



Valley Real Estate

Comprehensive Real Estate Services

Hauser Farms Citrus

28253 Road 210 Exeter, CA 93257



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Tom McGuigan • 559-907-0023 • mcguigantom@sbcglobal.net • DRE# 01272021
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The ranch is located just east of the high demand citrus farming area of Exeter California. Climate, soils and water availability come together to make this property one of the best on the market. Irrigation water is provided by the desirable Foothill ditch company in addition to on site wells. The ranch is surrounded by lemon plantings attesting to the warm slopes of the area. The residence is located in a private setting in the middle of the citrus ranch along the western Sierra Nevada foothills just east of charming Exeter CA.

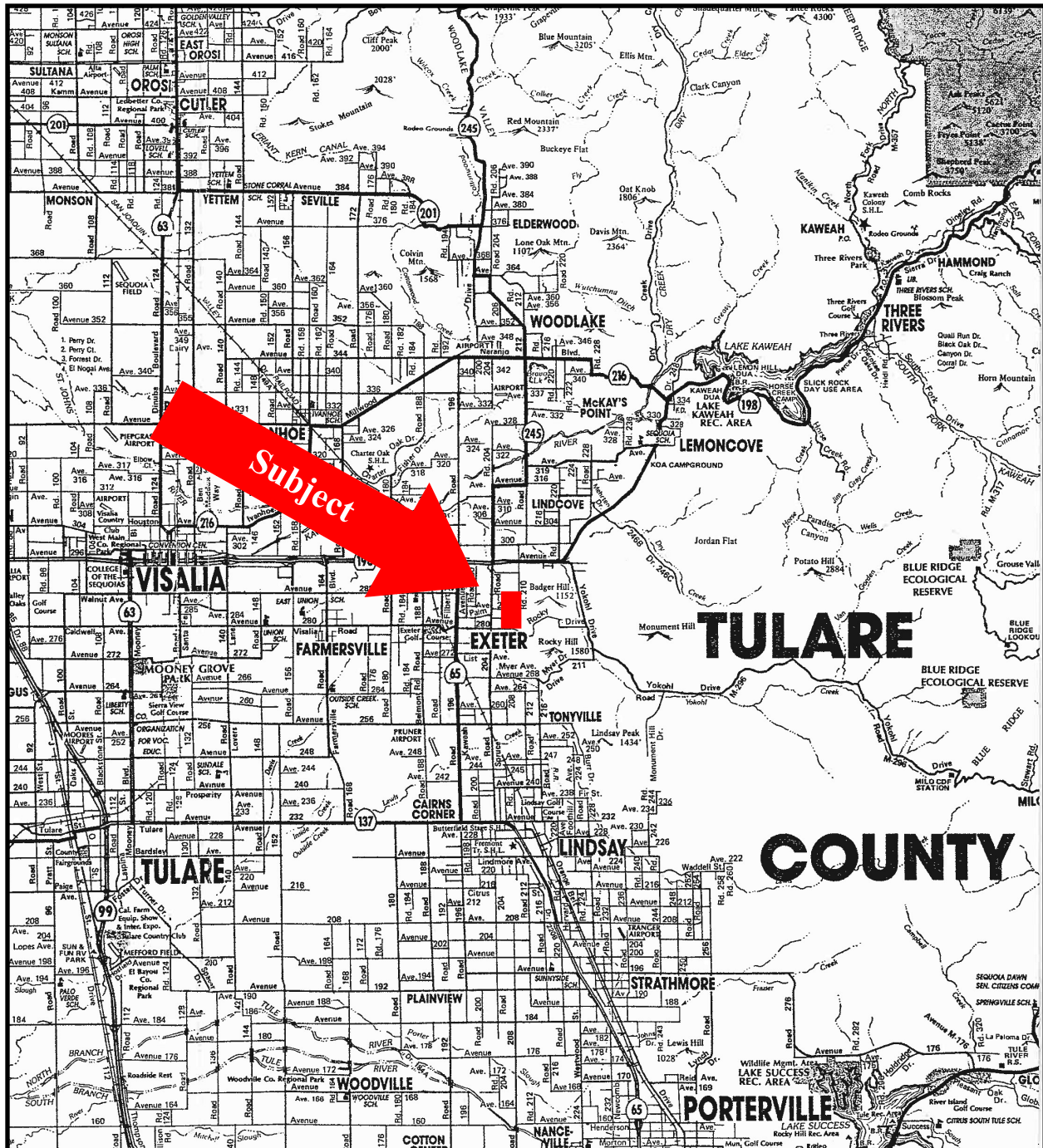
Location:	Home Address—28253 Road 210, Exeter CA Road 210 & Avenue 282 Approximaetly 1.5 miles east of Exeter CA
Directions	East on Avenue 282 from Spruce Ave(Rd 204) Property begins on the east side of the Friant Kern canal.
Acreage:	79.51 acres(residence on 1.49 acres)
Home:	Beautiful custom residence with 3 bedroom 3 baths and 3,098 sq ft. Plus office, bonus room and three car garage.
APN:	134-030-010, 018, 048, 051, 052, 053
Williamson Act:	All parcels except 048(1.08 acre adjacent to canal) & 052(House)
Soil:	Porterville Clay 2-9% slopes Porterville Clay 9-15% slopes Wyman Loam 0-2% slopes Exeter Loam 0-2% slopes
Trees:	53 +/- Acres Atwood navels planted 1992/1993 10.5 +/- Acres T.I. navels planted 1992 12.5 +/- Acres Gold Nugget mandarins planted 2013
Wells:	2 ag wells, 1 domestic well
Wind Machines	4 natural gas 150hp(2015), 2 Diesel approx 85hp
District Water:	Foothill Ditch water w/pour over screen filter
Zoning:	AE-20
Price:	\$3,100,000

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Location of Property

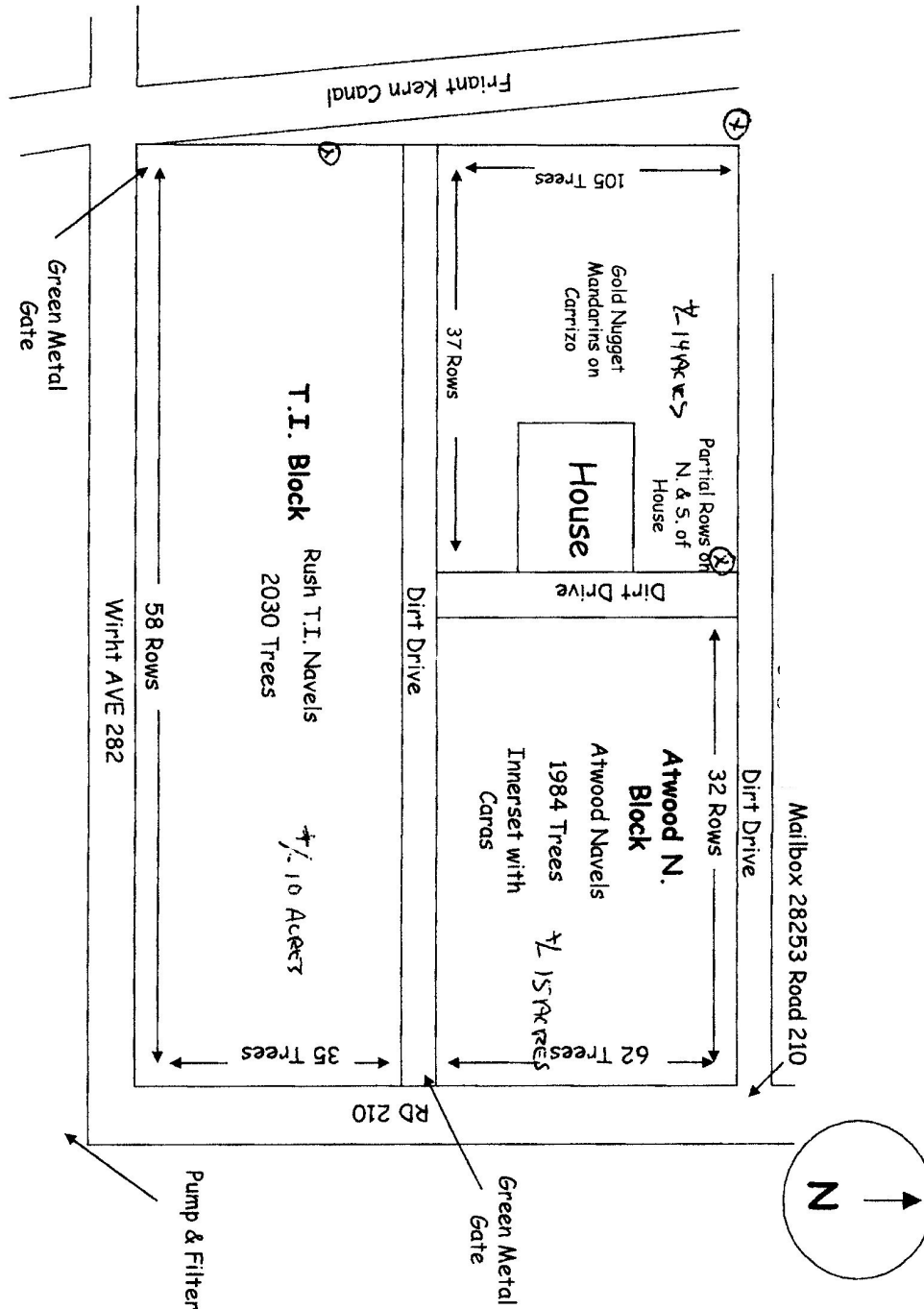


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Farm Detail Map



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Aerial Photo of Property



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Property Photos



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