



Valley Real Estate

Comprehensive Real Estate Services

Ivanhoe 40 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 a relatively new and deep gravel pack well. The desirable variety of plantings provide for diversification and fan jet micro sprinklers allow for a more uniform irrigation application. Seller also attests to the warmth of the area for frost protection.

Directions	East on Avenue 328 from Ivanhoe then south on Road 168 1/2 mile to the property on the west side of Road 168.
Acreage:	40 acres
APN:	110-070-023
Williamson Act:	Yes
Soil:	Exeter Loam 0-2% slopes
Trees:	10 +/- Acres Lane Lates planted 1994 10 +/- Acres Valencias planted 1965 10 +/- Acres Minneolas planted 1971 2.5 +/- Acres Tangos planted 2010 2.5 +/- Acres Tangos grafted 2015 5 +/- Acres Fukumotos grafted 2015
Wells:	One deep ag well with 10 H.P. pump
Zoning:	AE-20
Price:	\$1,120,000(\$28,000/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.

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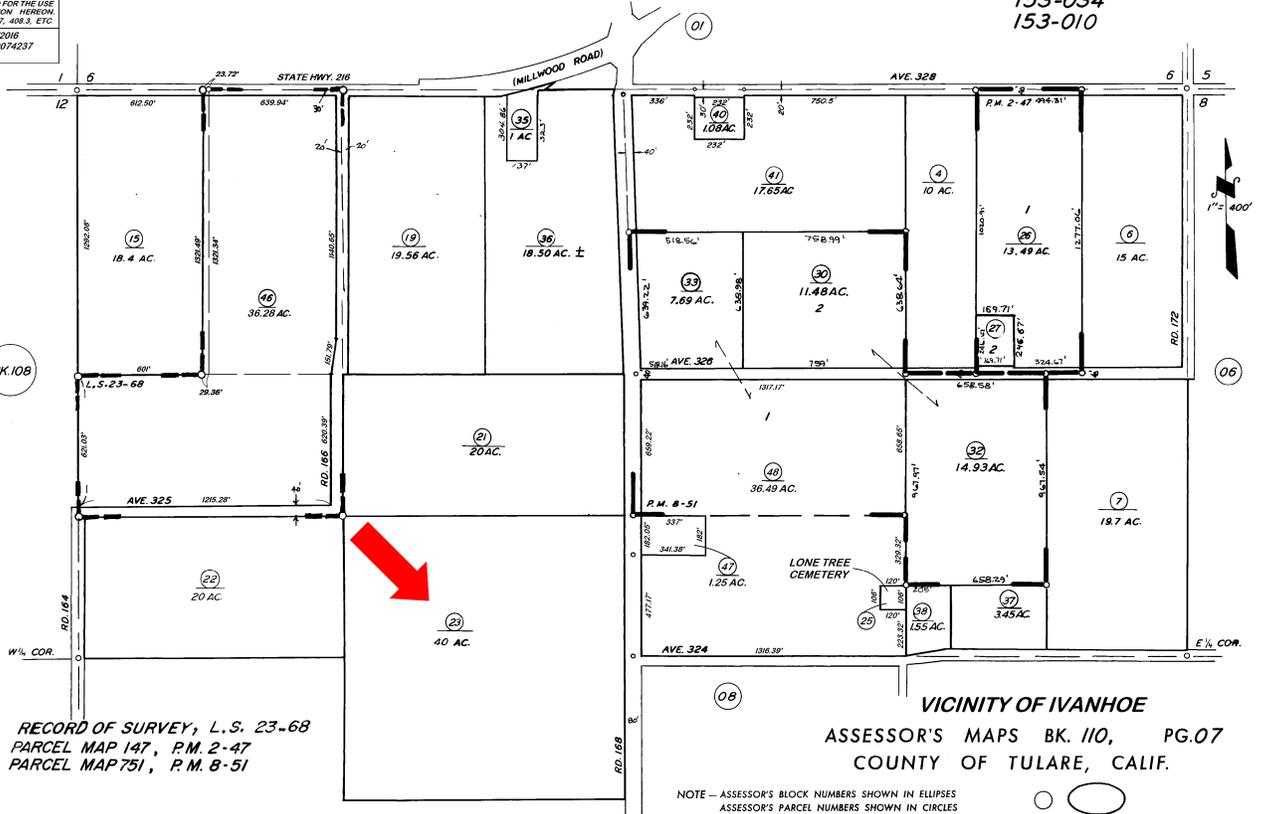


Property Parcel Map

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

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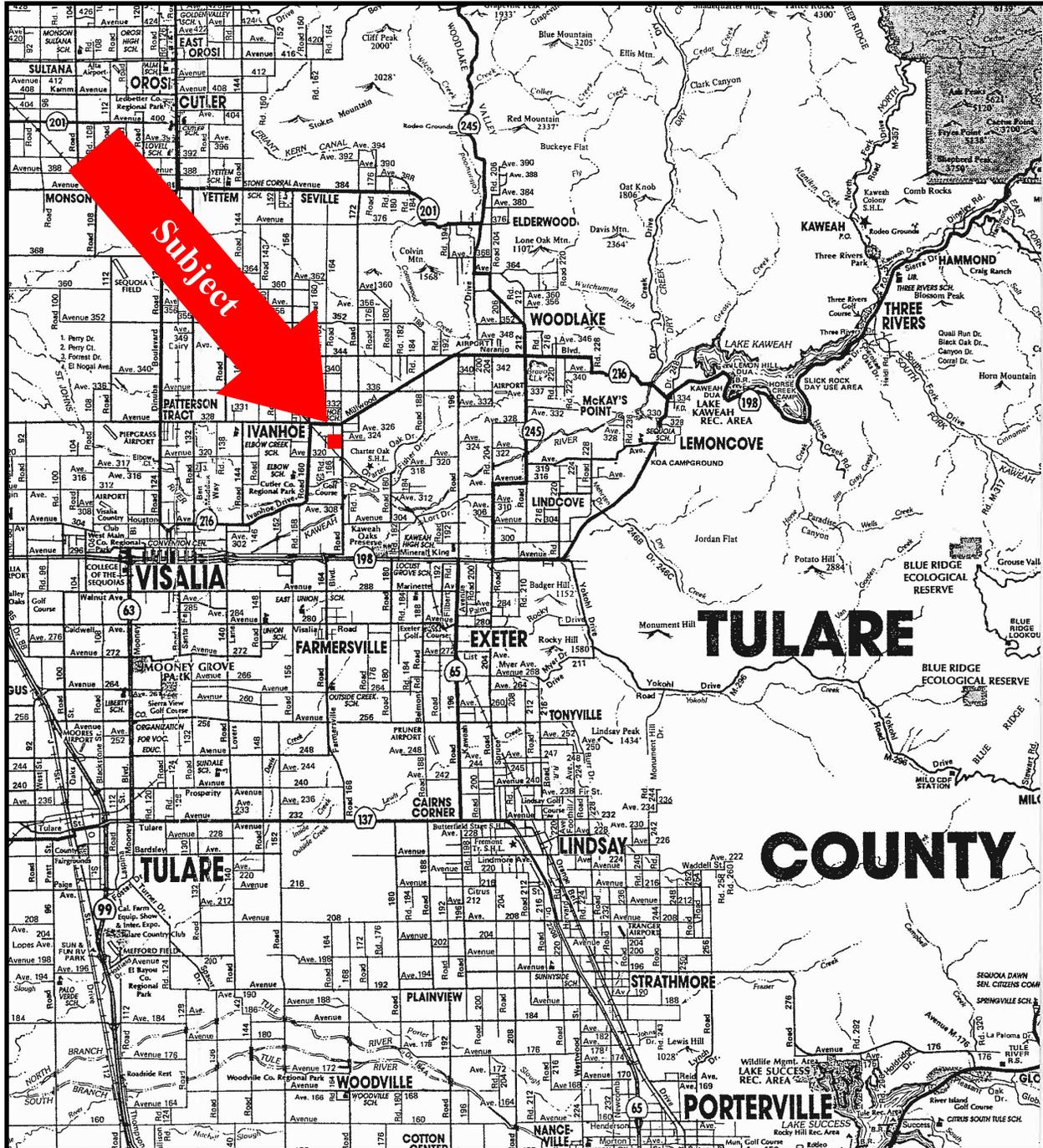
TAX CODE AREA **110-07**
 153-070
 153-034
 153-010



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Location of Property

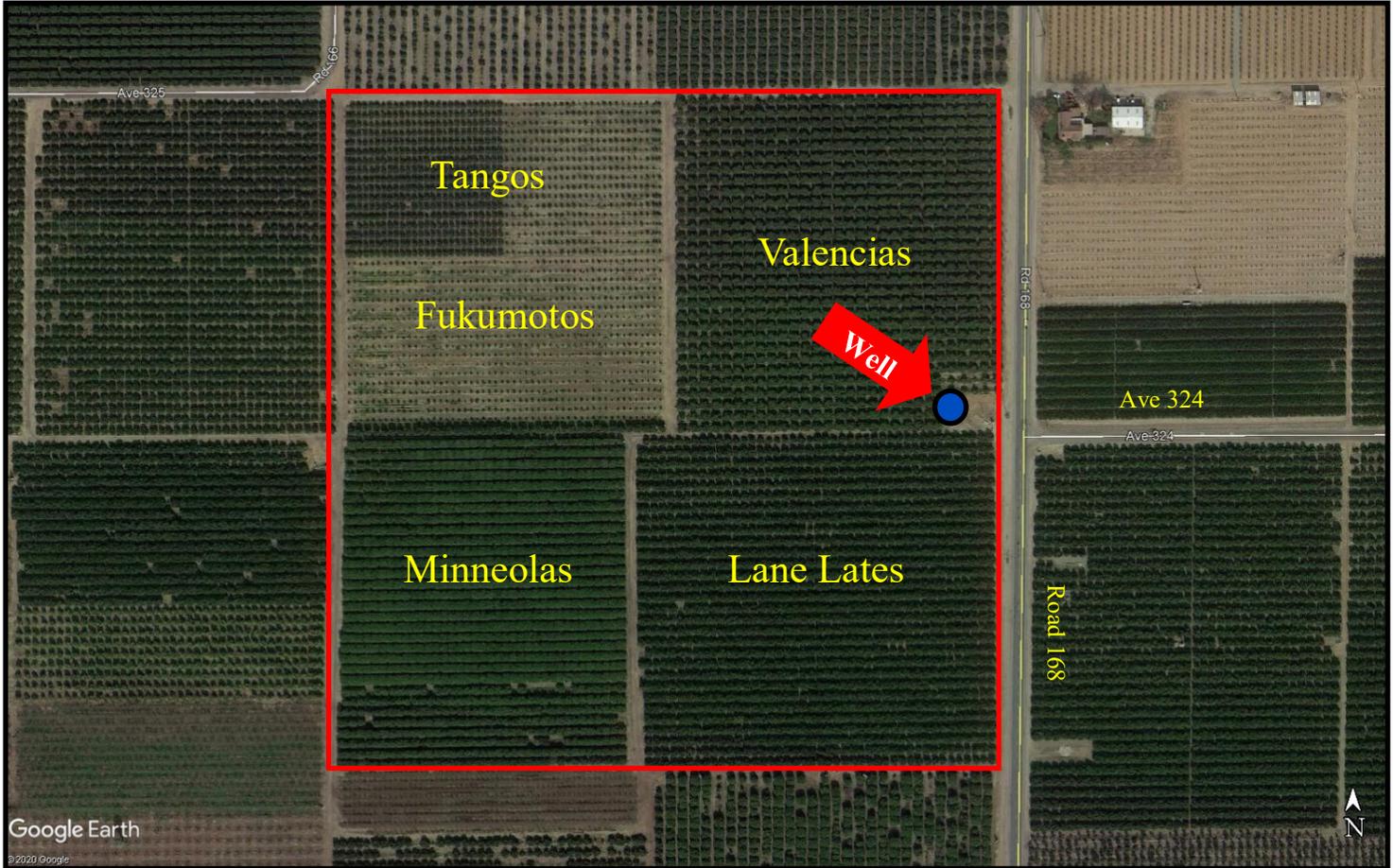


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Aerial Photo of Property



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