SCHUIL
AG REAL ESTATE

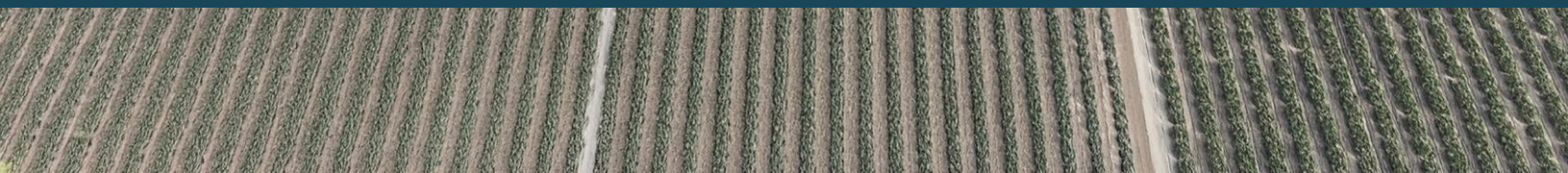
+/-75.91 Acres – Citrus – Exeter, CA

E Myer Ave, Exeter, CA, USA • 75.91 Acres

CalBRE: 00845607

Schuil Ag Real Estate

559-734-1700 • www.schuil.com



LOCATION:

Property is located north of E Myer Ave and east of S Spruce Road in Exeter, CA.

SIZE:

+/-75.91 Assessed Acres

PLANTINGS :

Property is planted to:

- Block 1 – Lisbon lemons: planted 2014, 20′ x 14′
- Block 2 – Lisbon lemons: planted 2014, 20′ x 14′
- Block 3 – Cara Cara navels: planted 2014, 17′ x 12′
- Block 4 – Tango mandarins: Gold Nugget planted 2014, 18′ x 12′, grafted to Tango in 2023
- Block 5 – Seedless lemons: planted 2018, 20′ x 12′

WATER:

Located in and receives deliveries from Exeter Irrigation District. Property has two (2) agricultural wells, consisting of a 40 HP submersible pump and a 15 HP submersible pump.

SOIL:

See 'Soil Map' for details.

INFRASTRUCTURE :

Property features seven (7) Pacific Distributing wind machines equipped with Caterpillar diesel engines for frost protection. Wind machines are approximately seven (7) years old.

LEGAL:

Tulare County APNs: 136-150-001, 137-050-024, and 137-050-002

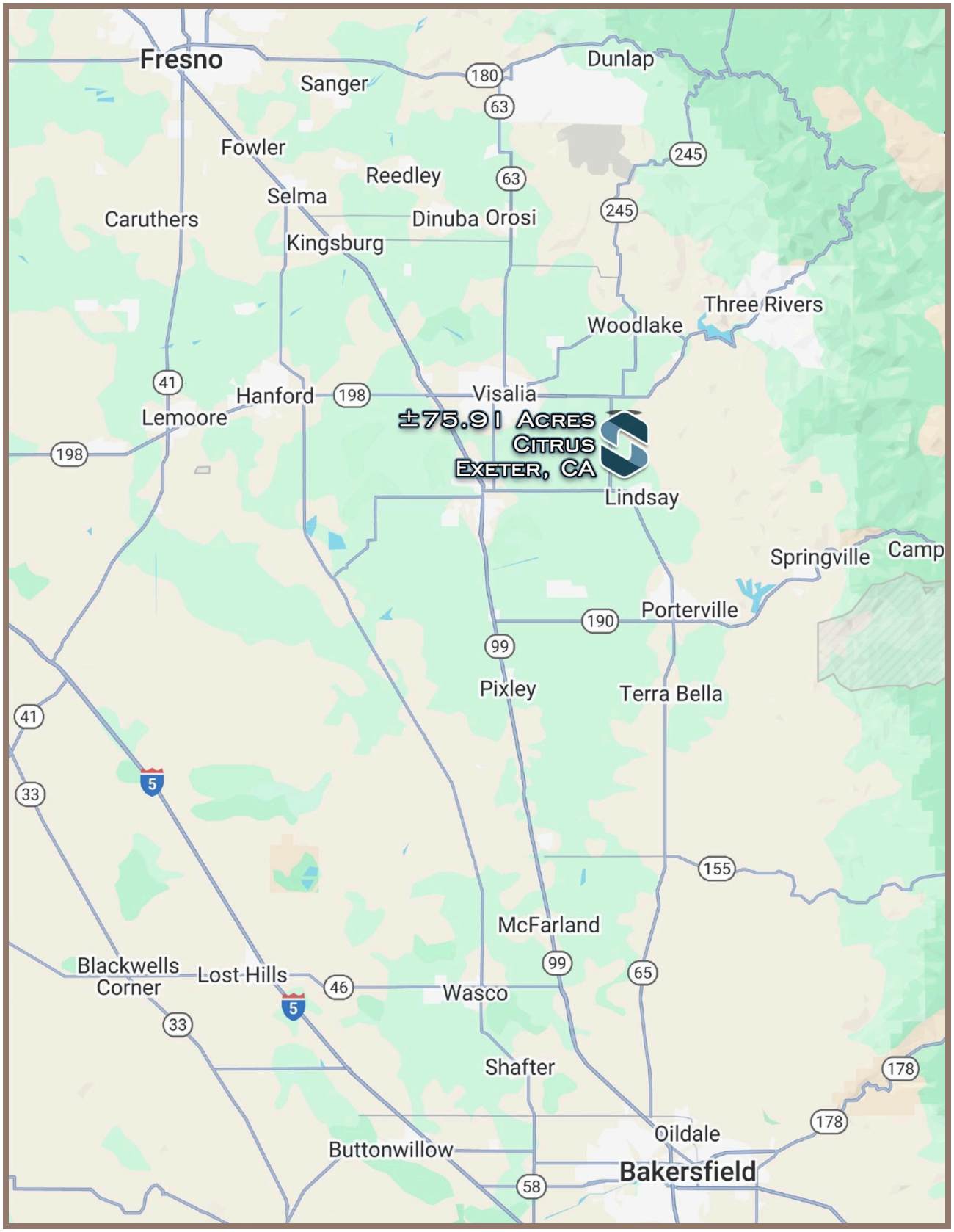
PRICE:

$3,450,000

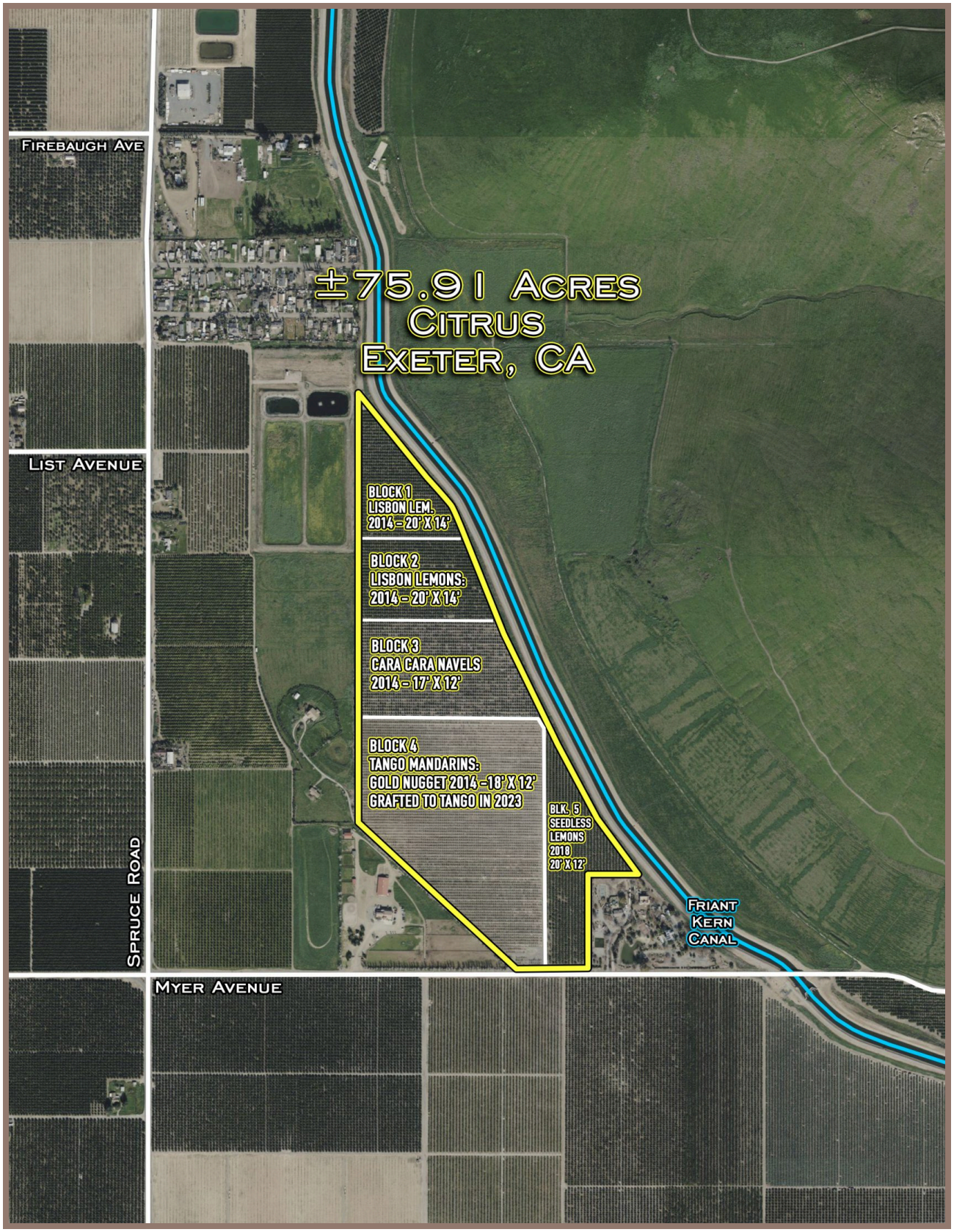
CONTACT:

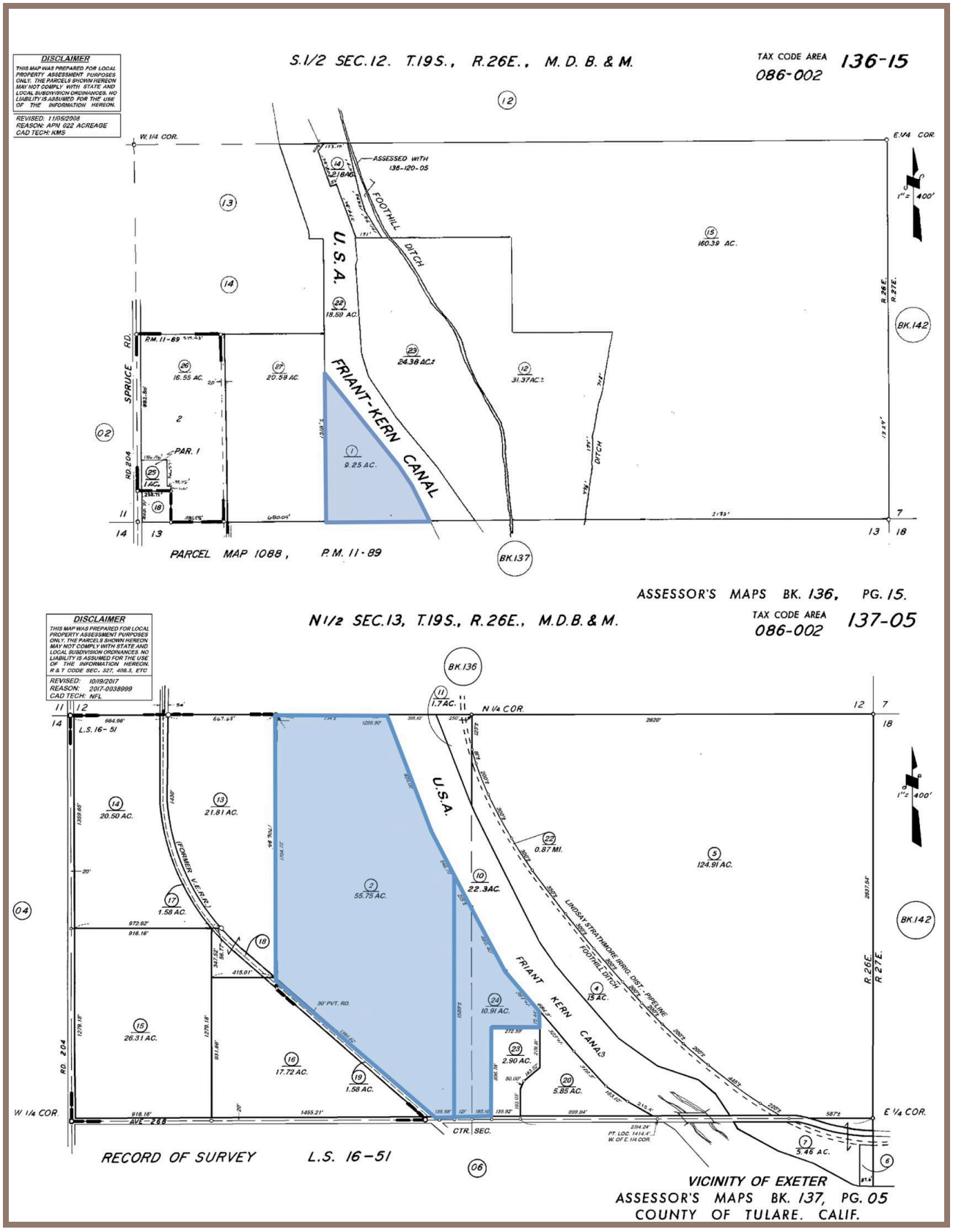
Rick Schuil
559-859-4484
rick@schuil.com
CalBRE #00961925

Dirk Schuil
559-859-4750
dirk@schuil.com
CalBRE #02157255


Fresno
Sanger
Dunlap
180
63
Fowler
245
Reedley
63
Selma
Caruthers
Dinuba
Orosi
245
Kingsburg
Three Rivers
Woodlake
41
Hanford
198
Visalia
Lemoore
±75.91 Acres
Citrus
Exeter, CA
198
Lindsay
Springville
Camp
Porterville
190
99
Pixley
Terra Bella
41
33
5
155
McFarland
Blackwells
Corner
Lost Hills
46
99
65
Wasco
5
33
Shafter
178
178
Oildale
Buttonwillow
Bakersfield
58

Aerial Map


±75.91 Acres
Citrus
Exeter, CA
Firebaugh Ave
List Avenue
Spruce Road
Myer Avenue
BLOCK 1
LISBON LEM.
2014 – 20' X 14'
BLOCK 2
LISBON LEMONS:
2014 – 20' X 14'
BLOCK 3
CARA CARA NAVELS
2014 – 17' X 12'
BLOCK 4
TANGO MANDARINS:
GOLD NUGGET 2014 –18' X 12'
GRAFTED TO TANGO IN 2023
BLK. 5
SEEDLESS
LEMONS
2018
20' X 12'
Friant
Kern
Canal


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: 11/05/2008
REASON: APN 022 ACREAGE
CAD TECH: KMS
S.1/2 SEC.12. T.19S., R.26E., M. D. B. & M.
TAX CODE AREA 136-15
086-002
W. 1/4 COR.
E.1/4 COR.
ASSESSED WITH 136-120-05
FOOTHILL DITCH
U.S.A.
FRIANT-KERN CANAL
SPRUCE RD.
RD. 204
PAR. 1
9.25 AC.
160.39 AC.
PARCEL MAP 1088, P.M. 11-89
BK.137
BK.142
ASSESSOR'S MAPS BK. 136, PG. 15.
N1/2 SEC.13, T.19S., R.26E., M.D.B. & M.
TAX CODE AREA 086-002 137-05
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. R & T CODE SEC. 327, 408.3, ETC
REVISED: 10/19/2017
REASON: 2017-0038899
CAD TECH: NFL
N 1/4 COR.
L.S. 16-51
U.S.A.
(FORMER U.S.E.R.A.)
FRIANT KERN CANAL
LINDSAY-STRATHMORE IRRIG. DIST. PIPELINE
FOOTHILL DITCH
55.75 AC.
22.3AC.
124.91 AC.
20.50 AC.
21.81 AC.
1.58 AC.
26.31 AC.
17.72 AC.
10.91 AC.
2.90 AC.
5.85 AC.
15 AC.
W 1/4 COR.
E 1/4 COR.
CTR. SEC.
RECORD OF SURVEY L.S. 16-51
VICINITY OF EXETER
ASSESSOR'S MAPS BK. 137, PG. 05
COUNTY OF TULARE. CALIF.

Soils

31.3/100 NCCPI

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	NCCPI
	148	Porterville clay, 2 to 9 percent slopes	57.6%	42.2	4e	3e	31.3
	147	Porterville clay, 0 to 2 percent slopes	37.6%	27.5	4s	2s	31.3
	154	San Joaquin loam, 0 to 2 percent slopes	4.9%	3.6	4s	3s	31.6

Photos