# Road 208 Ranch

114.07 acres - Multi-parcel property

**$2,280,000**

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# Features

**Location** | 16605 Rd 208, Porterville, CA 93257

**APN** | 236-250-007, 240-030-008, 240-030-009, 240-030-011

**Size** | 114.07 acres

**Price** | $2,280,000

**Description**

A rare opportunity to own approximately 114.07± acres of premium farmland ideally located near the city of Porterville. This offering consists of four parcels featuring a combination of income-producing citrus and open ground ready for development. Parcels are available for purchase separately or together.

The property features excellent Grade 1 soils, offering highly productive agricultural ground with significant potential for continued farming and future development.

Two sources of water! Groundwater wells & Porterville Irrigation District surface water.

The acreage includes open ground along with approximately 14± acres of Tango mandarins planted in 2016.

The property is in Chapter 11 bankruptcy proceedings and the sale will be subject to court approval and overbid process.

The information presented herein, or subsequently provided by the Broker, has been obtained directly from the seller or other third parties and has not been independently verified by the Broker. Any and information pertaining to the location, demographics and the site plan is supplied by sources believed to be reliable. We do not guarantee the accuracy of information and make no warranty or representation thereto. All information is presented here with the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals.





# Water

## Water

Two sources of water: Groundwater wells and Porterville Irrigation District water.

Well #1 = 2015, 500 ft depth, 60 HP submersible pump

Well #2 = 2018, 700 ft depth, 16 inch casing. Not connected.

Porterville Irrigation District: 20HP lift pump and filtration system.

## Groundwater Disclosure

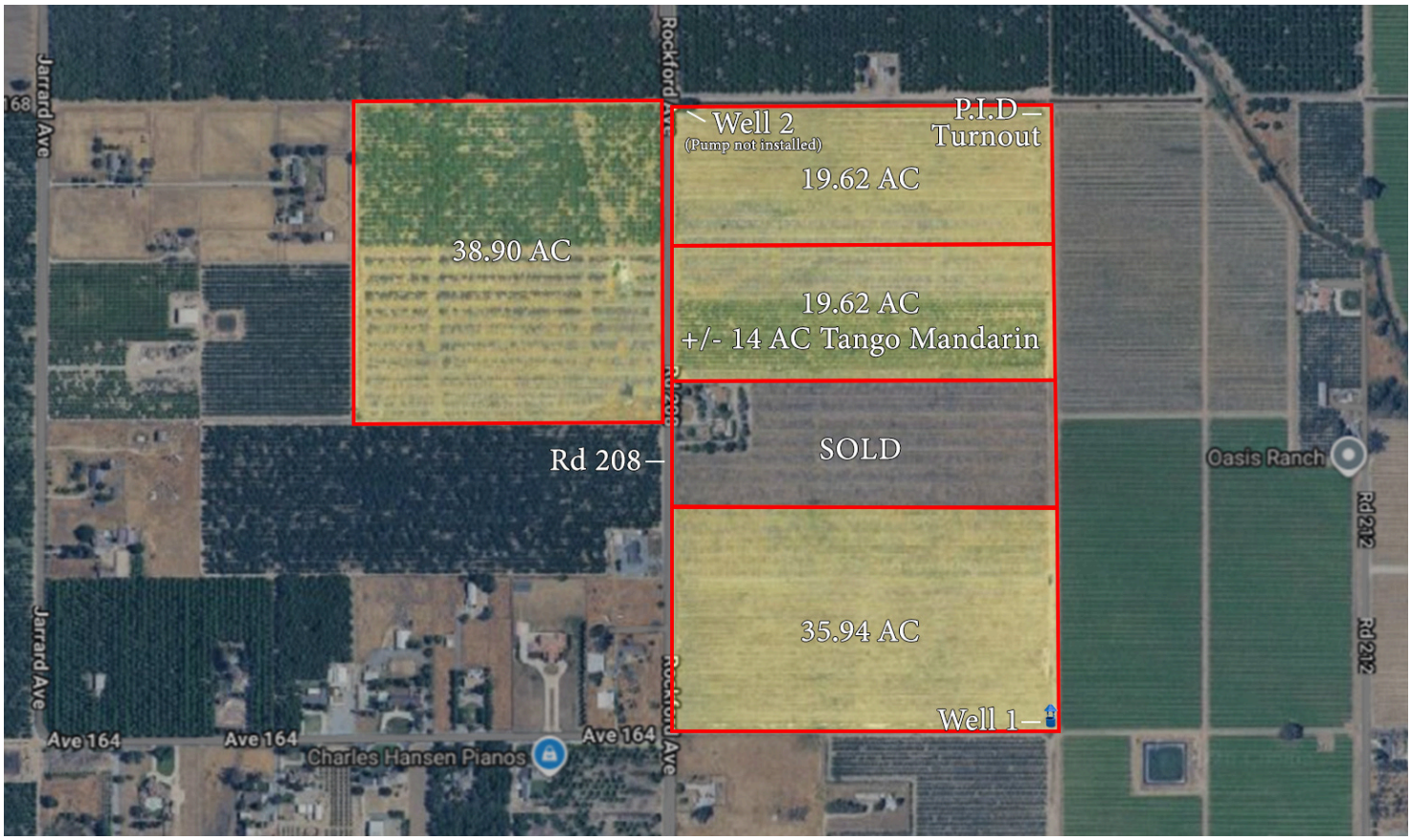
The Sustainable Groundwater Management Act was passed in 2014 and requires groundwater basins to be sustainable by 2040. SGMA and GSA/GSP plans may limit ground water pumping. For more information please visit the SGMA website at https://sgma.water.ca.gov/portal.

The Buyer is responsible for conducting their own due diligence concerning groundwater and surface water resources, including their availability, permitted uses, water rights, and any applicable limitations or restrictions .

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# Parcels

**Parcel Breakdown**

236-030-007 = 38.89 acres, open ground

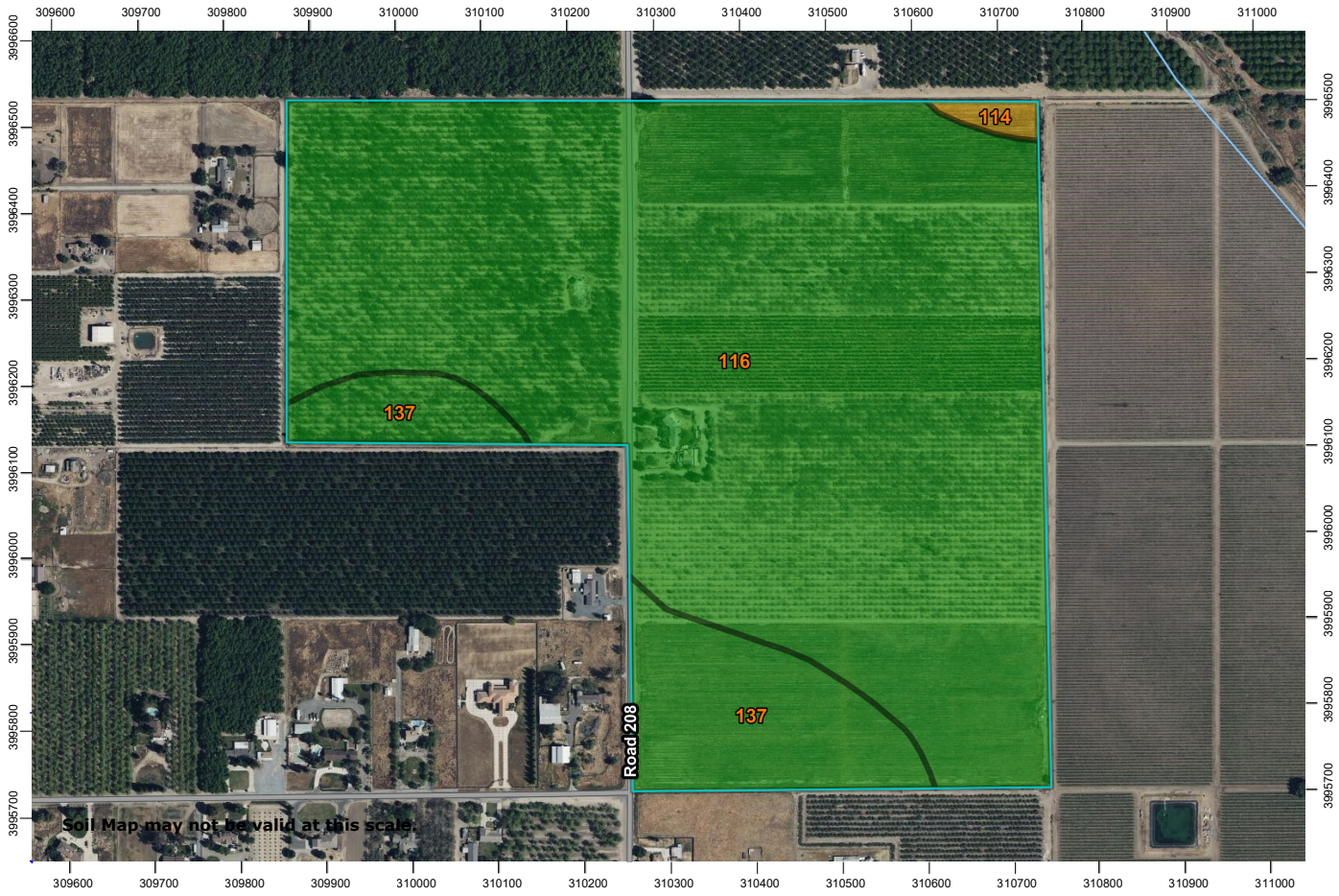
240-030-008 = 19.62 acres open ground

240-030-009 = 19.62 acres, 2016 planting of +/- 14 acres of tango mandarins.

240-030-011 = 35.94 acres, open ground.

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# Soil Information



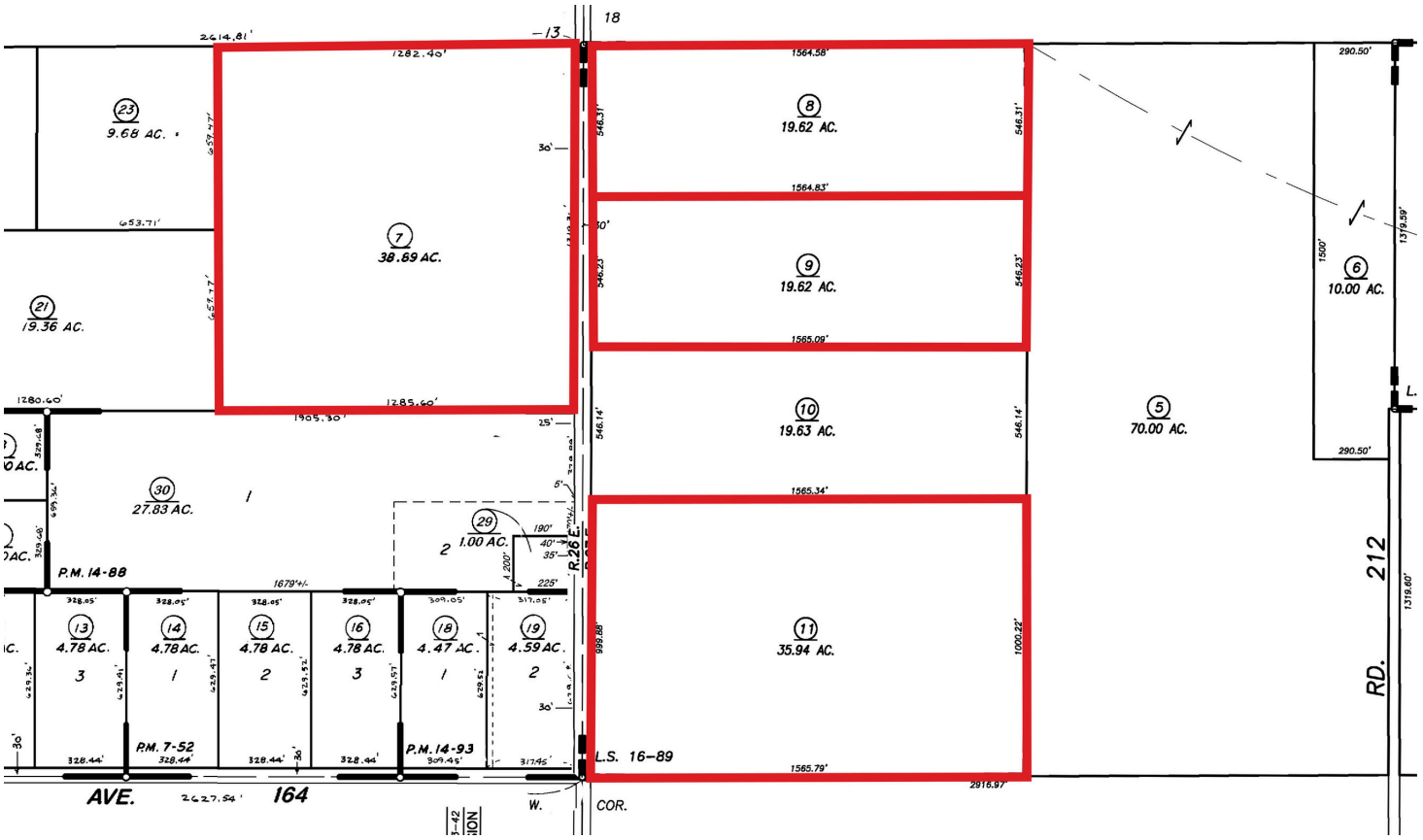

| Map unit symbol | Map unit name | Rating | Component name (percent) | Acres in AOI | Percent of AOI |
|---|---|---|---|---|---|
| 114 | Exeter loam, 0 to 2 percent slopes | Grade 4 - Poor | Exeter, 0-2% slopes (85%) | 1.0 | 0.7% |
| 116 | Flamen loam, 0 to 2 percent slopes | Grade 1 - Excellent | Flamen (85%) | 115.9 | 86.1% |
| 137 | Tagus loam, 0 to 2 percent slopes | Grade 1 - Excellent | Tagus (85%) | 17.8 | 13.2% |
| **Totals for Area of Interest** | | | | **134.7** | **100.0%** |

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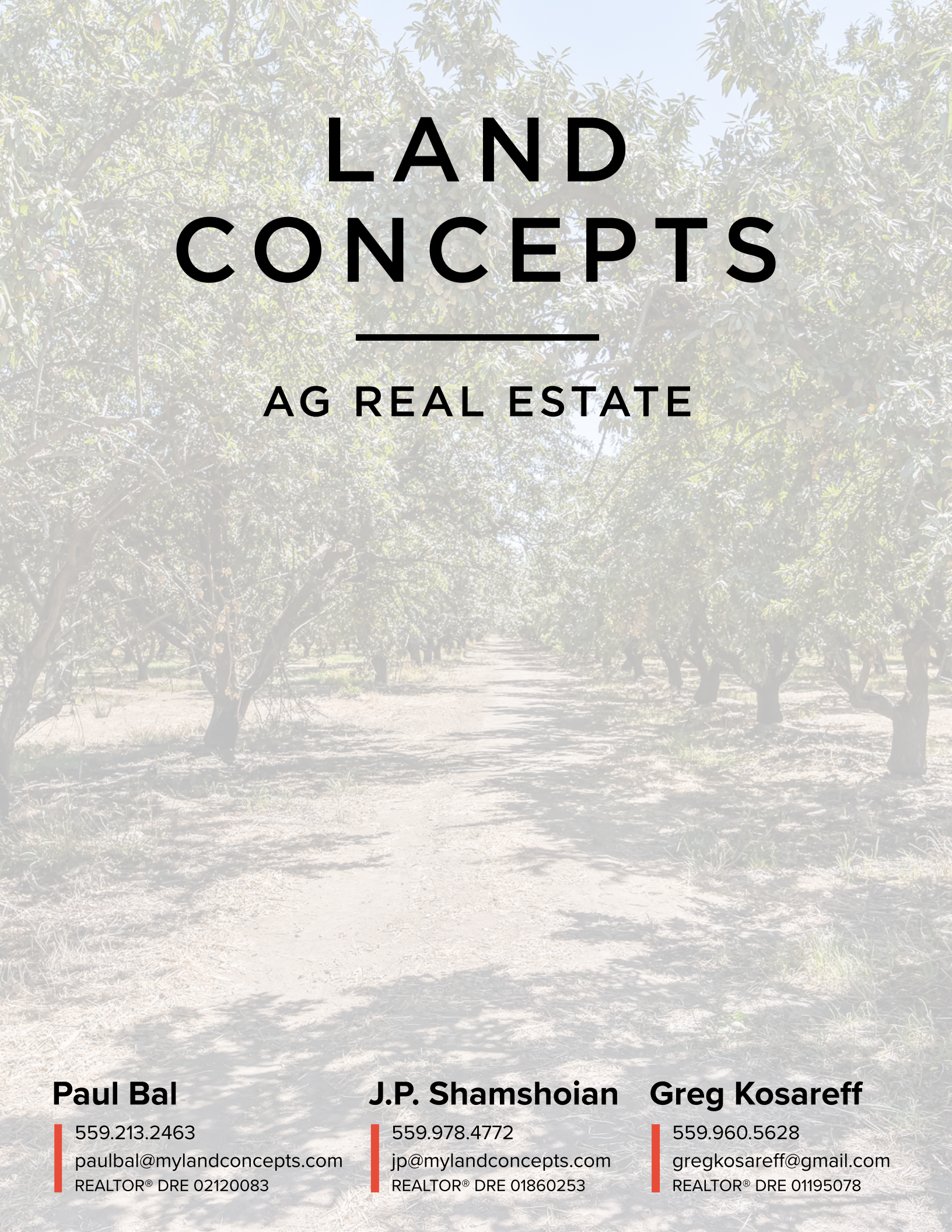
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