Highway 99 Ranch

145± acres - Prime Highway 99 Frontage

$5,780,000

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Features

Location | +/- 145 acres of prime highway 99 frontage land. Highway 99 and Ave 184

APN | 228-120-005, 228-130-010, 228-120-003, 228-130-013

Size | +/- 145 acres

Price | $5,780,000

Description

Spanning approximately 145 acres on both sides of Highway 99 in Tulare County, this property offers a dual-asset opportunity, combining productive crops with exceptional highway visibility and the potential for future commercial or ag-industrial development.

The property features mature cherry orchards, young mandarin plantings, and open ground ready for development. Located within the Lower Tule Irrigation District, the property benefits from direct surface-water access via the Tule River.

Ideally positioned along the Highway 99 corridor, the property is just minutes from central Tulare, the World Ag Expo grounds, and the UC Veterinary Medical Center.

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

Riparian Rights + Groundwater well+ Surface water (Lower Tule Irrigation District)

- Active surface water delivery via the Lower Tule River (LTRID).
- One (1) surface lift pump
- One well equipped with 125 HP motor. Currently inoperable. Well water is provided from adjacent property, also available for sale. See Tulare Ave 184 Ranch.

Groundwater Disclosure

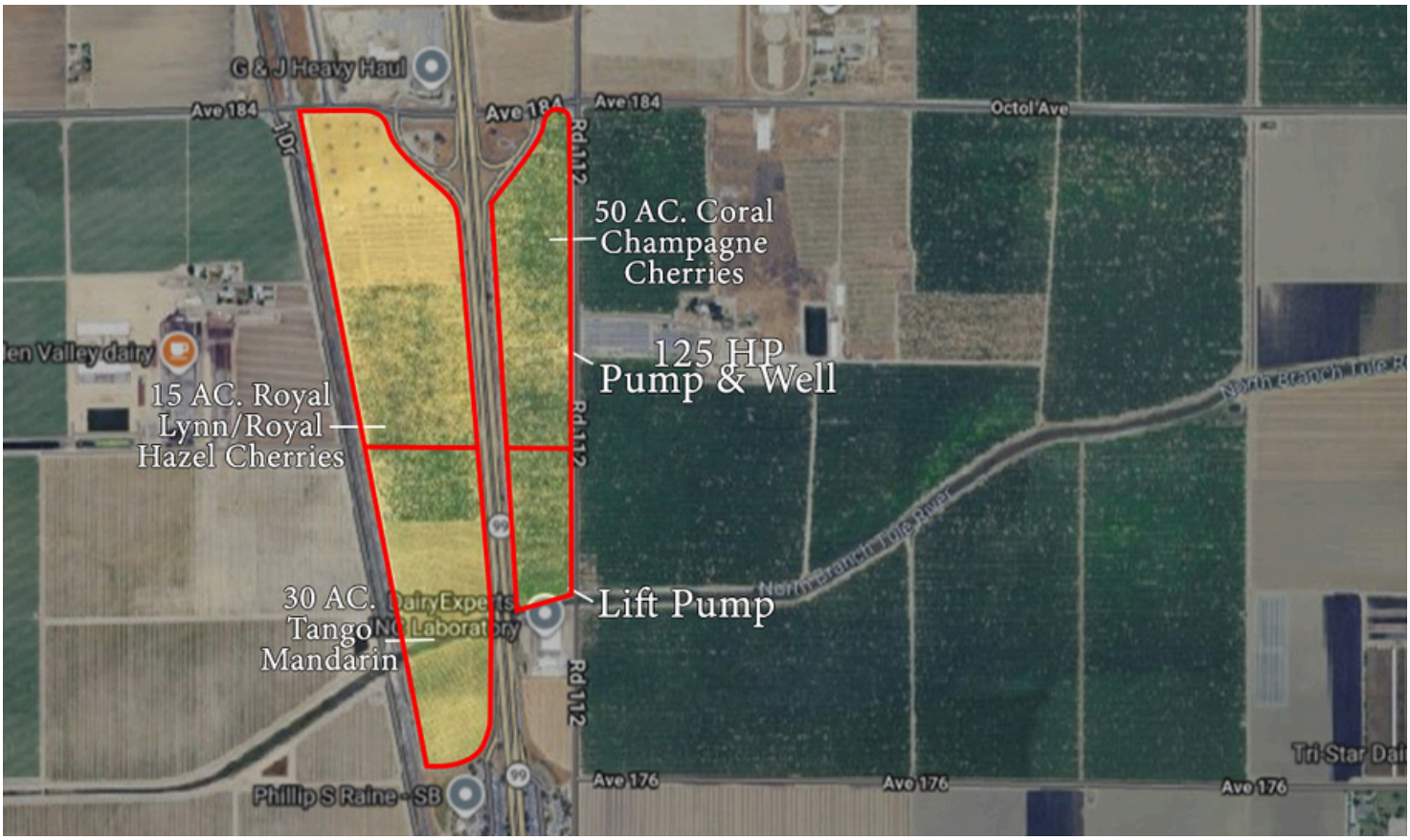
The Sustainable Groundwater Management Act was passed in 2014 and requires groundwater basins to be sustainable by 2040. SGMA and GSA/GSP plans may limit ground water pumping. For more information please visit the SGMA website at https://sgma.water.ca.gov/portal.

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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Plantings

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East Side Hwy 99 Cherries (Corral Champagne / Colt) -50 Acres 2014 -Microirrigation

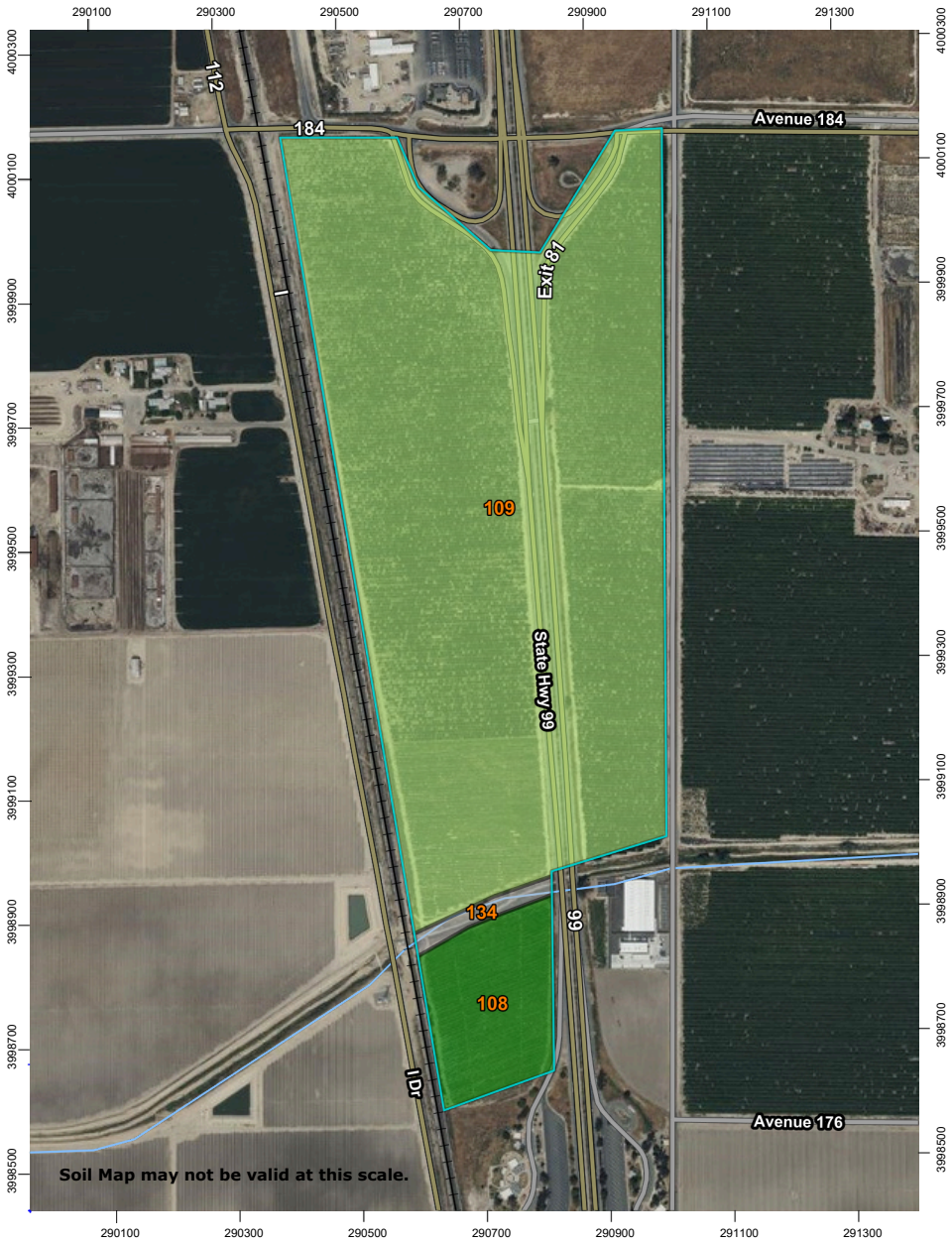
West Side Hwy 99 Cherries (Royal Lynn / Royal Hazel) -15 Acres 2014-Microirrigation

West Side Hwy 99 Mandarins (Tango) 30 Acres 2020–2021 - 18′ × 7 Microirrigation

West Side Hwy 99 Open / Fallow Ground - 50 acres - ready to develop!

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Soil Information



Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
108	Colpien loam, 0 to 2 percent slopes	Grade 1 - Excellent	Colpien (85%)	13.7	8.6%
109	Crosscreek-Kai association, 0 to 2 percent slopes	Grade 2 - Good	Crosscreek (70%)	144.1	90.3%
134	Riverwash	Not Rated	Riverwash (100%)	1.8	1.1%
Totals for Area of Interest				**159.6**	**100.0%**

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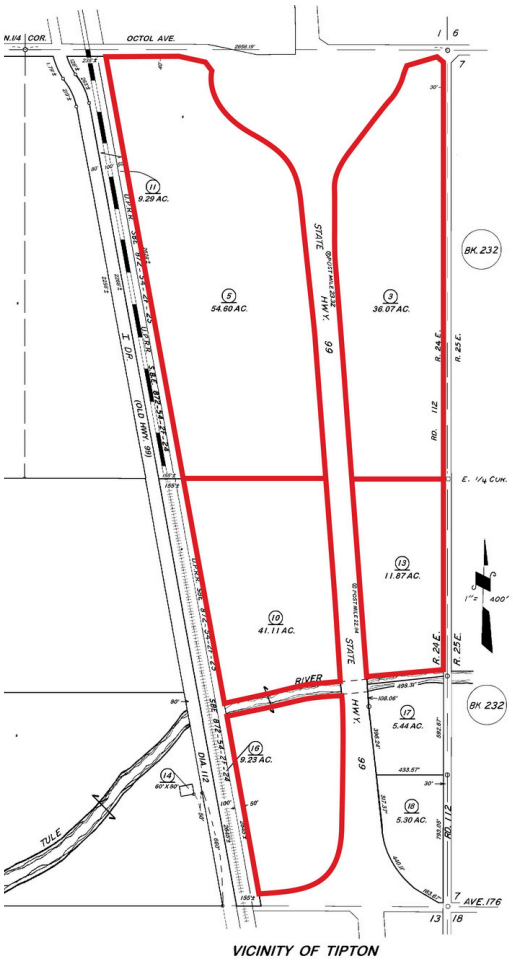
Parcel Breakdown

228-120-005 = 54.6 acres.

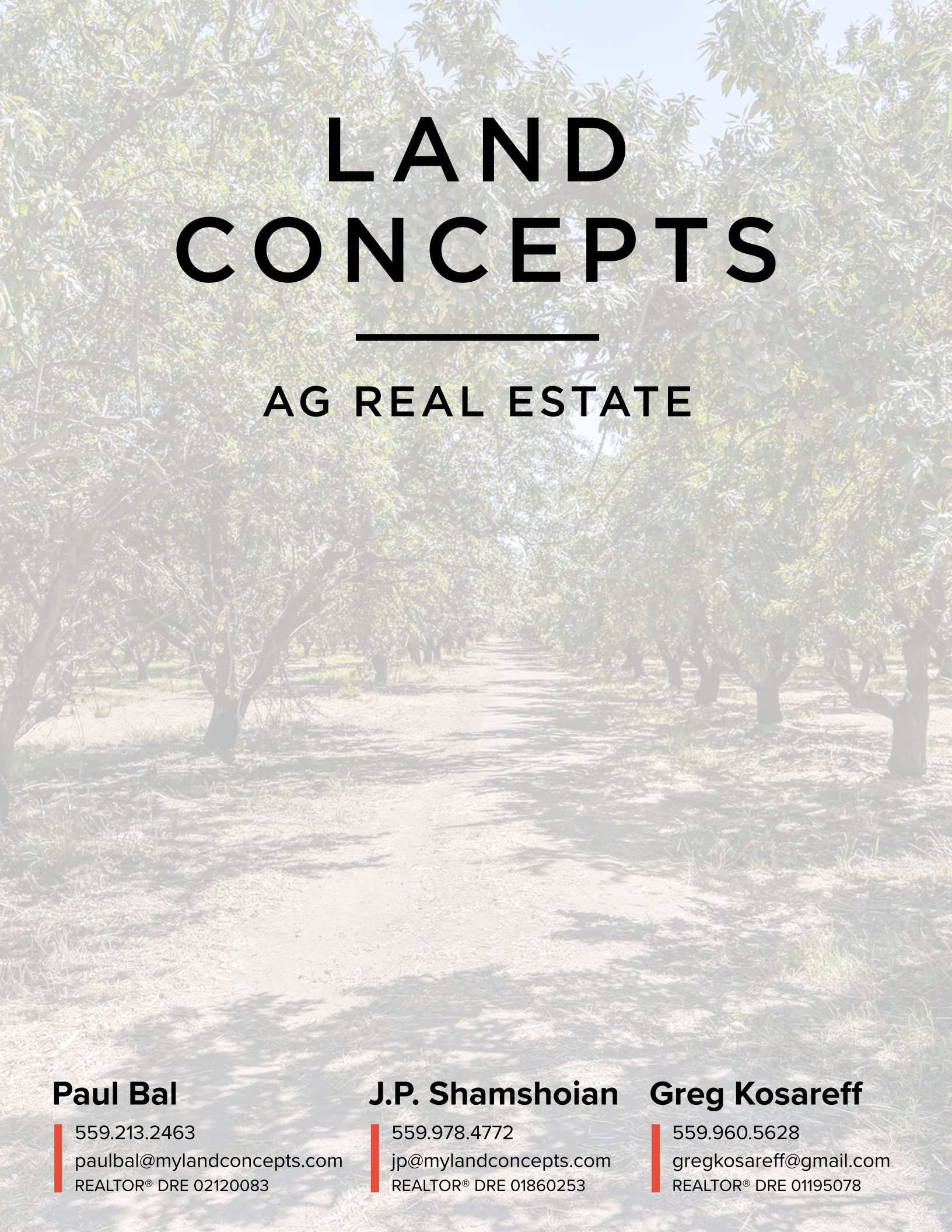
228-130-010 = 41.11 acres

228-120-003 = 36.07 acres

228-130-013 = 11.87 acres



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