



# Valley Real Estate

*Comprehensive Real Estate Services*

## Exeter Citrus Estate

**2523 Wirht Ave. Exeter, CA**



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**Tom McGuigan • 559-907-0023 • [m McGuigantom@sbcglobal.net](mailto:m McGuigantom@sbcglobal.net) • DRE# 01272021**  
**Curtis Brunson • 559-786-1399 • [Valleylandman@gmail.com](mailto:Valleylandman@gmail.com) • DRE# 01215115**



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This premier ranch is located in the high demand citrus farming area just east of Exeter California. A modern custom residence, location, production and water availability come together to make this property one of the best on the market. Irrigation water is provided by Exeter Irrigation District in addition to on site wells. Very tasteful custom 4,300 sq ft residence is located in a private setting in the middle of the orchard. All located along the foothills of Tulare County.

<b>Location:</b>	<b>Home Address—2529 Wirht Ave, Exeter CA 1 mile east of Exeter CA</b>
<b>Directions</b>	<b>East on Avenue 282 (Wirht Ave) from Spruce Ave (Rd 204) Property will be on the south side of Wirht before crossing the canal.</b>
<b>Acreeage:</b>	<b>25.01 acres (residence on 1.3 acres)</b>
<b>Home:</b>	<b>Stunning custom residence features 3 bedrooms 4 1/2 baths and 4,300 sq ft. Plus office, second living room, attached three car garage, detached 2 1/2 car garage and game room/future pool house with bar and full bathroom. Many more custom features throughout the residence. This home will not disappoint and may be purchased separately from the farm property. Professional management of the orchard is also in place.</b>
<b>APN:</b>	<b>134-030-056, 057</b>
<b>Soil (Per USDA soil maps):</b>	<b>San Joaquin Loam 0-2% slopes Exeter Loam 0-2% slopes Porterville Clay 2-9% slopes</b>
<b>Crops:</b>	<b>19 +/- Acres Washington Navels Planted 1991 5 +/- Acres Lane Late navels planted 1991</b>
<b>Wells:</b>	<b>2 ag wells, 1 domestic well</b>
<b>Wind Machines</b>	<b>2 natural gas powered 460 Fords</b>
<b>District Water:</b>	<b>Exeter Irrigation District w/pour over screen filter</b>
<b>Zoning:</b>	<b>AE-20</b>
<b>Price:</b>	<b>\$1,799,000</b>

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# Property Photos



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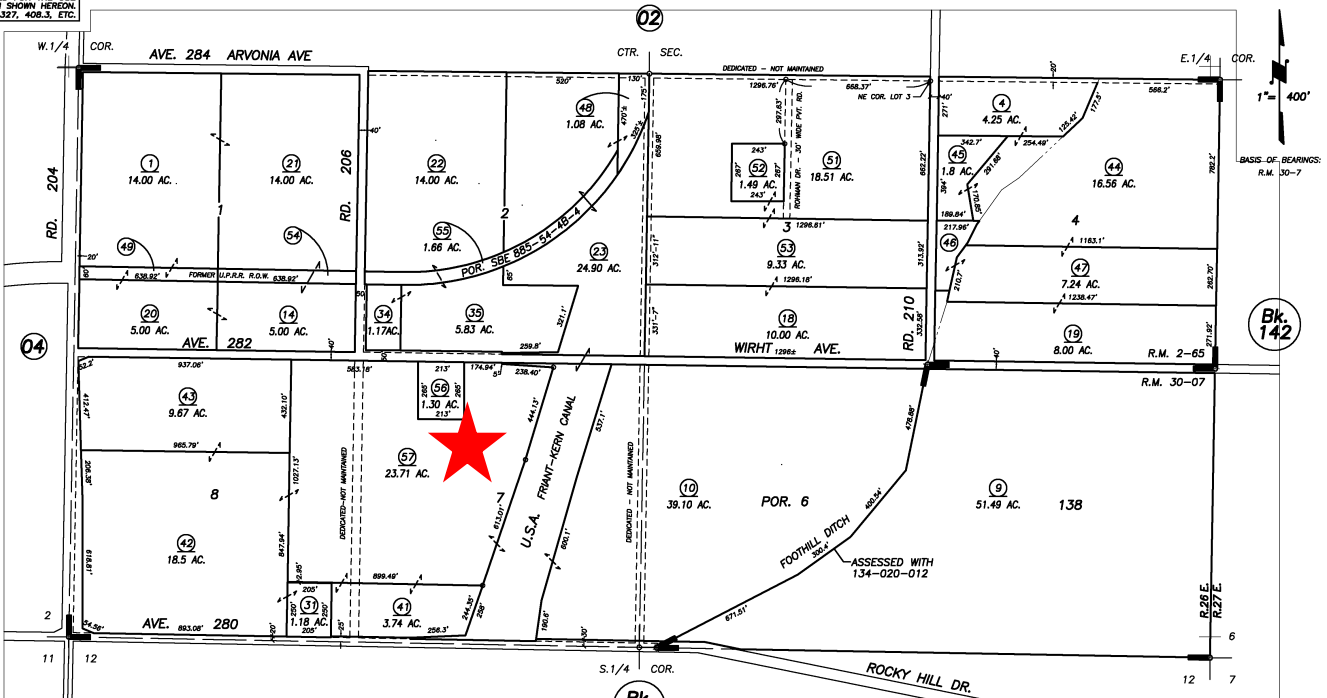


# Property Parcel Map

**DISCLAIMER**  
 THIS MAP WAS PREPARED FOR LOCAL PROPERTY ASSESSMENT PURPOSES ONLY AND THE PARCELS SHOWN HEREON MAY NOT COMPLY WITH STATE AND LOCAL SUBDIVISION ORDINANCES, AND NO LIABILITY IS ASSUMED FOR THE USE OF THE INFORMATION SHOWN HEREON. R & T CODE SEC. 327, 408.3, ETC.

S1/2 SEC.1, T.19S., R.26E., M.D.B.&M.

Tax Area Code 134-03  
086-002



PEN LAN COLONY, R.M. 2-65  
POR. TRACT NO. 584, BADGER HILL ESTATES, R.M. 30-07

VICINITY OF EXETER  
ASSESSOR'S MAPS BK. 134 , PG. 03  
COUNTY OF TULARE, CALIFORNIA, U.S.A.

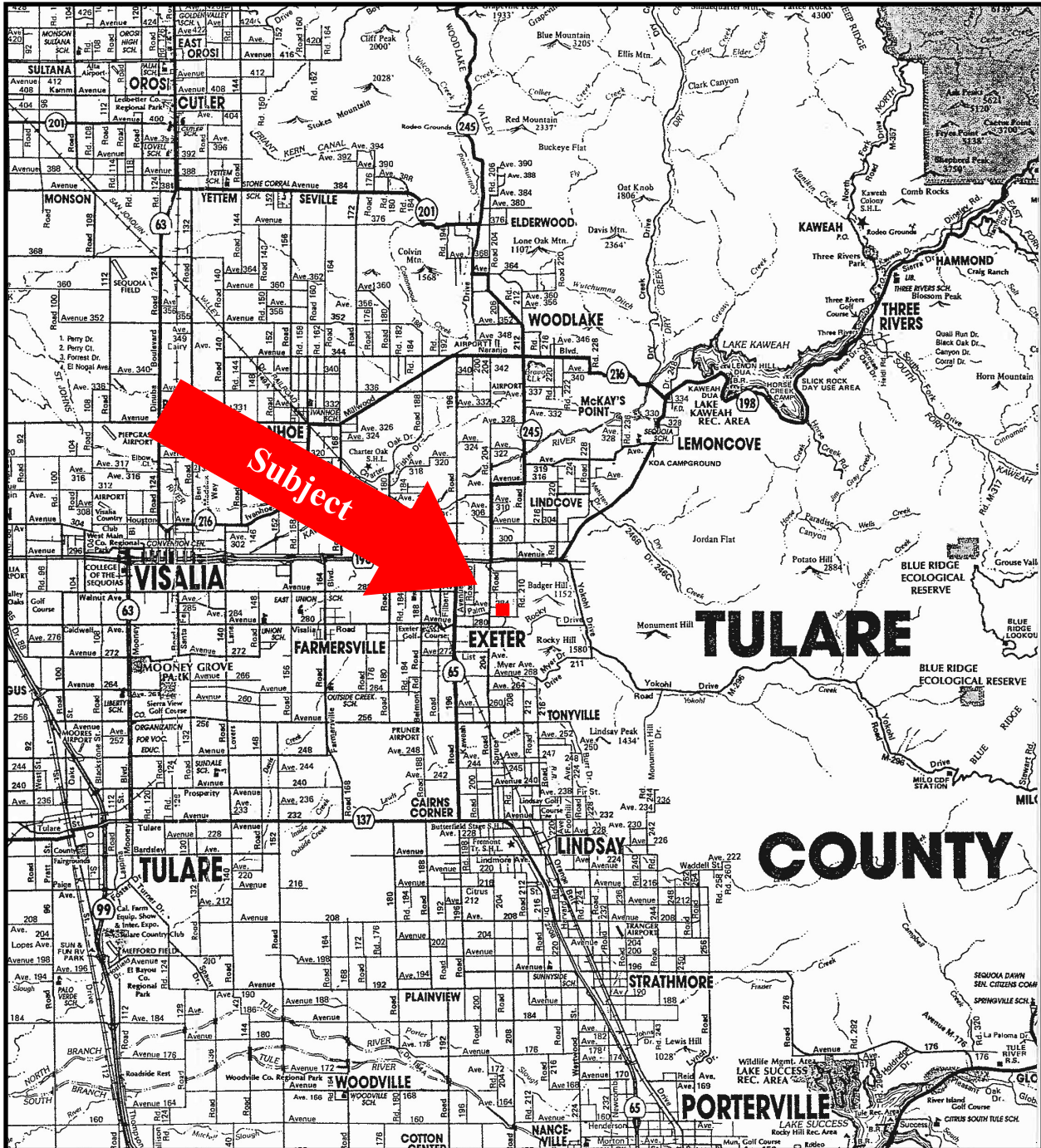
NOTE: Assessor's Parcel Numbers Shown in Circles ① 123      2018-0044349    03/20/2019    GL  
 Assessor's Block Numbers Shown in Ellipses Ⓛ 136      REVISION      DATE      TECH

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# Location of Property

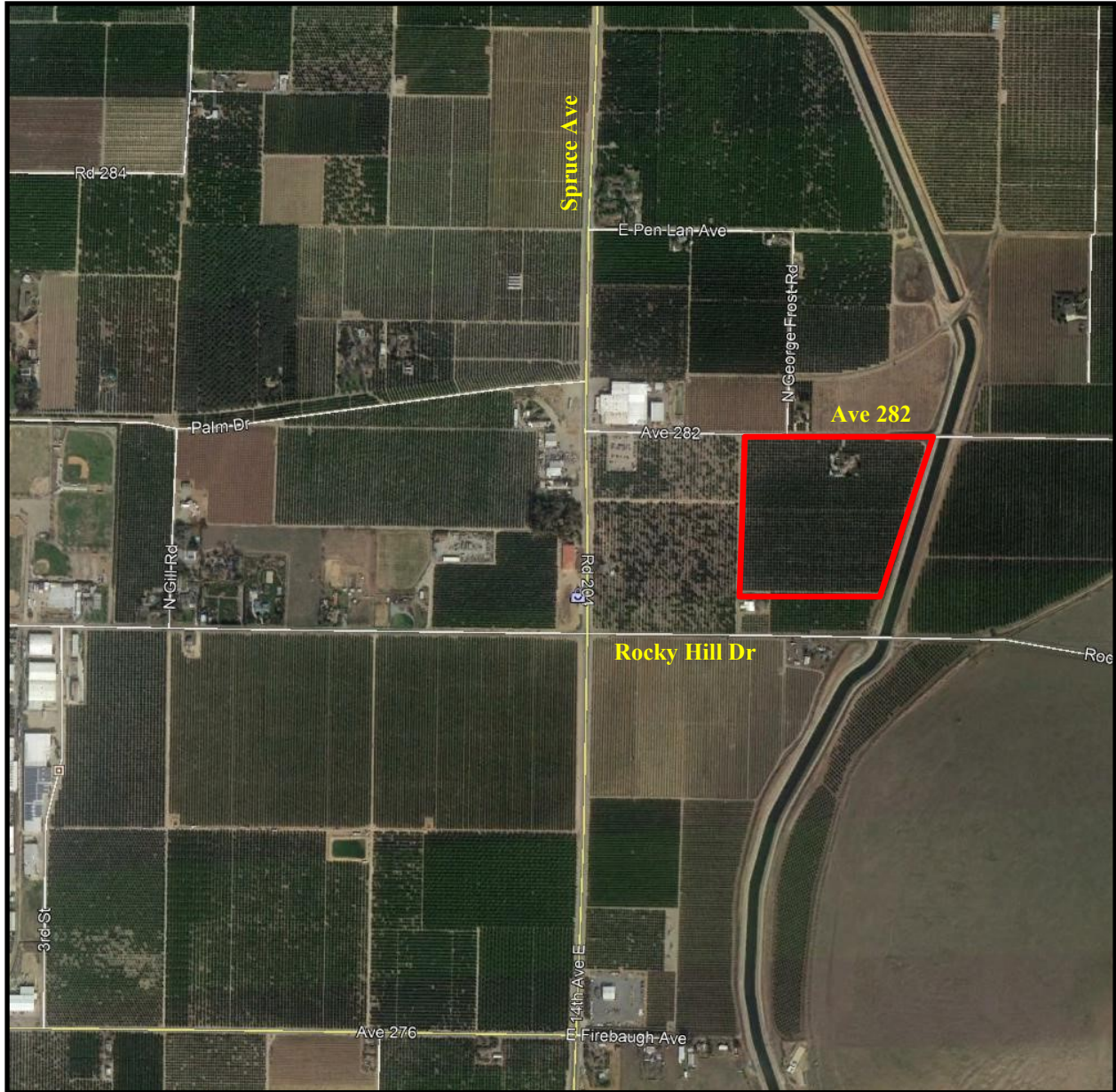


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# Aerial Photo of Property



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