BLK. 3: ±5 AC.
LISBON LEMONS
RICH 16-6
2012 – 21' × 16'
BLK. 2
±2 AC.
GOLD.
NUGGETS
CARRIZO
PLANTED
2018
TOPWORKED
2012
21' × 9'
BLK. 1
±2 AC.
LISBON
LEMONS
RICH 16-6
2020
21' × 14'
Road 172


DISCLAIMER
THIS MAP WAS PREPARED FOR LOCAL PROPERTY ASSESSMENT PURPOSES ONLY. THE PARCELS SHOWN HEREON MAY NOT COMPLY WITH STATE AND LOCAL SUBDIVISION ORDINANCES. NO LIABILITY IS ASSUMED FOR THE USE OF THE INFORMATION HEREON.
REVISED: 06-07-2012
REASON: 2012-0036073
CAD TECH: C.M.B.
S½ SEC. 31, T. 17 S., R. 26 E. M.D.B. & M.
TAX CODE AREA 052-20
153-070
W¼COR.
AVE. 340
CTR. SEC.
E¼COR.
PARCEL 1
17 18.06 AC.
18 1.01 AC.
P.M. 3-57
15' WIDE PVT. RD.
21 1.46 AC.
20 26.92 AC.
15 30 AC.
6 20 AC.
7 20 AC.
6 20 AC.
25 19.94 AC.
26
1" = 400'
22
BK. 059
R. 25 E.
R. 26 E.
RD. 164
RD. 168
RD. 172
18 19.36 AC.
24 19.53 AC.
22 37.80 AC.
10 40 AC.
9 40 AC.
23 1.05 AC.
19
36
1
6
T. 17 S.
T. 18 S.
10TH. AVE.
AVE. 336
32
5
S¼ COR.
BK. 110
PARCEL MAP 257, P.M. 3-57
VICINITY OF IVANHOE
ASSESSOR'S MAPS BK. 052, PG. 20.
COUNTY OF TULARE, CALIF.
NOTE – ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES
ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES

Soils

Tulare County, CA

14.6/100 NCCPI **35**/100 STORIE

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	State Score (STORIE)	NCCPI
●	135	San Joaquin loam, 0 to 2 percent slopes	100.0%	20.1	4s	3s	34.971	14.6

Photos