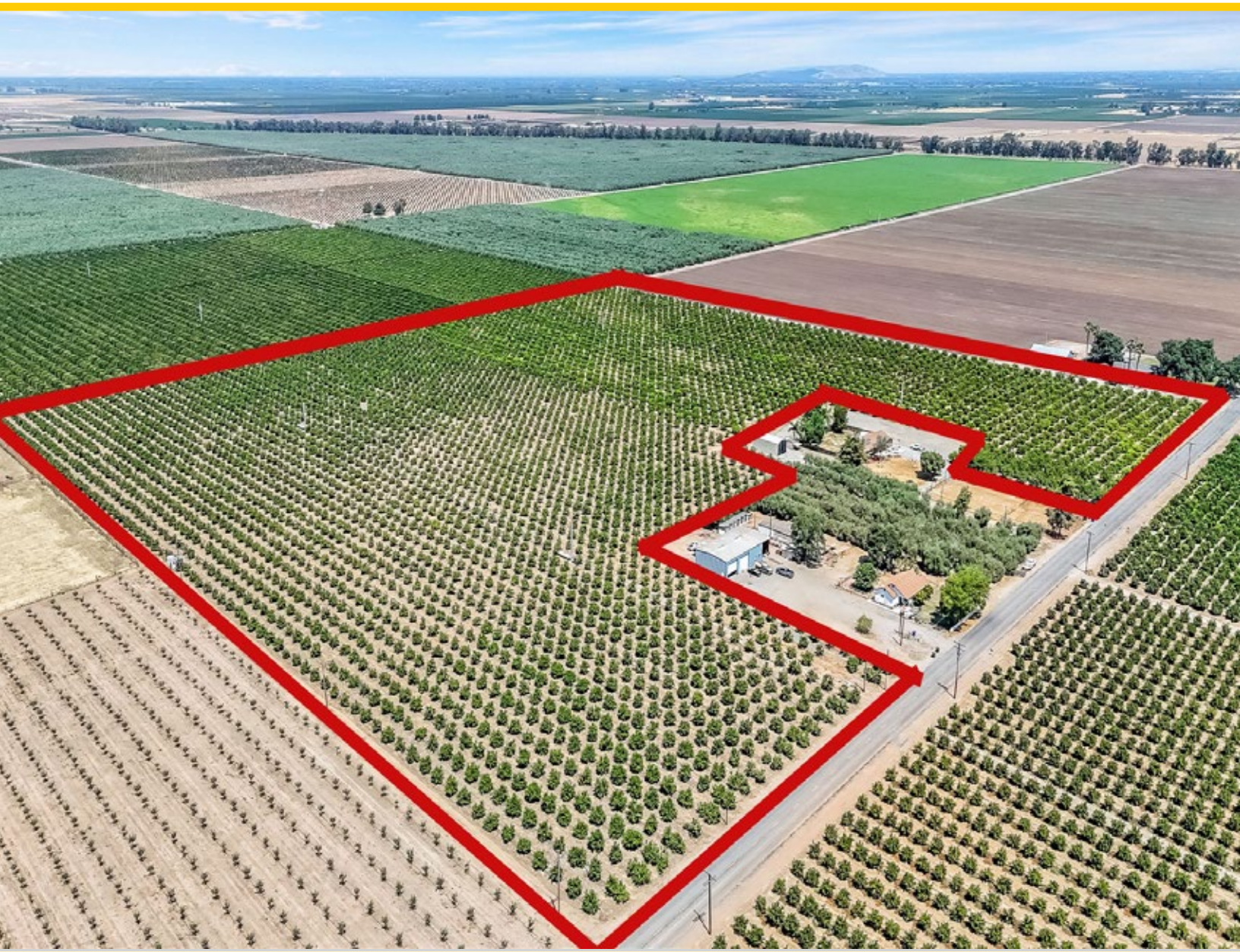
SEVILLE LEMONS

34.57± ACRES | TULARE COUNTY, CALIFORNIA

$1,140,810
($33,000/ACRE)



PROPERTY HIGHLIGHTS

- YOUNG LEMONS
- (2) PUMPS AND WELLS
- (4) WIND MACHINES

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106 YEARS
A Tradition In Trust Since 1919

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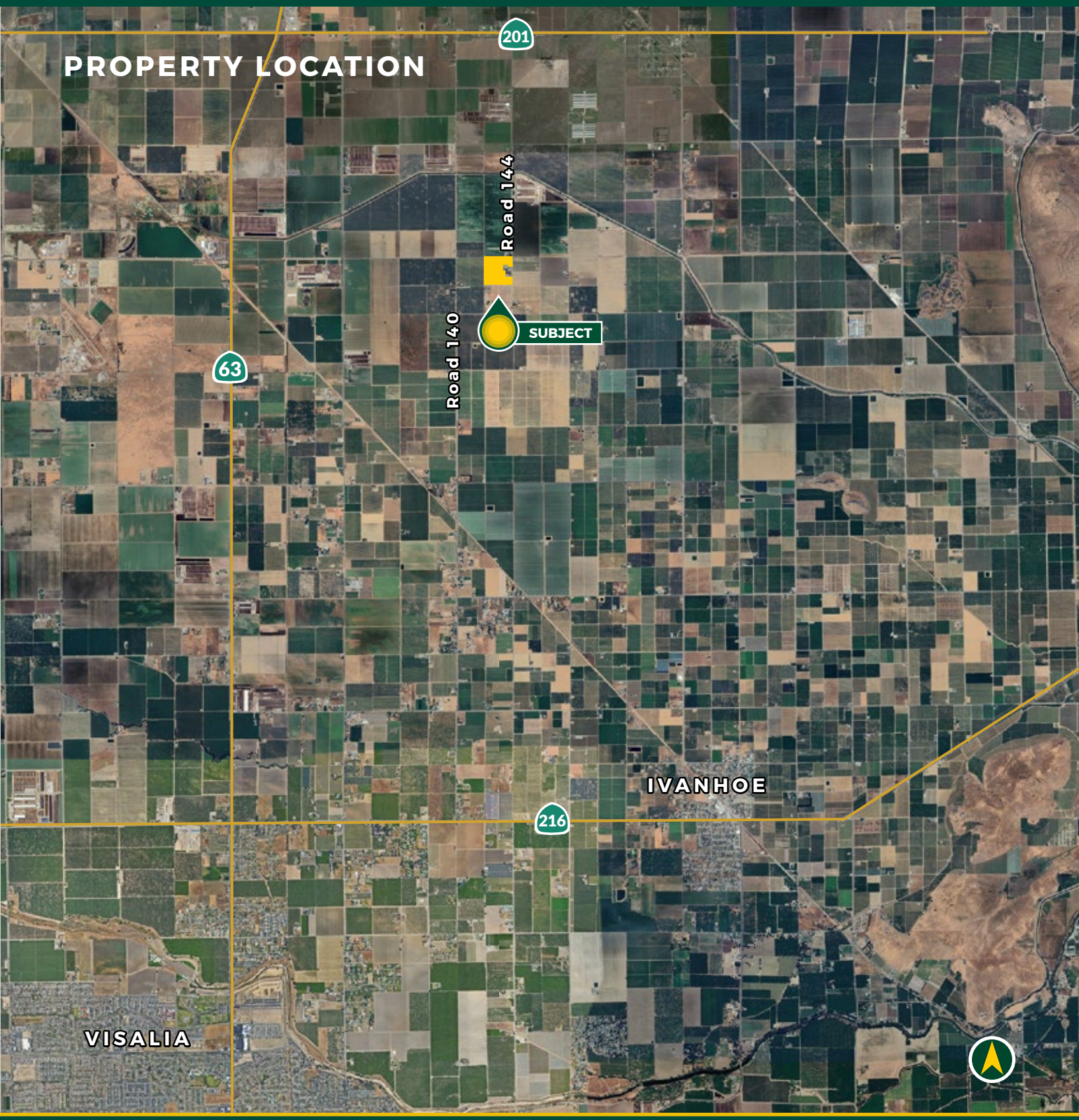

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PROPERTY INFORMATION

DESCRIPTION
Available for sale is a 34.57± acre well-farmed lemon orchard in a desirable citrus growing region. The property includes four wind machines, two ag wells and sand media filters.

LOCATION
The property is located on the west side of Road 144 between Avenue 364 and Avenue 368. The street address is 36713 Road 144, Visalia, CA 93292.

LEGAL
Tulare County APN 051-190-020 (17.62± acres) and 051-190-022 (16.95± acres). The parcels are located in a portion of the NE ¼ of the NW ¼ of Section 15, T17S, R25E, M.D.B.&M.

ZONING
AE-20 The parcels are under the Williamson Act.

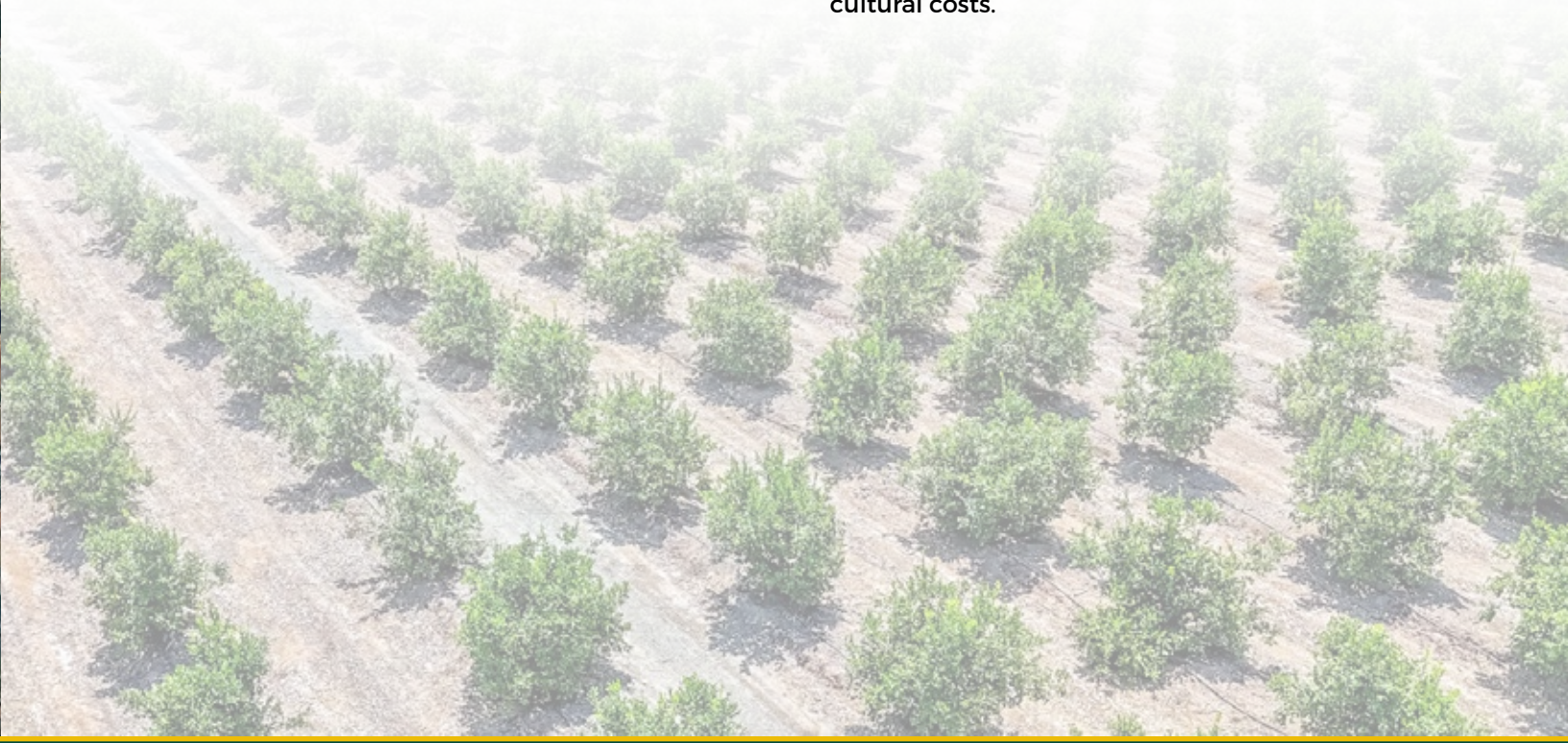
PLANTINGS
- 16.95± acres of Lisbon lemons on Volka Mariana Rootstock
- 17.62± acres of Lisbon lemons on Trifoliate Rootstock.

WATER
Two ag wells and pumps, sand media filtration system with a fan jet irrigation system.

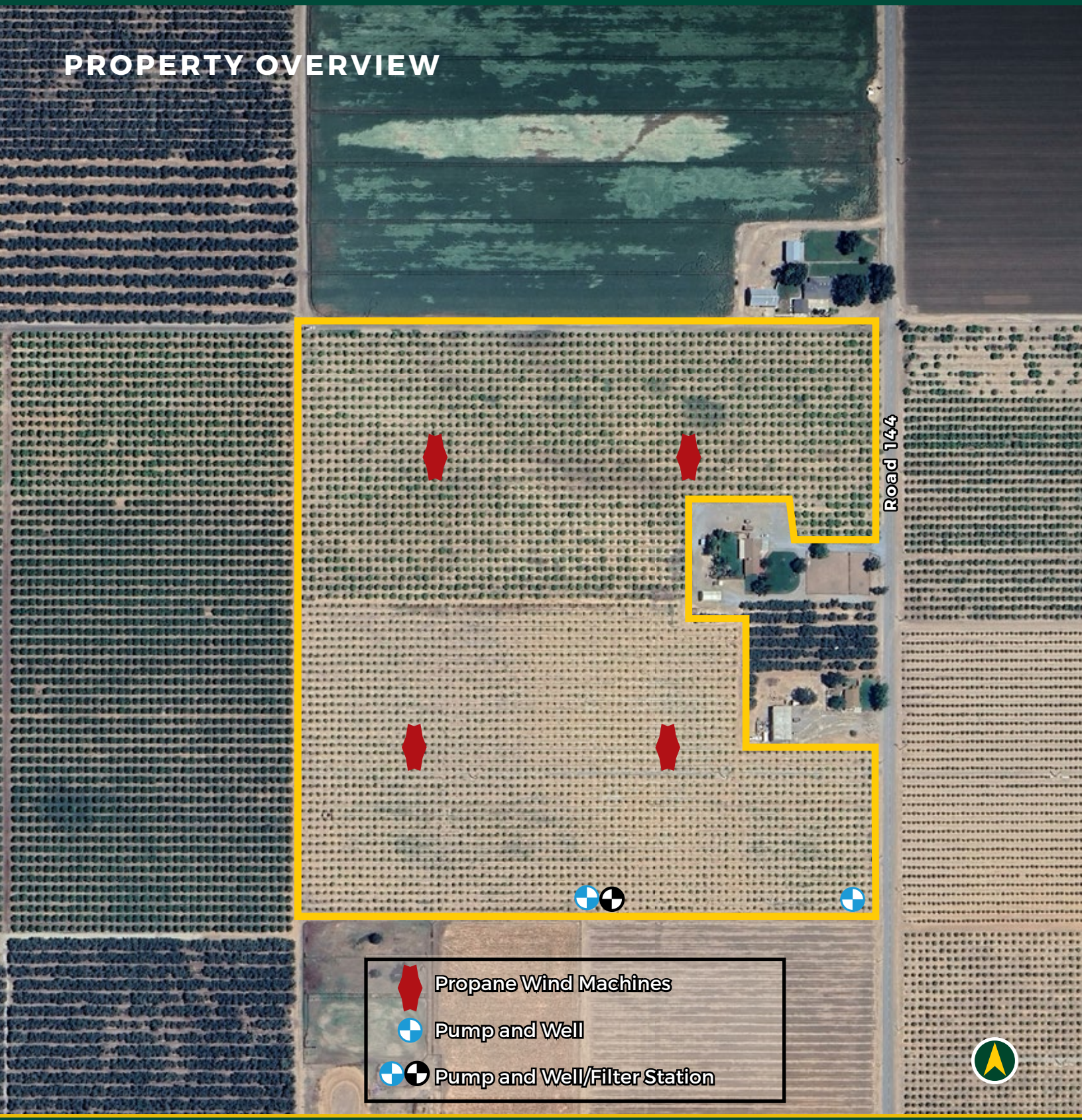
SOILS
See soils map included.

FROST PROTECTIONS
Four propane wind machines.

PRICE/TERMS
$1,140,810 cash at the close of escrow. Should an acceptable offer close before August 15, 2025, all crops will be included without cultural reimbursement. Any closings after that date will require Buyer reimbursement towards the 2025/26 cultural costs.



PROPERTY OVERVIEW



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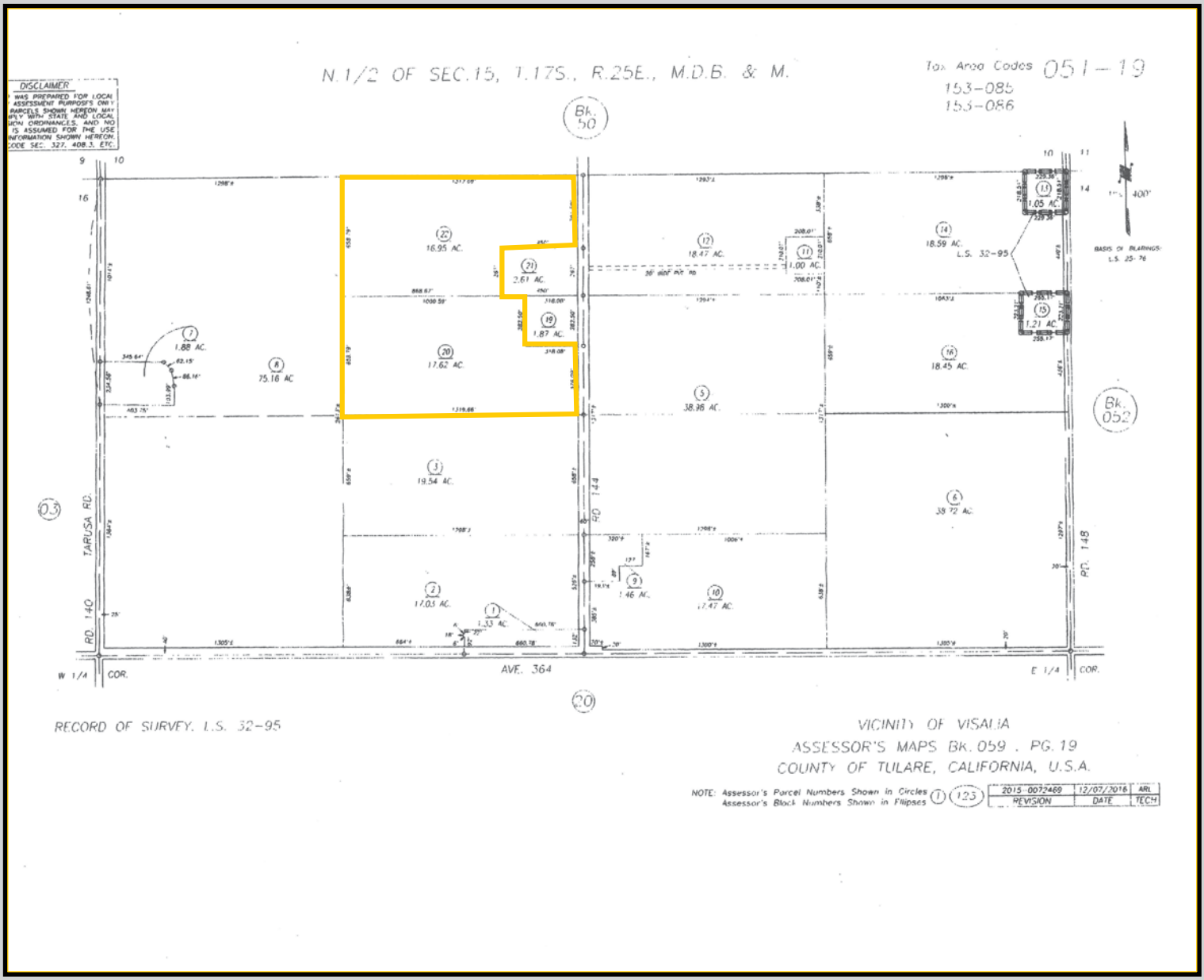
SOILS MAP

California Revised Storie Index (CA)

Map unit symbol	Map unit name	Rating	Percent AOI
109	Crosscreek-Kai association, 0 to 2 percent slopes	Grade 2 - Good	76.2%
135	San Joaquin loam, 0 to 2 percent slopes	Grade 4 - Poor	23.8%

PARCEL MAP



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PROPERTY PHOTOS

EXCLUSIVELY PRESENTED BY:
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