



Valley Real Estate

Comprehensive Real Estate Services

Ivanhoe 20 acres Citrus

This ranch is located in the high demand citrus farming area of Ivanhoe California. Climate, soils and location come together to make this area great for growing citrus. Irrigation water is provided by an on site well. Fan jet micro sprinklers allow for a more uniform irrigation application. Seller also attests to the warmth of the area for frost protection. Possible homesite with views of the Sierras on a quiet road.

Directions	East on Avenue 328 from Ivanhoe then south on Road 166 1/3 mile to the property on Avenue 325
Acreage:	20 acres
APN:	110-070-022
Williamson Act:	Yes
Soil:	Exeter Loam 0-2% slopes
Trees:	20 +/- Acres T.I. Navels planted 1995
Wells:	One ag well with 15 H.P. pump
Zoning:	AE-20
Price:	\$500,000 (\$25,000/acre)

Above information has been obtained from sources deemed reliable but not guaranteed, including but not limited to: Water Availability and ingress/egress to the subject property. California's Sustainable Groundwater Management Act (SGMA), requires Governments and Water Agencies to halt overdraft and bring groundwater basins into balanced levels of pumping/recharge within 20 years of implementation of Groundwater Sustainability Plans (GSP's). SGMA practices may affect this property.

Curtis Brunson • 559-786-1399 • Valleylandman@gmail.com • DRE# 01215115

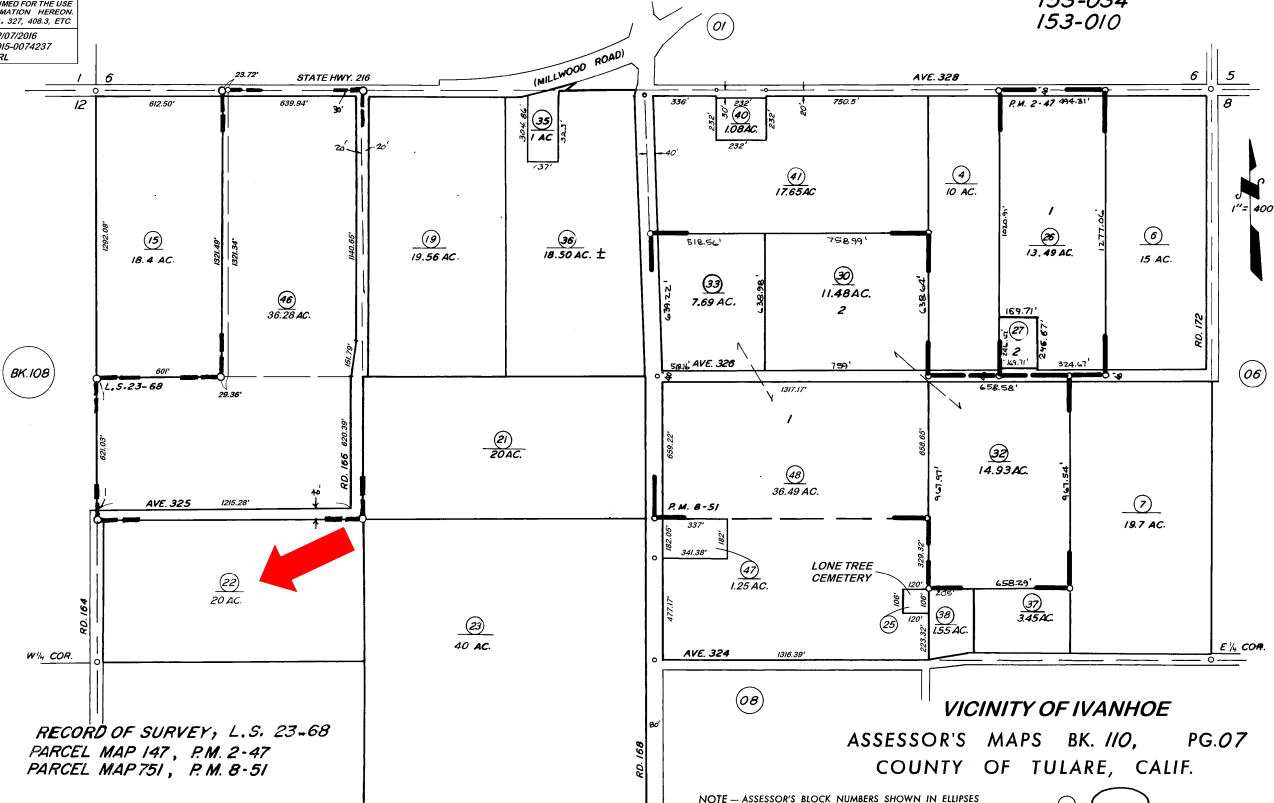


Property Parcel Map

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: 02/07/2016
 REASON: 2015-0074237
 CAD TECH: ARL

N 1/2 & POR. S 1/2 SEC 7, T.18S., R.26E., M.D.B.&M.

TAX CODE AREA **110-07**
 153-070
 153-034
 153-010



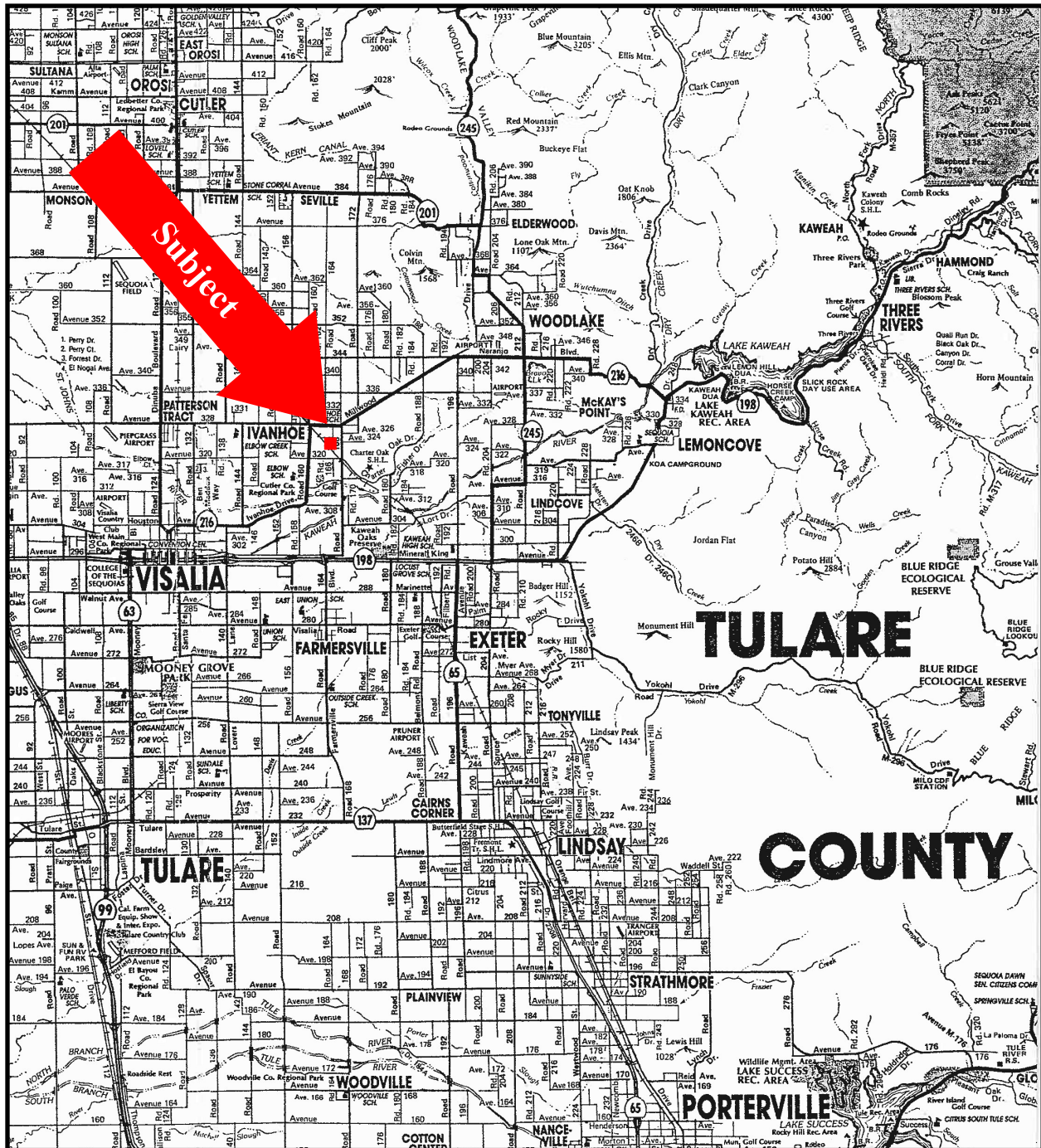
VICINITY OF IVANHOE
 ASSESSOR'S MAPS BK. 110, PG. 07
 COUNTY OF TULARE, CALIF.

NOTE - ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES
 ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES

Above information has been obtained from sources deemed reliable but not guaranteed, including but not limited to: Water Availability and ingress/egress to the subject property. California's Sustainable Groundwater Management Act (SGMA), requires Governments and Water Agencies to halt overdraft and bring groundwater basins into balanced levels of pumping/recharge within 20 years of implementation of Groundwater Sustainability Plans (GSP's). SGMA practices may affect this property.



Location of Property



Above information has been obtained from sources deemed reliable but not guaranteed, including but not limited to: Water Availability and ingress/egress to the subject property. California's Sustainable Groundwater Management Act (SGMA), requires Governments and Water Agencies to halt overdraft and bring groundwater basins into balanced levels of pumping/recharge within 20 years of implementation of Groundwater Sustainability Plans (GSP's). SGMA practices may affect this property.

Curtis Brunson • 559-786-1399 • Valleylandman@gmail.com • DRE# 01215115



Aerial Photo of Property



Above information has been obtained from sources deemed reliable but not guaranteed, including but not limited to: Water Availability and ingress/egress to the subject property. California's Sustainable Groundwater Management Act (SGMA), requires Governments and Water Agencies to halt overdraft and bring groundwater basins into balanced levels of pumping/recharge within 20 years of implementation of Groundwater Sustainability Plans (GSP's). SGMA practices may affect this property.

Curtis Brunson • 559-786-1399 • Valleylandman@gmail.com • DRE# 01215115