



SCHUIL
AG REAL ESTATE



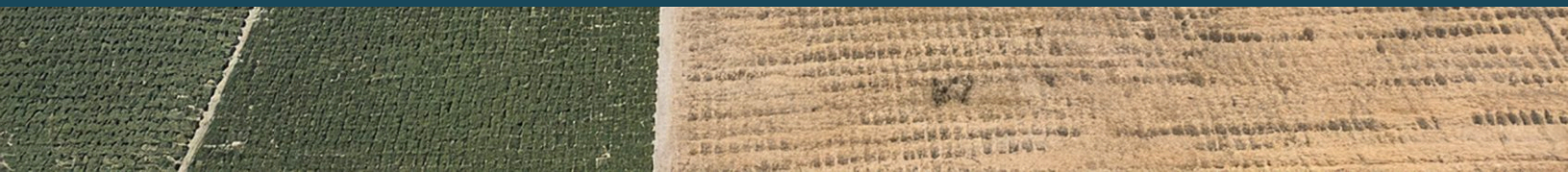
+/-278.62 Acres – Citrus – Richgrove, CA

Richgrove, CA, USA • 278.62 Acres

CalBRE: 00845607

Schuil Ag Real Estate

559-734-1700 • www.schuil.com



LOCATION:

This property is located in east Richgrove, Tulare County, CA off All American City Highway/ Hwy 65 on Avenue 2.

SIZE :

+/-278.62 Assessed Acres

PLANTINGS:

The property is planted to approximately +/-278.62 gross acres of citrus, consisting of the following varieties:

- +/-23 acres of Atwood Navels
- +/-38 acres of Cara Cara Navels
- +/-60 acres of Fischer Navels
- +/-5 acres of Lane Late Navels
- +/-23 acres of Minneola Tangelos
- +/-83 acres of Star Ruby Grapefruit
- +/-58 acres of Valencia Oranges

WATER:

The property is equipped with three (3) wells:

- Electric well on the west side of block V3
- Electric well on the northeast side of block S2
- Natural gas-powered well located on the west side of Block M2. *Please note: The current pump is not included in the sale. The original pump remains on-site but is in need of repair.*

SOIL:

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

LEGAL:

Tulare County APNs: 339-160-001, 339-160-002, 339-160-009, 339-160-003, and 339-170-014.

GROUNDWATER
DISCLOSURE:

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.

REMARKS:

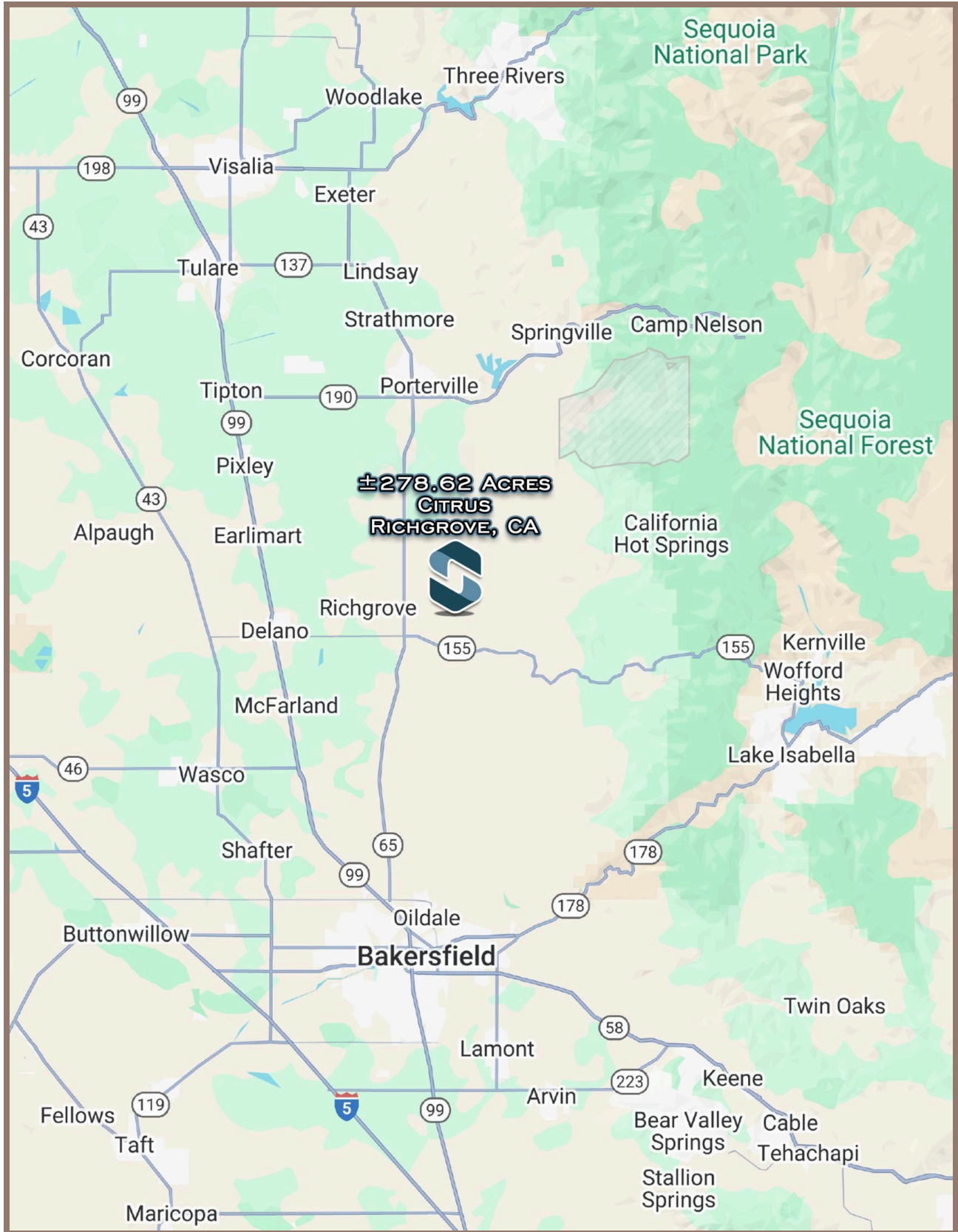
This well-maintained citrus property is equipped with seven (7) natural gas wind machines strategically placed throughout the orchard, providing essential frost protection. The current farm manager is willing to remain on board to continue managing the property for the new owners.

PRICE:

\$2,750,000

CONTACT:

Stephen Schuil
559-859-6731 (m)
stephen@schuil.com
CalBRE #01713755



The information contained in this brochure is from reliable sources and is believed to be correct, but is NOT guaranteed.

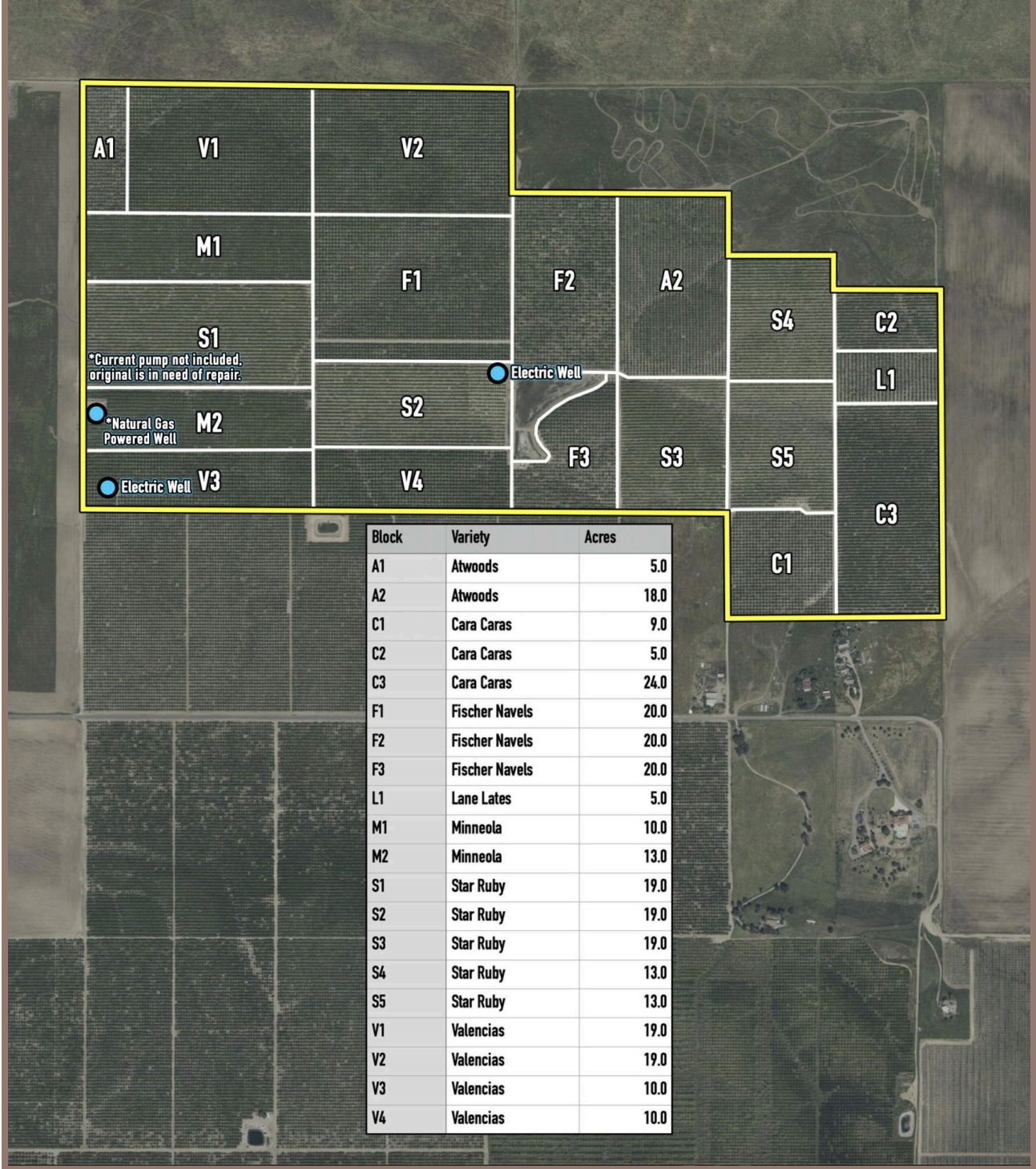
5020 W Mineral King Avenue, Visalia, CA • 559-734-1700 • www.schuil.com

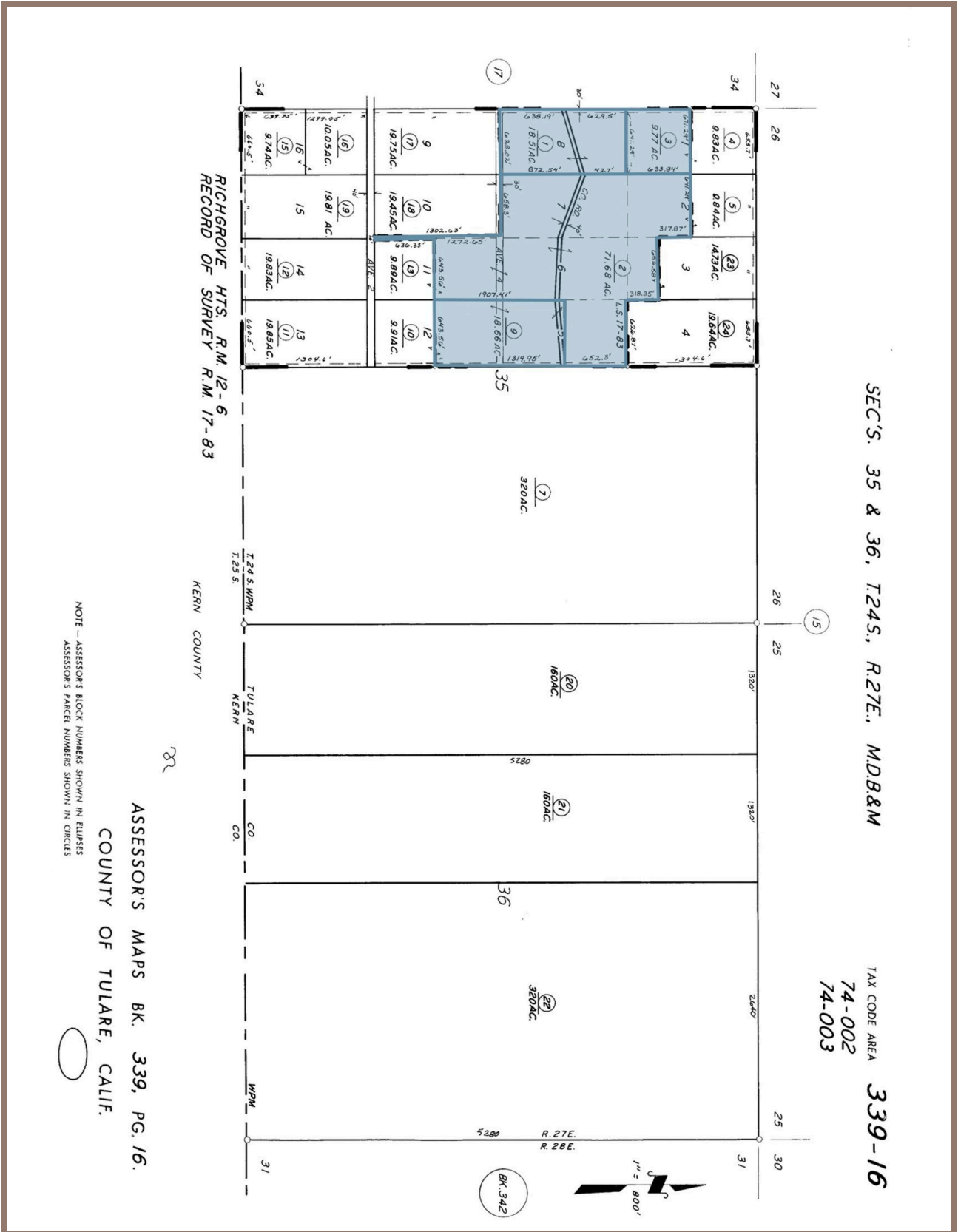


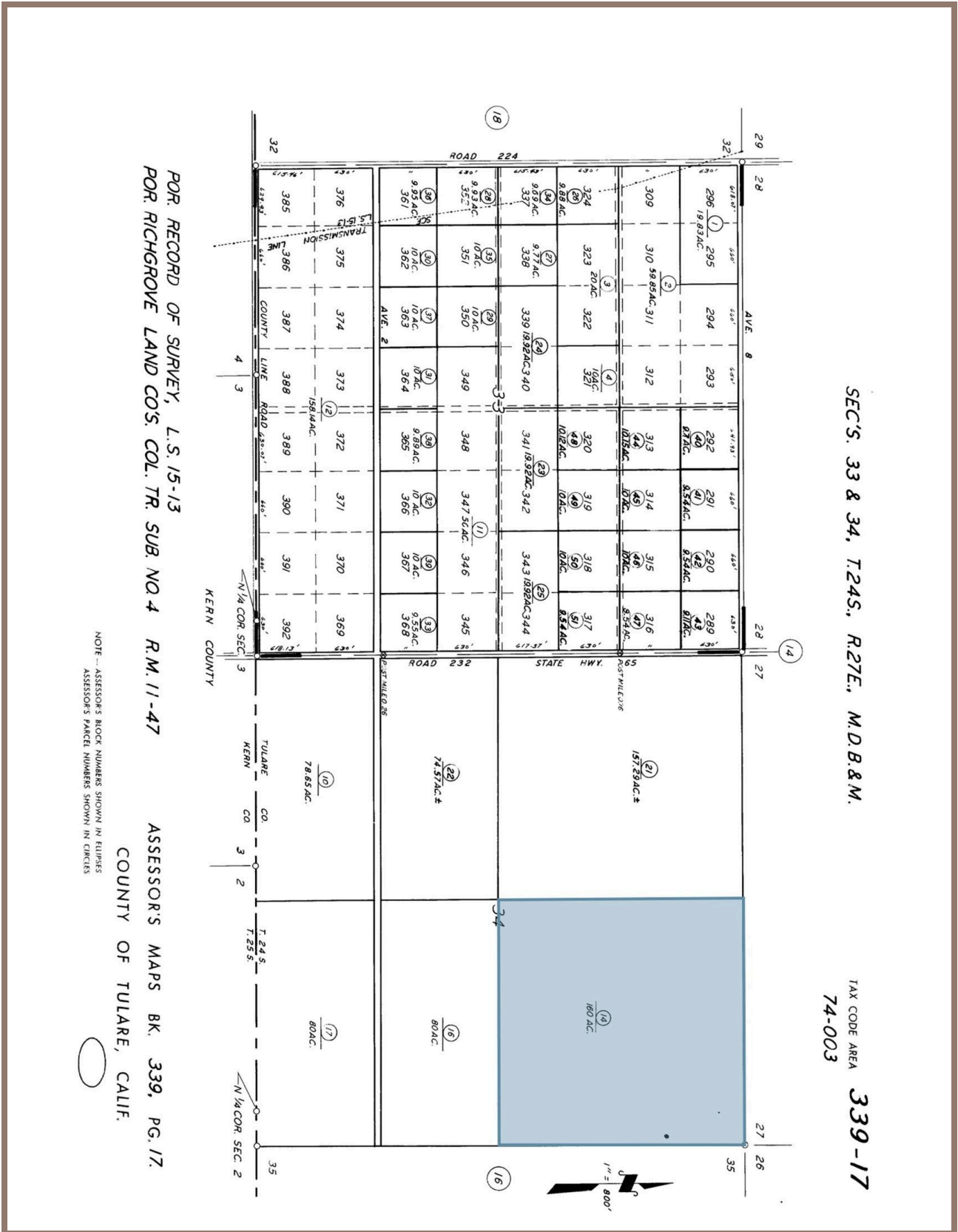
The information contained in this brochure is from reliable sources and is believed to be correct, but is NOT guaranteed.

5020 W Mineral King Avenue, Visalia, CA • 559-734-1700 • www.schuil.com

±278.62 ACRES
CITRUS
RICHGROVE, CA







SEC'S. 33 & 34, T.24S., R.27E., M.D.B.&M.

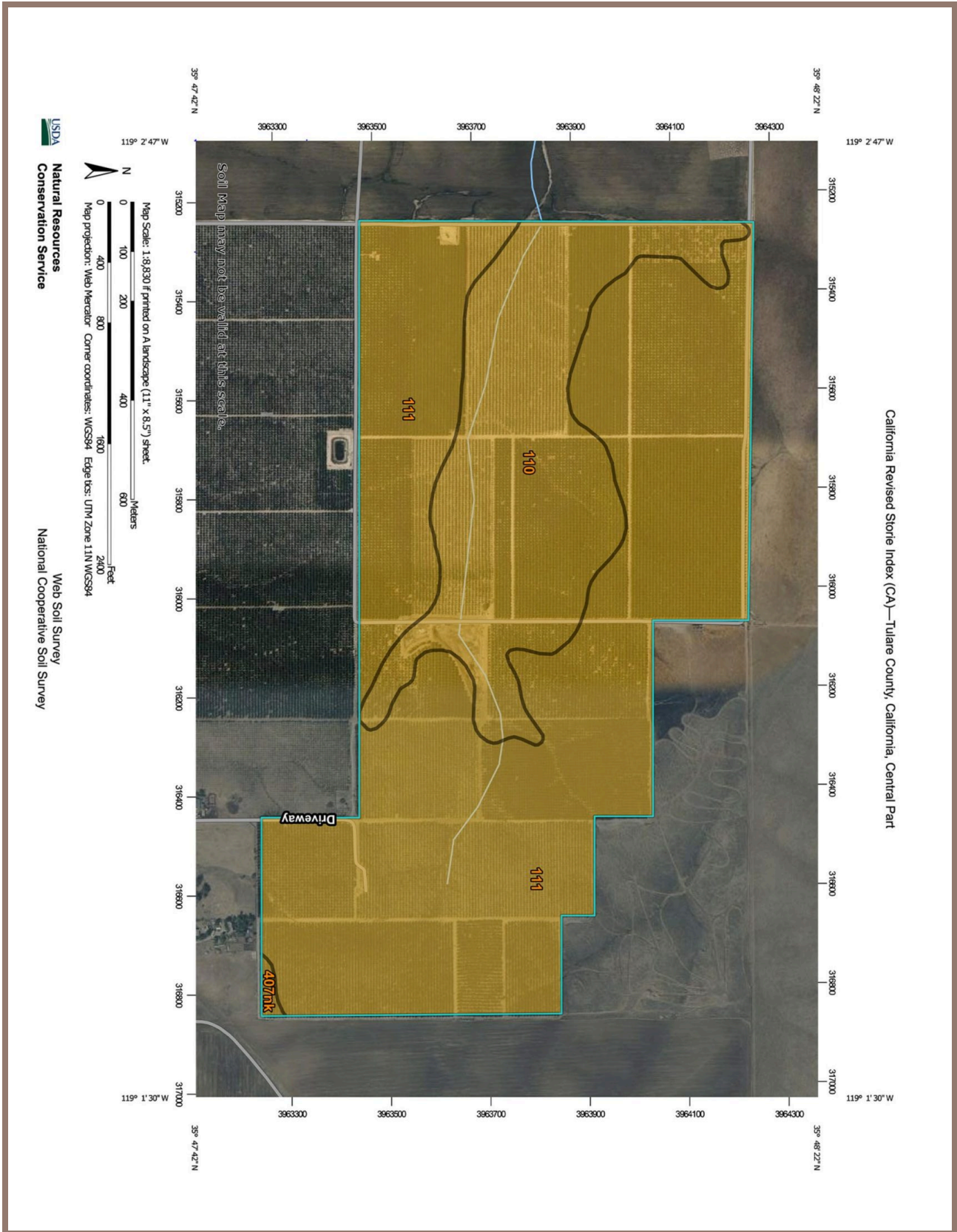
TAX CODE AREA
74-003
339-17

POR. RECORD OF SURVEY, L.S. 15-13
POR. RICHGROVE LAND COS. COL. TR. SUB. NO. 4 R.M. 11-47

ASSESSOR'S MAPS BK. 339, PG. 17.
COUNTY OF TULARE, CALIF.

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





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
110	Centerville clay, 2 to 9 percent slopes	Grade 4 - Poor	Centerville (80%)	75.1	26.9%
111	Centerville clay, 9 to 15 percent slopes	Grade 4 - Poor	Centerville (85%)	202.8	72.8%
407nk	Centerville clay, 2 to 5 percent slopes	Grade 4 - Poor	Centerville (90%)	0.9	0.3%
Totals for Area of Interest				278.7	100.0%

