

# WOODLAKE INVESTMENT ST. JOHN'S RIVER CITRUS RANCH AND HOME



**AVAILABLE FOR SALE**  
**118.50± ACRES**  
TULARE COUNTY, CALIFORNIA

## HIGHLIGHTS

- Great Citrus Growing Location
- Multiple Wells
- Riparian Right
- 2,300± sq. ft. Custom Built Home

**Call Today For More Information.**

*For information, please contact:*

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# PROPERTY INFORMATION

**DESCRIPTION:** This property consisting of 118.50± acres, is planted to approximately 105± acres of navels. In addition, there is a 2-story custom built 2,300± sq. ft. home and shop, sitting on approximately ¼ of mile of St. John's River frontage.

**LOCATION:** The entrance of the property is located off Avenue 332, ¼ mile west Road 204 (Blair Road), approximately 1½ miles south of the city of Woodlake. Take Avenue 332, 1 mile west of Road 196, approximately 4 miles north of State Highway 198.

**LEGAL:** 118.50± Acres, APN 112-010-012, 024 and 025. APN 112-010-025 is enrolled in the Williamson Act.

**ZONING:** AE-20

**PLANTINGS:**

Acres:	Variety:	Crop:	Age:	Rootstock:
33.00±	Washington	Navels	50± years	Trifoliolate
33.00±	Fisher	Navels	50± years	Trifoliolate
17.00±	Atwood	Navels	15± years	Carrizo
10.00±	Ti's	Navels	50± years	Trifoliolate
10.00±	Fukumoto	Navels	50± years	Trifoliolate
2.50±	Cara Cara	Navels	15± years	Carrizo

**WATER:** There are 4 Ag wells and a lift pump from the St John's River that are all filtered by 2 separate sand media filtration systems, each with 3 tanks. The trees are all irrigated by a micro-fan jet sprinkler system. The home and shop are serviced by a domestic well with a 1,000-gallon pressure tank. There is also a fire suppression system for fire protection for the house and shop. The property is in the East Kaweah GSA.

**BUILDINGS:** A beautifully built 2-story, 2,300± sq. ft. home, with 3 bedrooms and 2 bathrooms, and fantastic views of the Sierras. There is an attached 2,100± sq. ft. 5 car garage. In addition there is also a 3,600± sq. ft. shop with 3 roll-up doors, and a 1,900± sq. ft. enclosed hot house that is plumbed with water and electricity.

**PRODUCTION:** Available upon request.

**SOILS:** See attached soil map.

**PRICE/TERMS:** \$5,650,000 (\$47,679± per acre) Cash due at close of escrow. Buyer to reimburse the seller for cultural cost towards 2025/2026 crop season.



## LOCATION MAP

**SITE** ➔

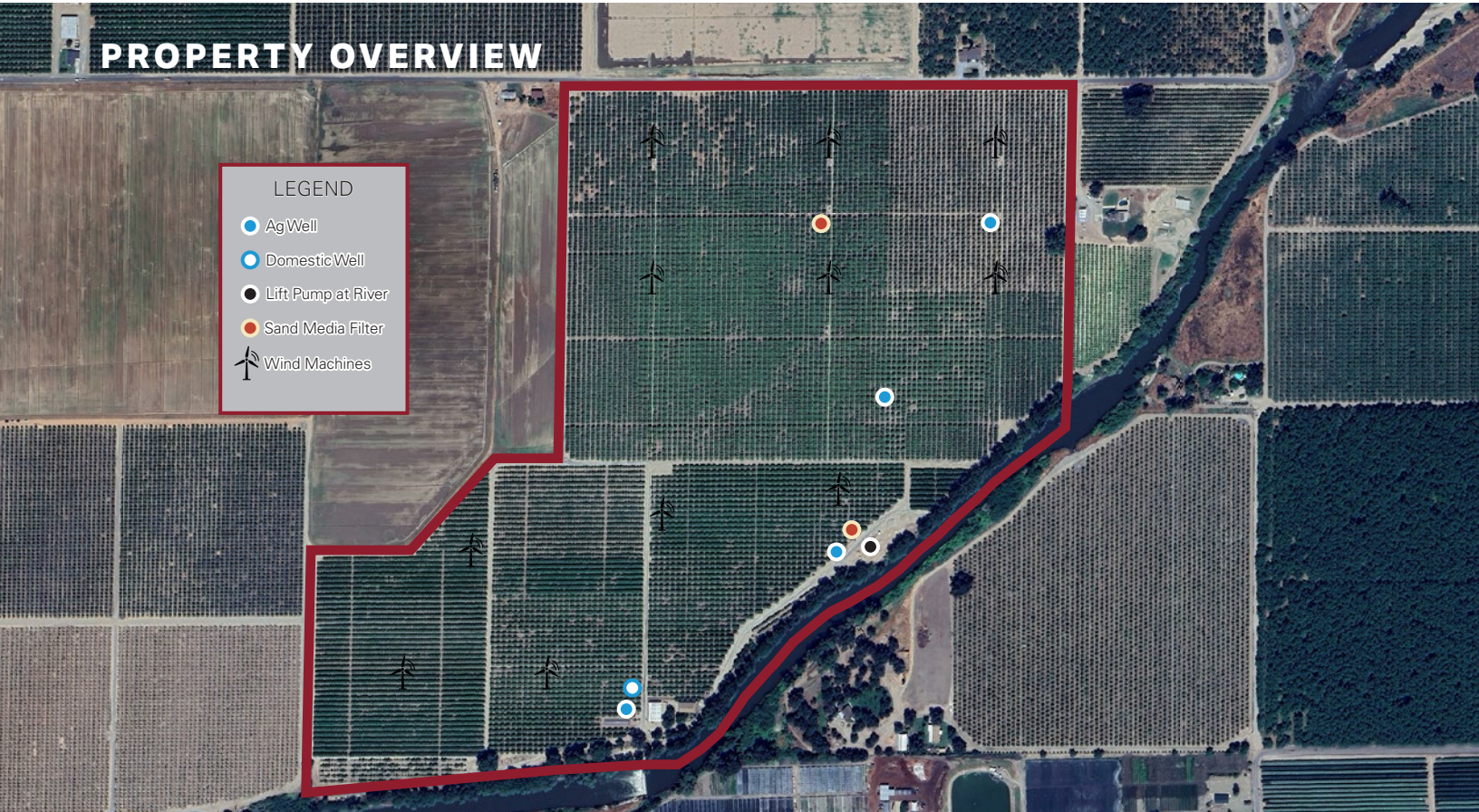
# PROPERTY PHOTOS



## PROPERTY OVERVIEW

LEGEND

- Ag Well
- Domestic Well
- Lift Pump at River
- Sand Media Filter
- ✈ Wind Machines



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## ASKING PRICE

\$5,650,000 (\$47,679± per acre)

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