IVANHOE ID CITRUS RANCH

Tulare County, California

20± Acres

$660,000
($33,000/Acre)

- Two Sources of Water
- Excellent Farming Location
- Good Soil

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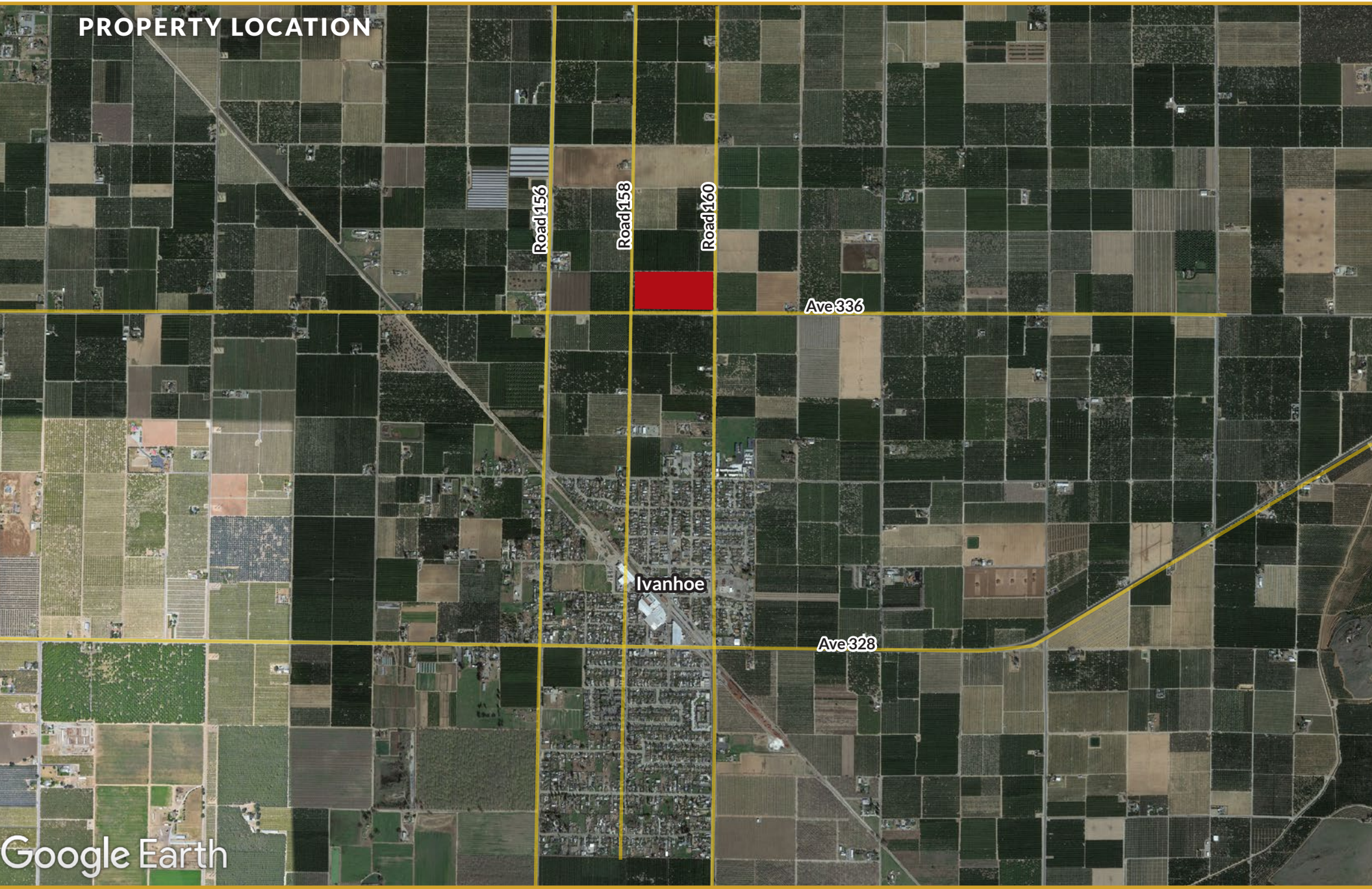
PROPERTY LOCATION



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PROPERTY INFORMATION

DESCRIPTION
Available for sale are 20± acres of navel oranges in the prime growing region of Ivanhoe. The original planting are Old Line navels with Washington navels replants are on Rich 16-6 rootstock.

LOCATION
The property is located on the northwest corner of Road 160 and Avenue 336, north of Ivanhoe, California.

LEGAL/ZONING
APN 052-220-015 in Tulare County. Zoned AE-20 (Exclusive Agricultural,20 acre minimum)

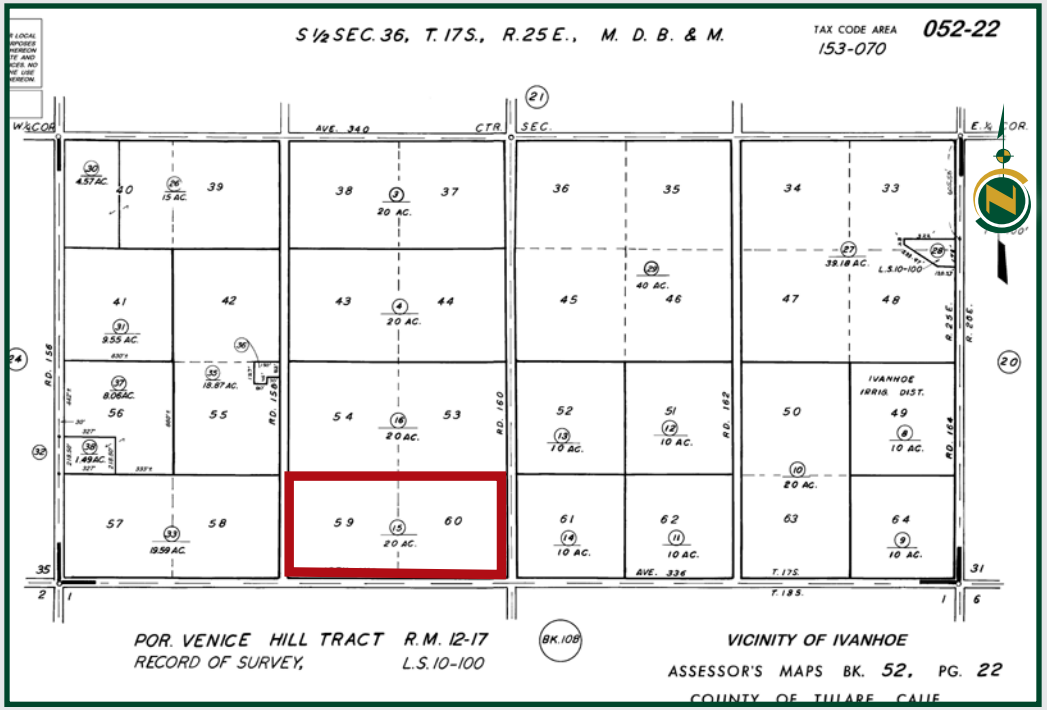
WATER
Irrigation water is provided by Ivanhoe Irrigation District, and one 15HP submersible pump and well. There is a 10HP booster pump and screen filter for the district water. The entire ranch is irrigated with a fan jet micro sprinkler system. East Kaweah GSA.

FROST PROTECTION
There are two electric wind machines for frost protection with 75HP and 15HP motors.

SOILS
San Joaquin loam, 0 to 2% slopes.

PRICE/TERMS
$660,000

PARCEL MAP



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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.

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