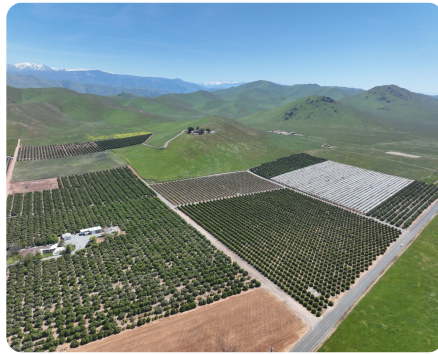




Yokohl Citrus Ranch

47.8 +/- Acres | Tulare County, CA | \$1,300,000



ADDRESS

22800
Yokohl Drive
Exeter, CA 93221

LOCATION

From Downtown Visalia: Head east on Highway 198 approximately 11 miles. Turn Right on Yokohl Drive and drive approximately 1 mile. The property is on the left side of road.

PROPERTY SUMMARY

Yokohl Citrus Ranch is a turnkey income-producing property with fantastic views in a rural setting. This property is fully planted with a diverse blend of citrus varieties for commercial production. Build a custom dream home on the 1.48-acre open lot in a quiet rural "neighborhood." Significant tax benefits of ownership through accelerated depreciation.

IRRIGATION WATER. The seller has acquired additional water credits from a 3rd party applicable to the Greater Kaweah GSA dashboard. Water credits are available to purchase and transfer from the 3rd party source if necessary. There is an adequate water supply to fully irrigate the 45.3 planted acres based on the current approved GSA metrics.

Yokohl Drive is a low-vehicle traffic road.

nationalland.com/listing/yokohl-citrus-ranch



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