



Valley Real Estate

Comprehensive Real Estate Services

Exeter Citrus Ranch

This ranch is in the high demand citrus farming area of Exeter California. Climate, location and water availability come together to make this property one of the best on the market. Irrigation water is provided by the Exeter Irrigation District in addition to two on site wells. The ranch has lemon plantings attesting to the warm slopes of the area. Located in a private setting suitable to build an estate home along the western Sierra Nevada foothills just east of charming Exeter CA.

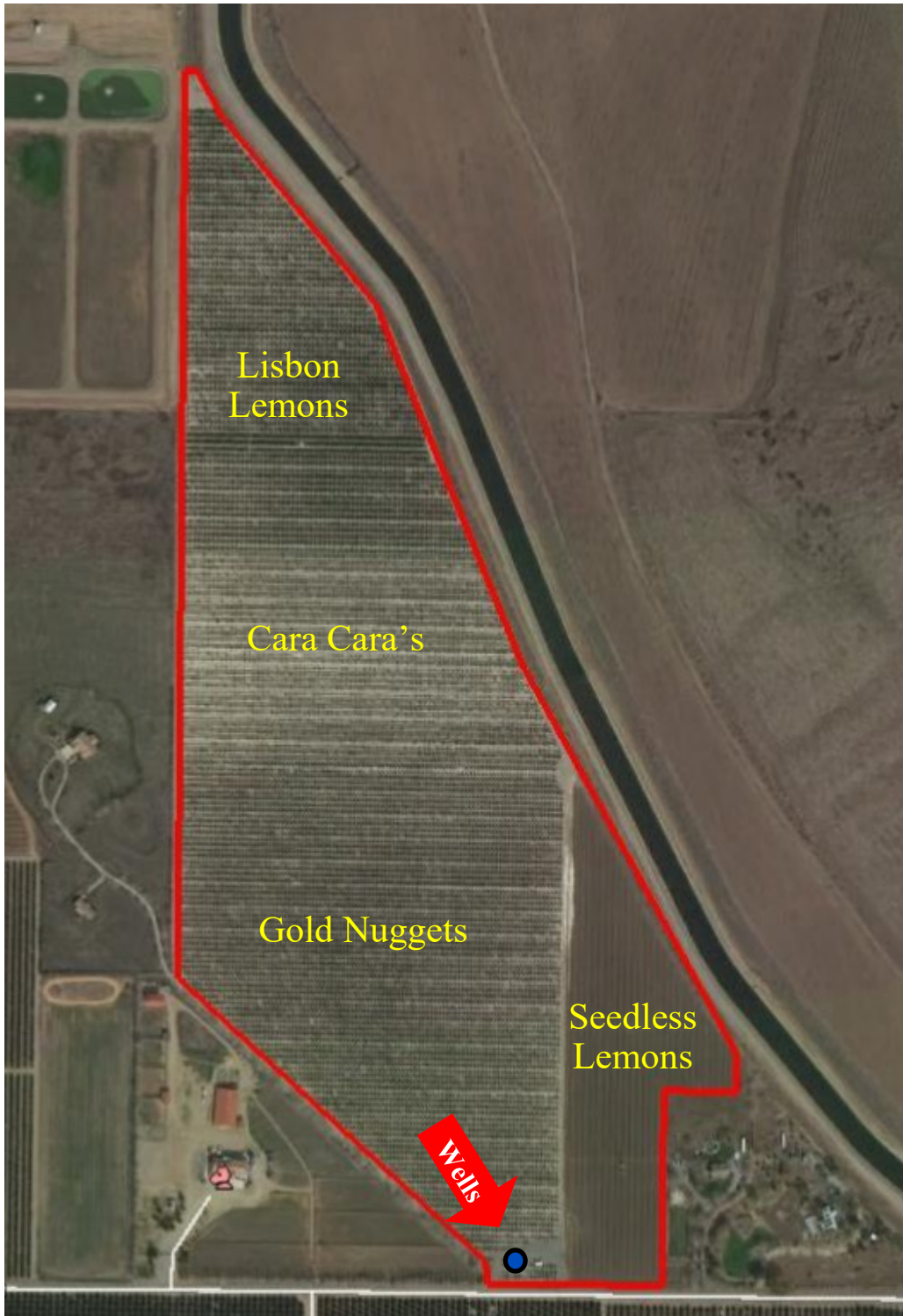
Directions	East 1/2 mile on Avenue 268 (Myer Ave.) from Spruce Road (Road 204)
Acreage:	75.91 +/- acres
APN:	137-050-002, 137-050-024 and 136-150-001
Williamson Act:	Yes
Soils:	Porterville Clay 0-2% & 2-9% slopes San Joaquin Loam 0-2% slopes
Trees:	10 +/- Acres Seedless Lemons (ESL2) planted 2018 10 +/- Acres Lisbon Lemons planted 2014 6 +/- Acres Lisbon Lemons topworked 2018 14 +/- Acres Cara Cara's planted 2014 31 +/- Acres Gold Nuggets planted 2014
Wells/Irrigation:	Two ag wells Exeter Irrigation District Stainless pour over filtration and booster pump Fan jets with pressure compensation
Wind Machines:	6 Late Model Orchard Rite, diesel powered
Zoning:	AE-20
Price:	\$2,900,000 Buyer to reimburse seller for 2021 growing costs

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

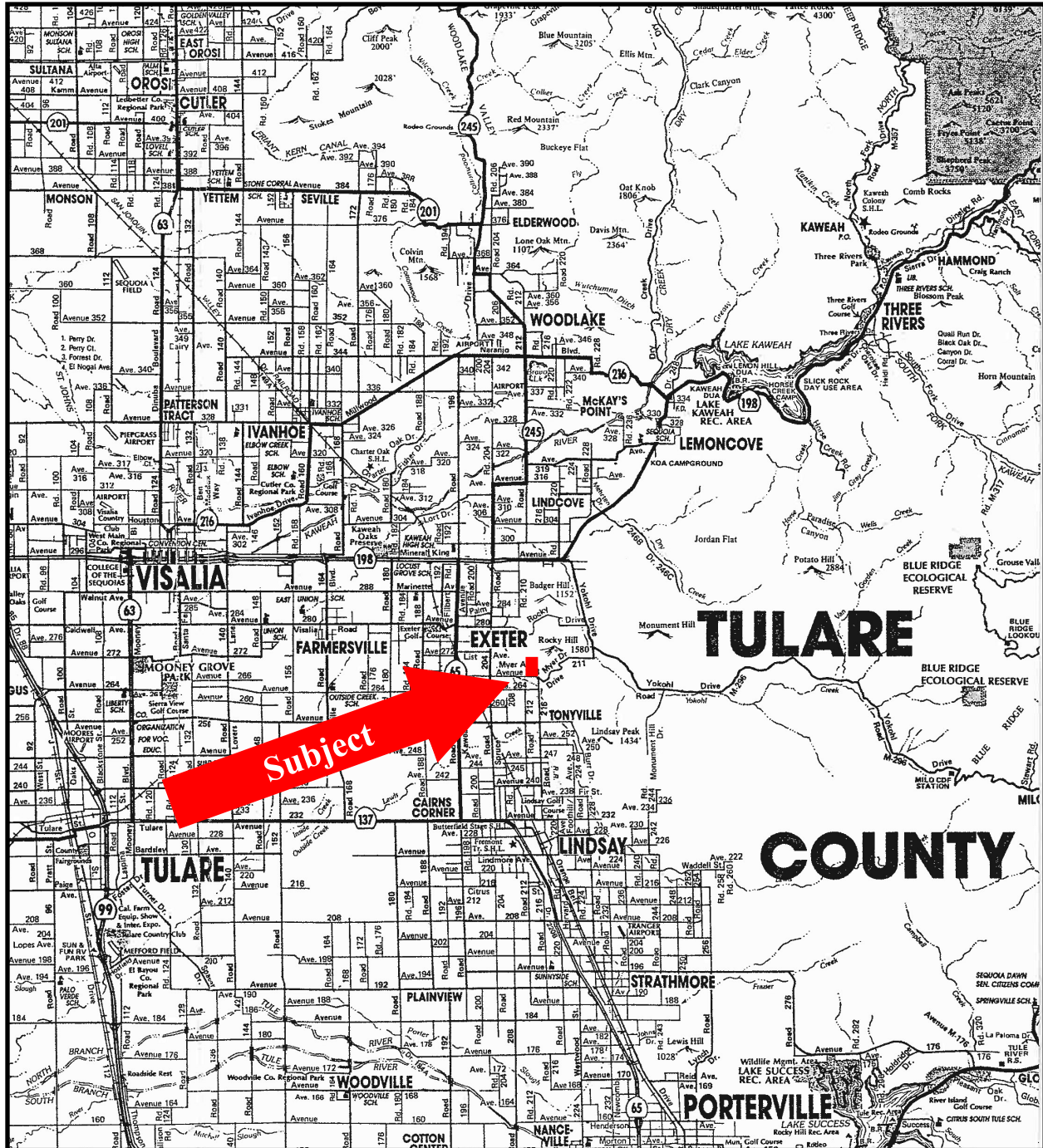


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Location of Property



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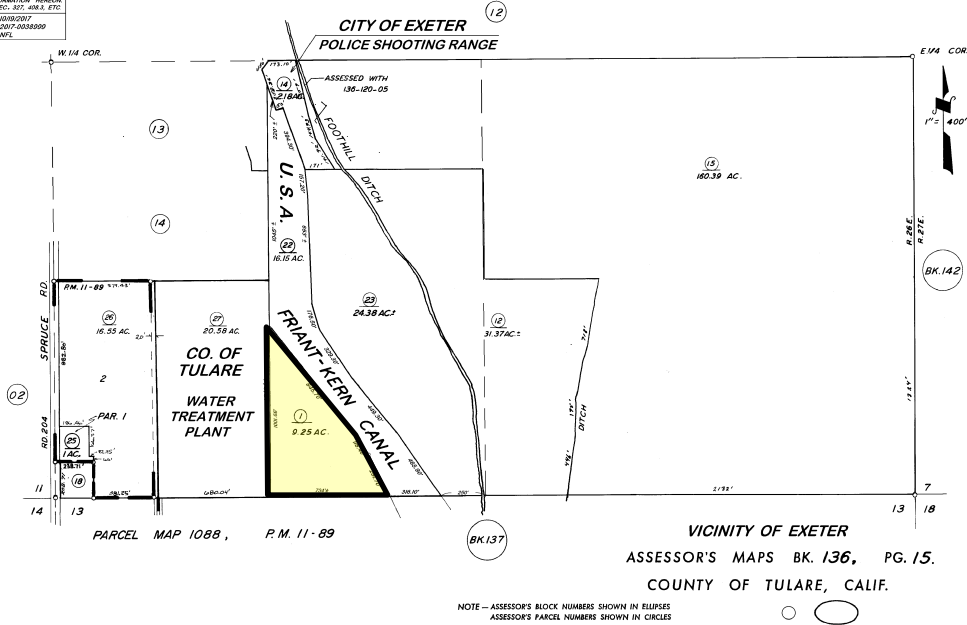


Property Parcel Map

DISCLAIMER
 THIS MAP WAS PREPARED FOR LOCAL PROPERTY ASSESSMENT PURPOSES ONLY. THE PARCELS SHOWN HEREON MAY NOT CORRELATE WITH STATE AND LOCAL JURISDICTION AUTHORITIES. NO LIABILITY IS ASSUMED FOR THE USE OF THE INFORMATION HEREON. R.A.F. CODE SEC. 207, 408.3, ETC.
 REVISED: 10/03/2017
 REASON: 2017-0038999
 CAD TECH: NPL

S. 1/2 SEC. 12, T. 19 S., R. 26 E., M. D. B. & M.

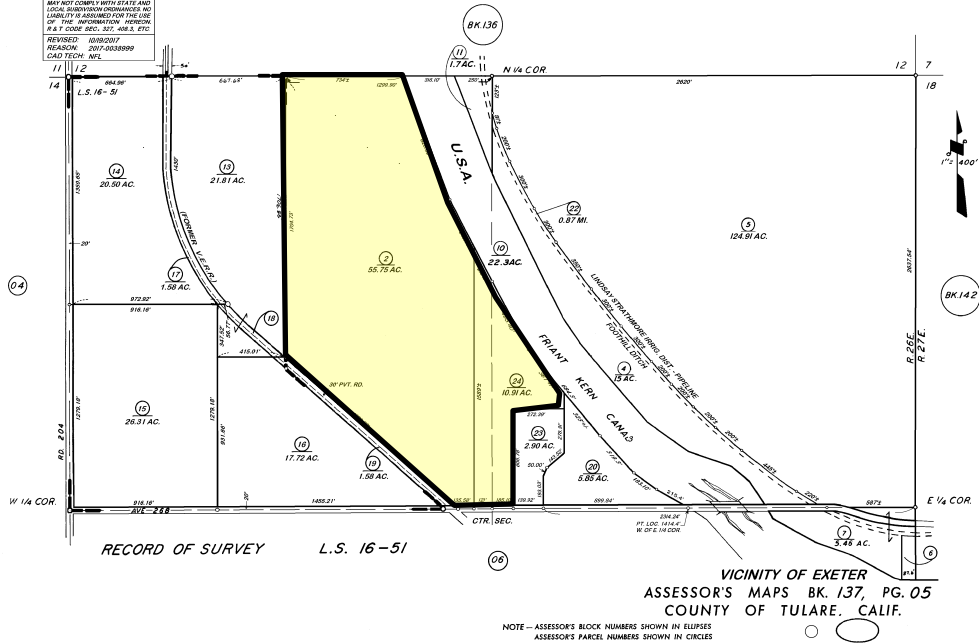
TAX CODE AREA 136-15
086-002



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