



SCHUIL
AG REAL ESTATE



+/-108.28 Acres – Citrus – Porterville, CA

W Reid Ave, Porterville, CA 93257, USA • 108.28 Acres

Schuil Ag Real Estate

CalBRE: 00845607

559-734-1700 • www.schuil.com

LOCATION:

The properties are located on the northeast side of Porterville, CA, between Jaye Street and N Lime Street, east of Reid Avenue.

SIZE:

+/-108.28 Assessed Acres

PLANTINGS:

Property is planted to citrus:

- Block 1: +/-17.25 Acres Lisbon lemons
- Block 2: +/-7 Acres Meyers lemons at 18' x 21' spacing
- Block 3: +/-17.25 Acres Lisbon lemons
- Block 4: +/-12.5 Acres grafted Lisbon lemons planted in 2022 at 12' x 18' spacing
- Block 5: +/-5.75 Acres Tango mandarins at 14' x 7' x 20' spacing
- Block 6: +/-17.5 Acres Page mandarins at 10' x 18' spacing
- Block 7: +/-9.5 Acres Moro Blood oranges at 12' x 18' spacing
- Block 8: +/-9.5 Acres Star Ruby Grapefruit at 12' x 18' spacing

Balance of the land, +/-12.03 is Ancillary Ground.

WATER:

The property is located within the Pioneer Water Company service area and includes 85 shares of Pioneer Ditch Stock, approximately 140 acre-feet. It features a 300+ GPM pump on Block 6 and a well capped at 50 GPM on Block 4, along with an irrigation reservoir. Additionally, the lower properties (Block 4-8) are within the Eastern Tule GSA.

SOIL :

See 'Soil Map' and 'Soil Description' for details.

LEGAL:

Tulare County APNs: 255-010-006, 255-220-019, 255-220-025, 255-230-009, 255-230-016, 255-240-007

GROUNDWATER :

Sustainable Groundwater Management Act (SGMA) requires groundwater basins to be sustainable by 2040. SGMA may limit ground water pumping. For more information, please visit the SGMA website at

<https://water.ca.gov/programs/groundwater-management/sgma-groundwater-management>.

The Buyer is responsible for conducting their own research to verify all information related to groundwater and surface water resources, including availability, usage rights, and potential restrictions.

PRICE:

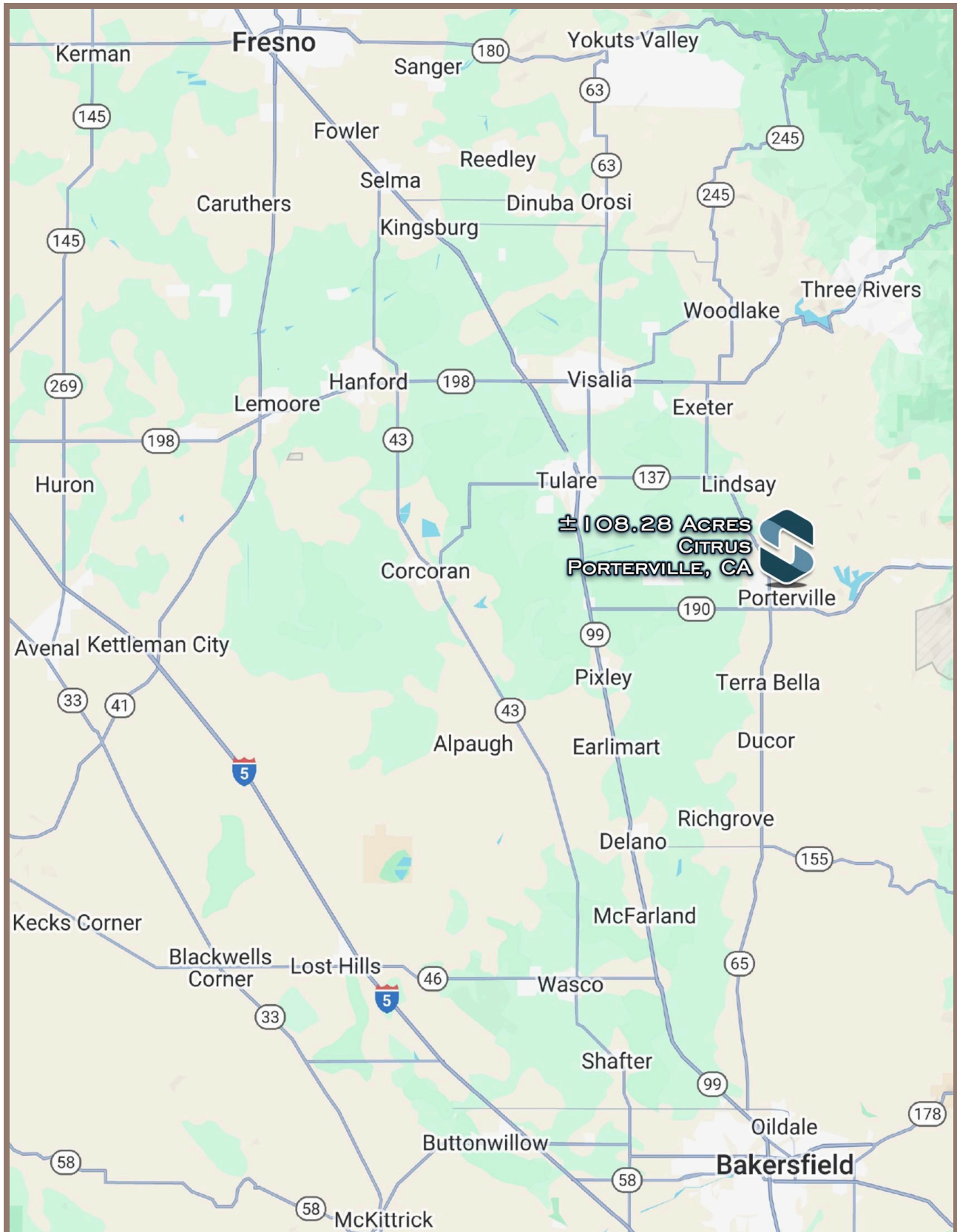
\$3,771,725 (+/- \$34,833 per acre)

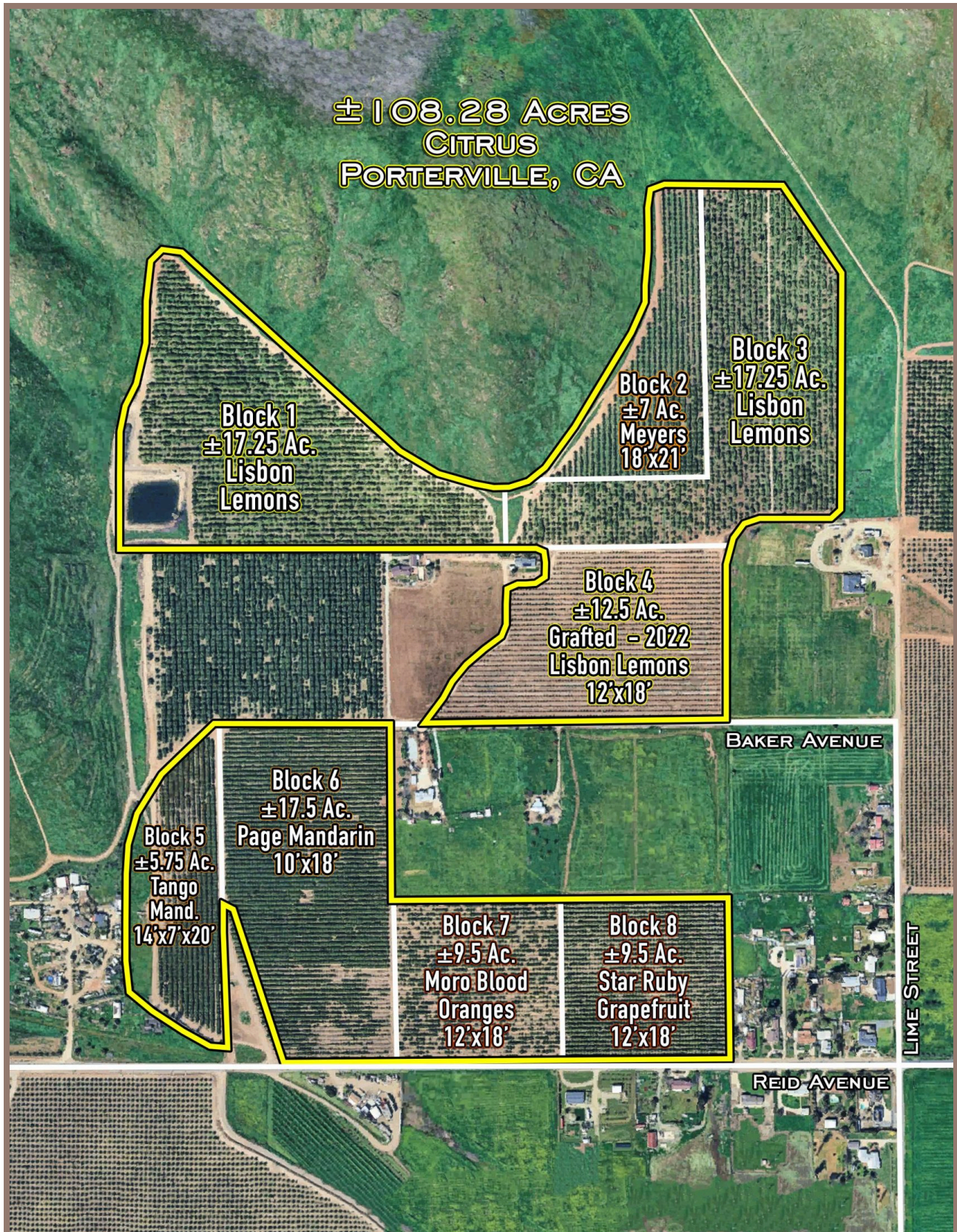
CONTACT:

Scott Schuil
559-734-1700 (o)
559-859-9734 (m)
scott@schuil.com
CalBRE #01877812

Marc Schuil
559-734-1700 (o)
559-280-1750 (m)
marc@schuil.com
CalBRE #00815172

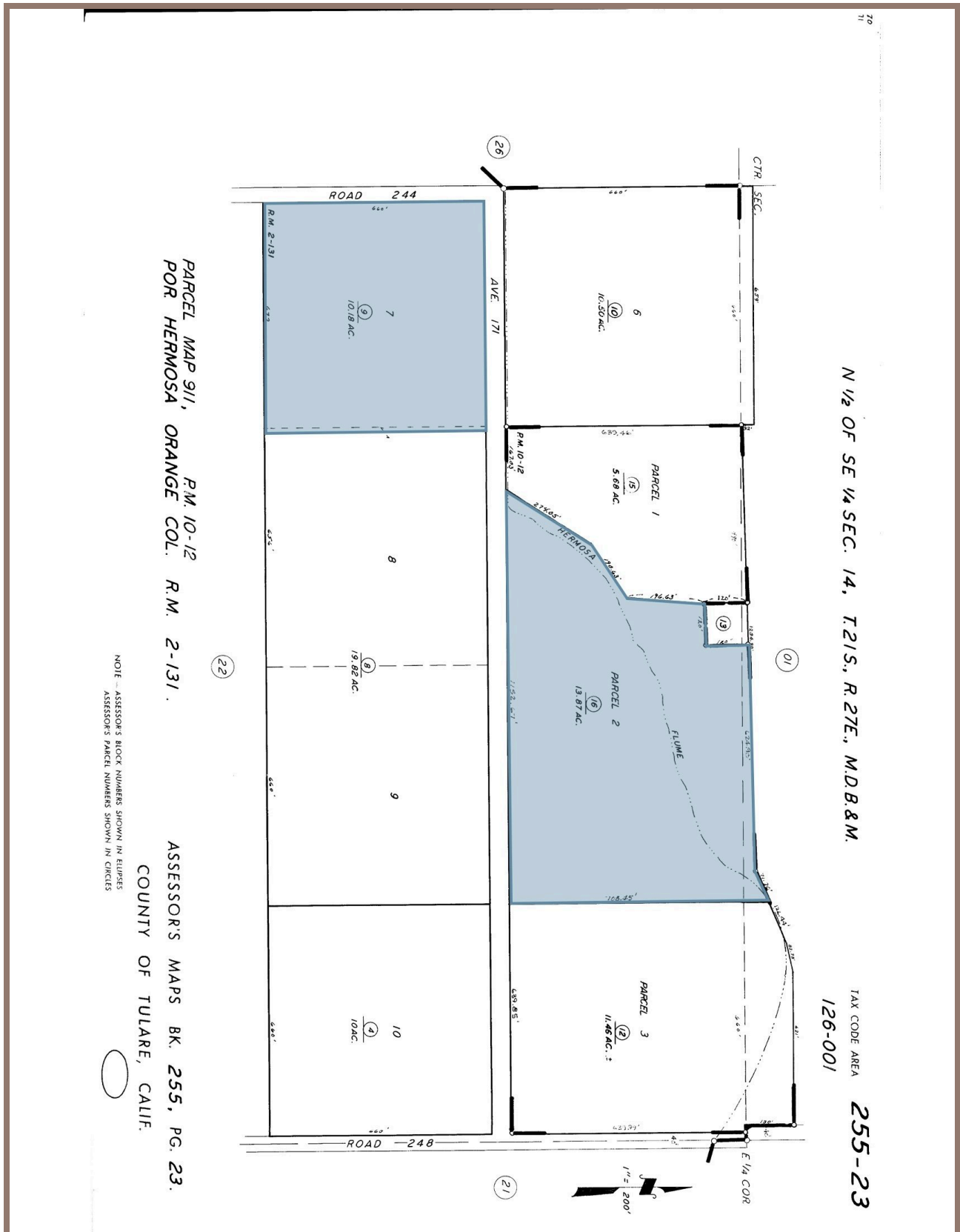
Jonathan Verhoeven
559-734-1700 (o)
559-707-5658 (m)
jonathan@schuil.com
CalBRE #01966852











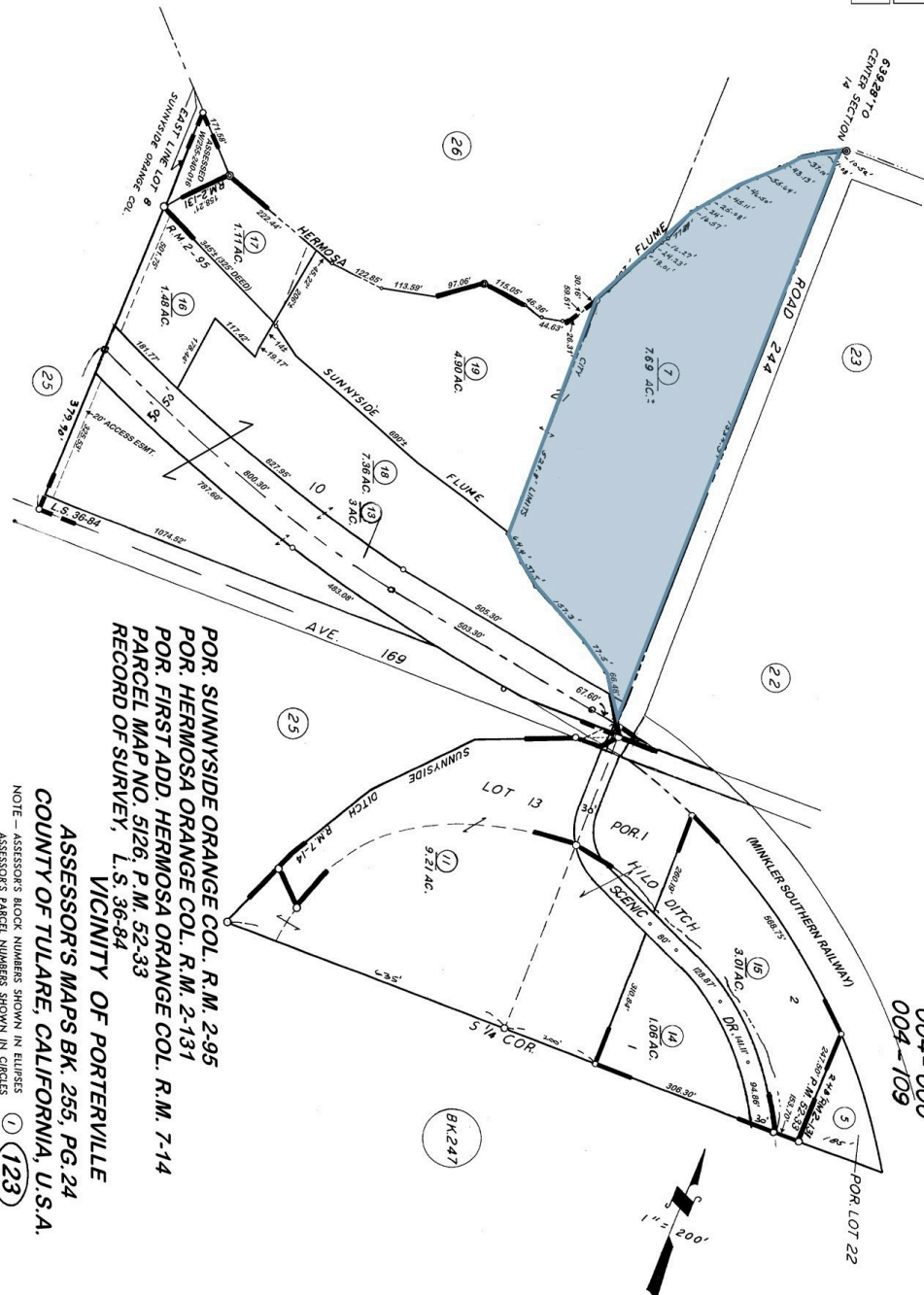
DISCLAIMER
THIS MAP WAS PREPARED FOR LOCAL
PROPERTY ASSESSMENT PURPOSES
ONLY. THE PARCELS SHOWN HEREON
WAS PREPARED FROM THE BEST
AVAILABLE INFORMATION AND NO
WARRANTY IS ASSURED FOR THE USE
OF THE INFORMATION HEREON.

REVISED: 06/03/2024
BY: J. SCHUIL
CAD TECH: JDS

SELY. POR. SW 1/4 & SWLY. POR. SE 1/4 SEC. 14, T.21S., R.27E., M.D.B.&M.

TAX CODE AREA
126-001
004-000
004-109

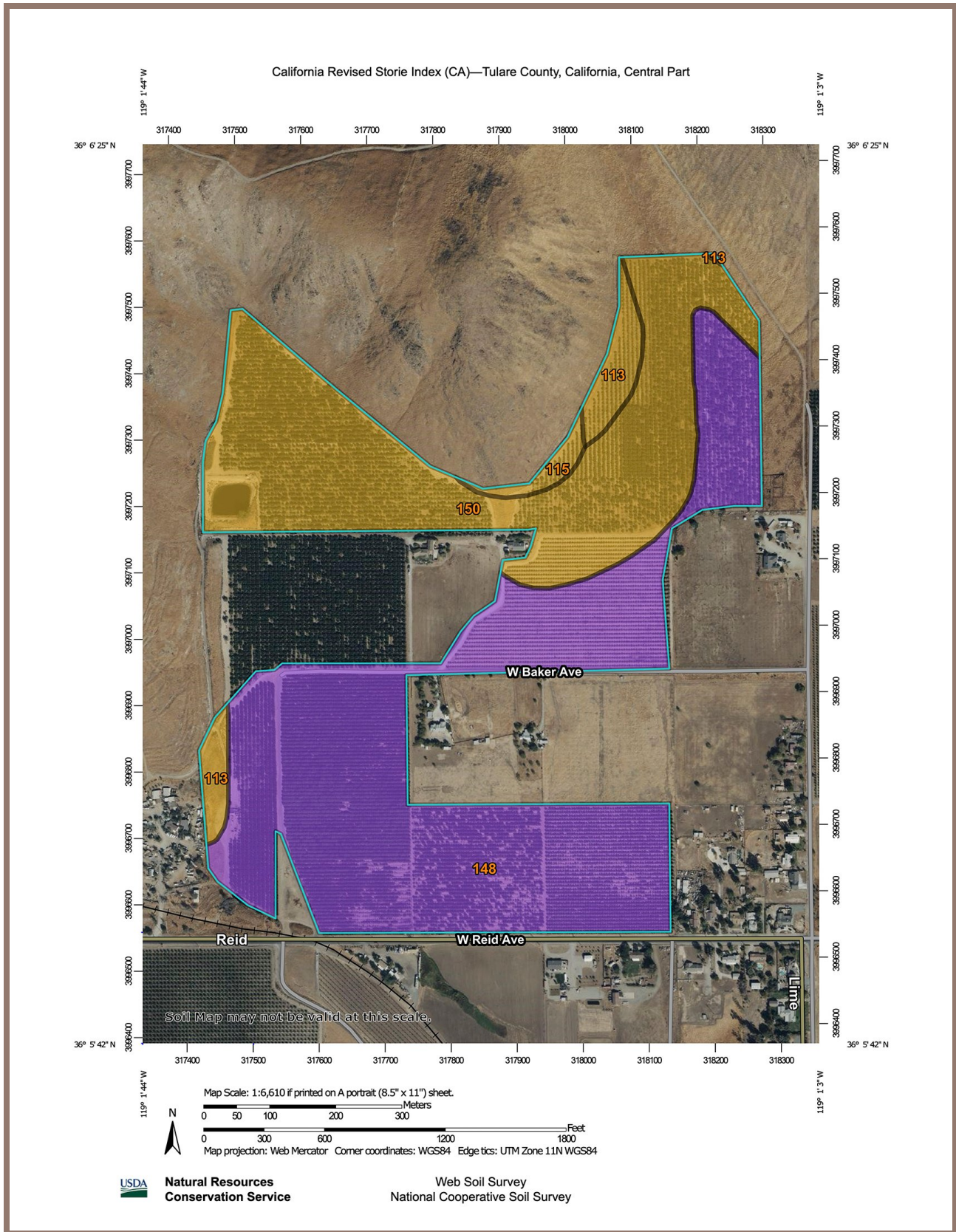
255-24



POR. SUNNYSIDE ORANGE COL. R.M. 2-95
POR. HERMOSA ORANGE COL. R.M. 2-131
POR. FIRST ADD. HERMOSA ORANGE COL. R.M. 7-14
PARCEL MAP NO. 5126, P.M. 52-33
RECORD OF SURVEY, L.S. 36-84

ASSESSOR'S MAPS BK. 255, PG. 24
COUNTY OF TULARE, CALIFORNIA, U.S.A.
NOTE - ASSESSOR'S BLOCK NUMBERS SHOWN IN SQUARES
ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES

123



California Revised Storie Index (CA)—Tulare County, California, Central Part

California Revised Storie Index (CA)

Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
113	Cibo clay, lithic bedrock, 15 to 30 percent slopes, MLRA 18	Grade 4 - Poor	Cibo (80%)	4.5	4.2%
115	Cibo-Rock outcrop complex, 15 to 50 percent slopes	Grade 4 - Poor	Cibo (50%)	1.3	1.2%
148	Porterville clay, 2 to 9 percent slopes	Grade 3 - Fair	Porterville (85%)	62.5	57.9%
150	Porterville cobbly clay, 2 to 15 percent slopes	Grade 4 - Poor	Porterville (90%)	39.7	36.7%
Totals for Area of Interest				108.1	100.0%

