

GRAHAM | & ASSOCIATES



Property For Sale:
Porterville Ranch & Estate | 15827 Road 208 Porterville, CA

1005 N Demaree Street
Visalia, CA 93291
O | 559-754-3020
F | 559-429-4016

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PROPERTY DETAILS

Address: 15827 Road 208 Porterville, California 93257

APN: 236-280-004

Zoning: AE-20

Acreage: +/-142.82 Gross Acres +/-125 net farmable; +/-2.5 acres dedicated to the home sites, structures and yard; 15.32 acres dedicated to roads/driveways/ancillary acreage .

Property Summary: Rare dual-home estate with shop and custom pool nestled under nearly a dozen mature oak trees and surrounded by 125 acres of prime farmland. Discover a truly unique opportunity with this incredible property featuring two well appointed homes and landscaping, expansive yard and a large shop, well suited for a custom farming operation, multi-generational living, rental income generation, and recreational space.

Primary Residence - The property features a primary residence originally built in 1960 and remodeled in 2021 – 2022. During the remodel, the kitchen, laundry room, living and dining room, and mud room were all updated along with new laminate hardwood flooring through the home. The home has 3 bedrooms, 3 bathrooms, a fireplace, a 2-car garage and spans +/- 2,448 sq.ft. The home is complimented by a +/- 459 sq.ft. patio under a pergola, and a 20' x 40' swimming pool.

Secondary Guest/Rental House – The secondary house on the property has historically been used as a guest house and has also served a rental. This home was built in 1950 and while this home hasn't been updated/remodeled recently, it is very well maintained and exhibits a lot of character. This home has 3 bedrooms and 1 bathroom and spans 1,103 sq.ft along with a +/- 245 sq.ft covered patio.

Shops: The property has a working shop located on the premises that spans 2,000 sq.ft (40 x 60') and was built in 1985. This metal shop has a 16' ceiling and is equipped with rollup doors on both the north and south ends. Furthermore, there is an equipment storage shed adjacent to the shop that spans 2,640 sq.ft. and was built in 1995.

PROPERTY DETAILS CONTINUED

Plantings: The property was most recently planted to a summer silage corn crop. The property has historically been planted to sweet corn, spinach and broccoli.

Groundwater: The dwellings and structures are supported by a domestic well equipped with a 3hp submersible pump. The farmland is supported by three (3) operating irrigation wells (30HP, 60HP, & 100HP) and one (1) 5HP tailwater return pump. The irrigation well depths are between 540' and 600'. The 30HP electric pump/well has an estimated output of +/- 250gpm. The 60HP submersible pump/well has an estimated output of 550gpm. The natural gas-powered pump/well w/100 HP gearhead has an estimated output of 750gpm. The property is located within the Porterville Irrigation District Groundwater Sustainability Agency (PIDGSA). For more information, please visit: <https://portervilleid.org/gsa/>

Surface Water: The property is located within and receives surface water from Porterville Irrigation District (PID) through one turnout on Wood Central Ditch. The turnout is equipped with a 7.5HP canal pump that has an estimated output of +/- 1,200 gpm. For more information, please visit: <https://portervilleid.org/>

Ditch Stock: The Seller owns 40 shares of Rhodes-Fine Ditch Stock, which have a historical delivery average of +/- 3 Acre Feet per Share (+/- 120 AF Annually). These shares are not included in the Property Purchase Price, however, they can be purchased by a property Buyer separately for \$50,000/share (\$2,000,000).

Irrigation: The entire 142-acre property is pipelined together with a 15" concrete pipeline and is flood irrigated. There is 150' spacing between irrigation valves. See ranch map showing pipeline located and irrigation valve locations.

Groundwater Disclosure: Sustainable Ground water Management Act (SGMA) requires groundwater basins to be sustainable by 2040. SGMA requires a Ground water Sustainability Plan(GSP)by2020. Said plans may limit ground water pumping. For more information please visit: www.sgma.water.ca.gov/portal.

Remarks: Rare opportunity to purchase a stunning country home estate located in a quiet , and scenic countryside area just 2 miles east of the City of Porterville with over 125 acres of prime farmland.

Purchase Price: \$3,500,000

PLEASE NOTE: ALL INFORMATION AND REPRESENTATION MADE HEREIN, WHILE NOT GUARANTEED, HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, HOWEVER, THEY ARE NOT WARRANTED BY GRAHAM & ASSOCIATES AND ARE SUBJECT TO CHANGE WITHOUT NOTICE.

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AERIAL VIEW – 142.82 ACRE PROPERTY



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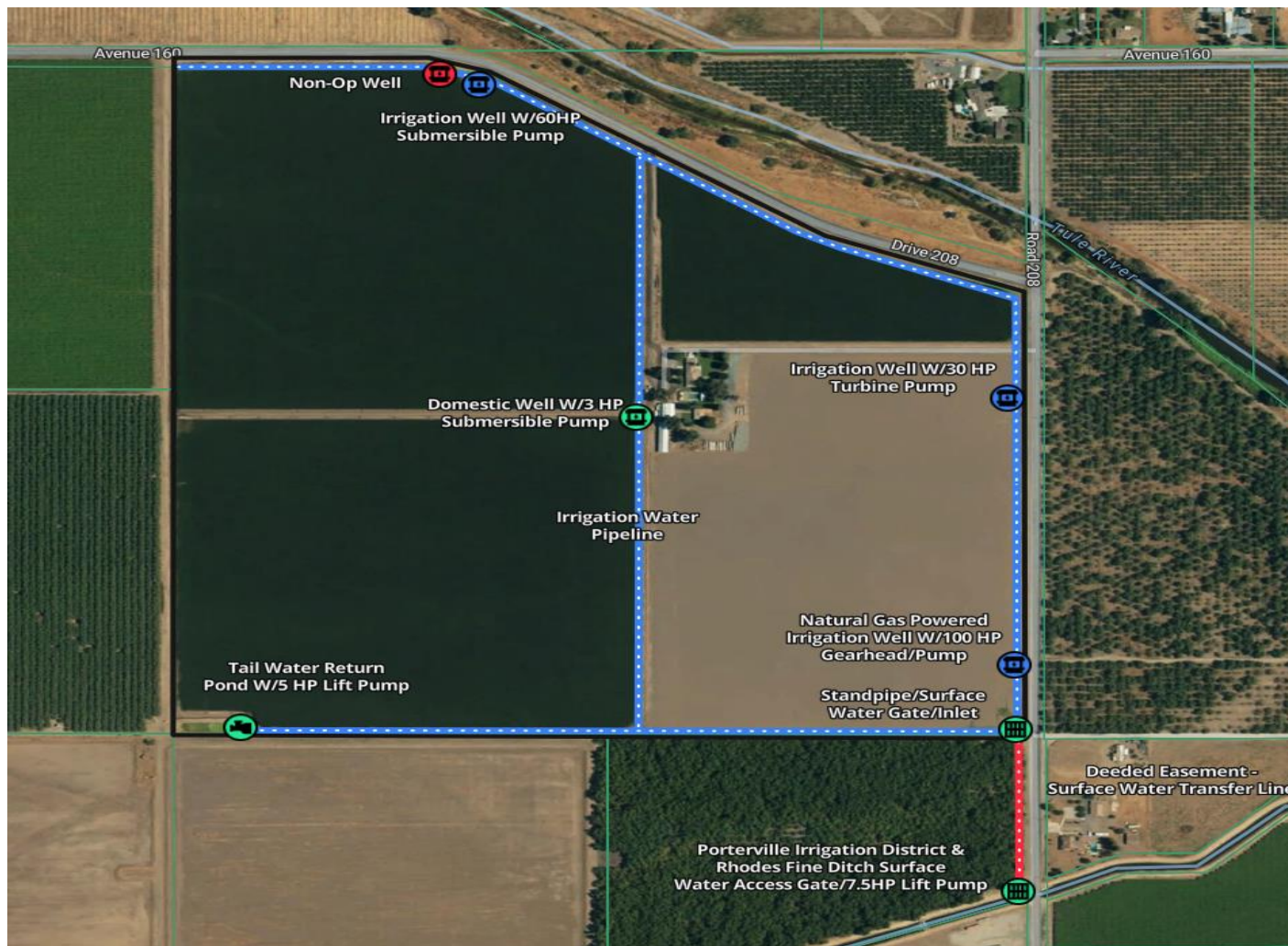
AERIAL VIEW – RANCH/HOMES/SHOP



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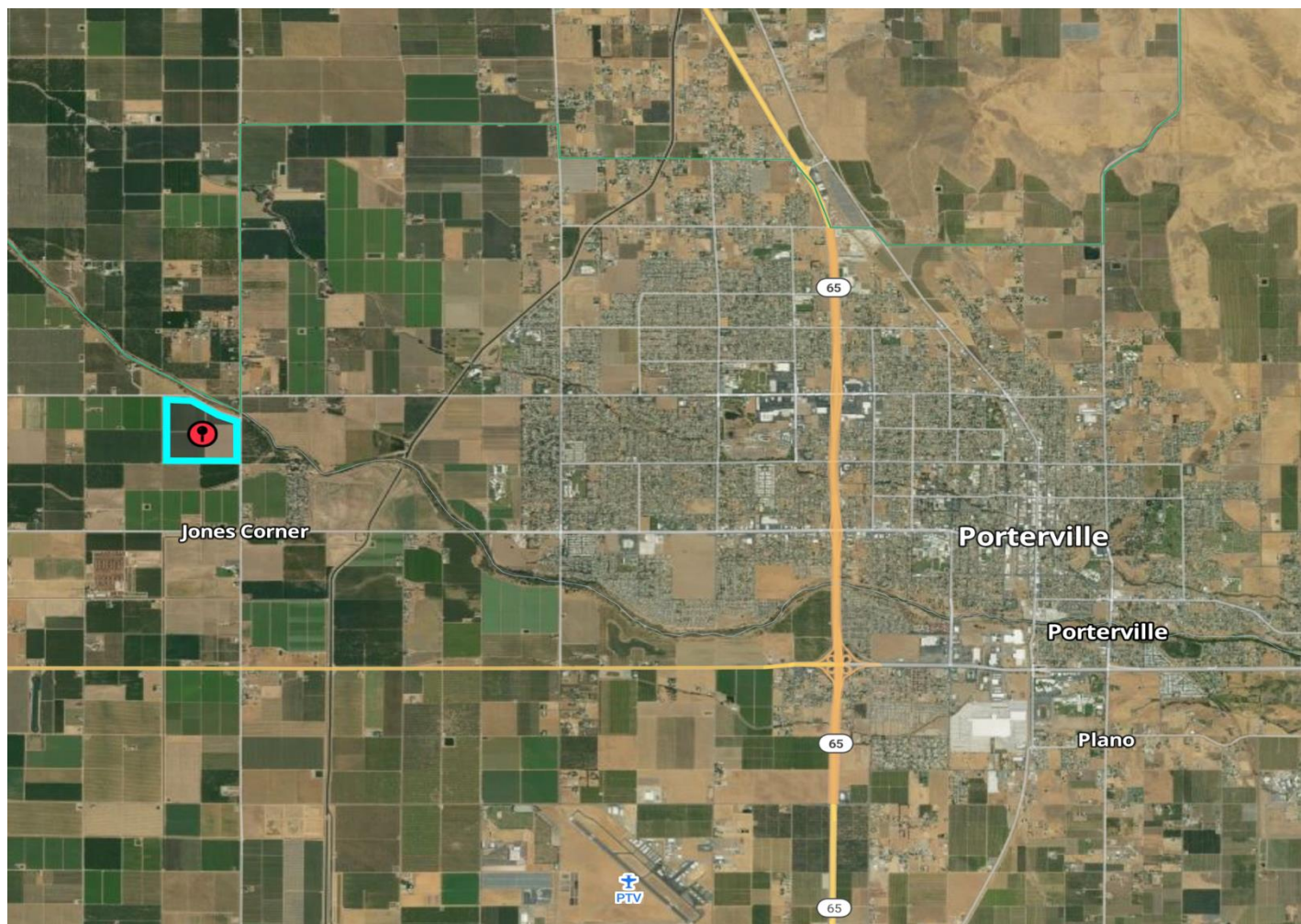
RANCH MAP



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LOCATION MAP



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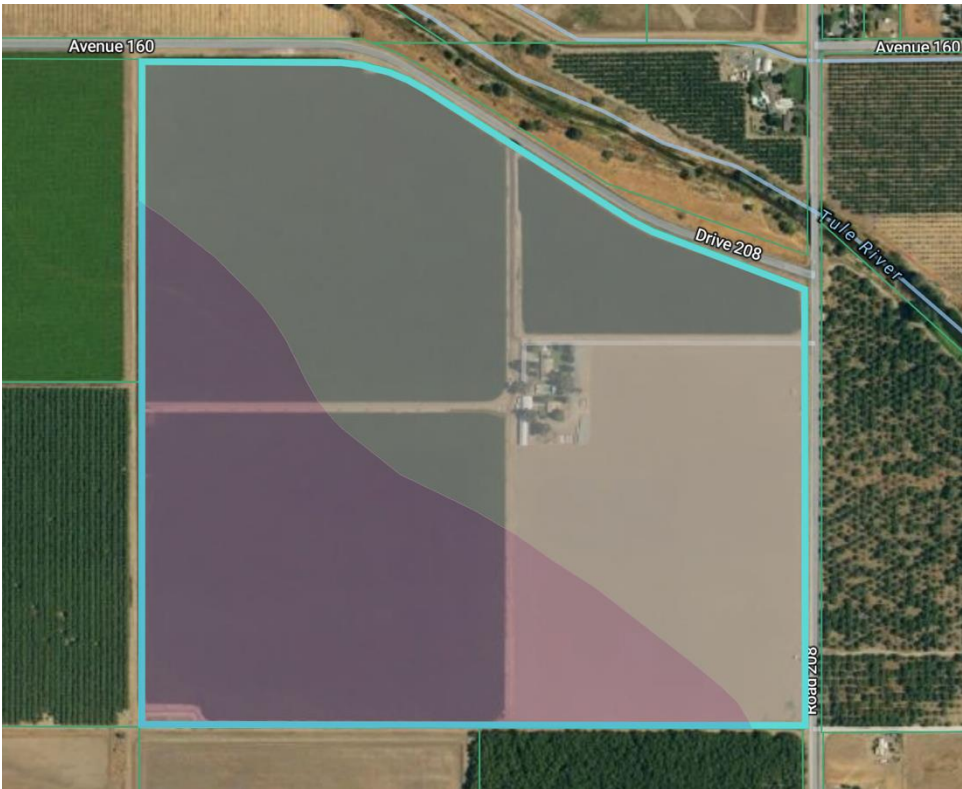
SOIL MAP

Average Soil Score



NCCPI **Storie**

Soil Code	Soil Description	% of Field	Storie Score	Non-IRR Class
130	Nord fine sandy loam, 0 to 2...	60.5	92.7	4
137	Tagus loam, 0 to 2 percent...	39.5	92.7	4



PROPERTY PHOTOS



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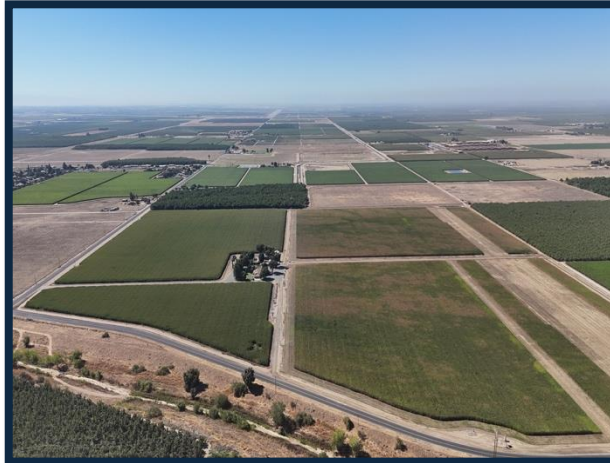


Porterville Ranch & Estate – 142.82 Acres

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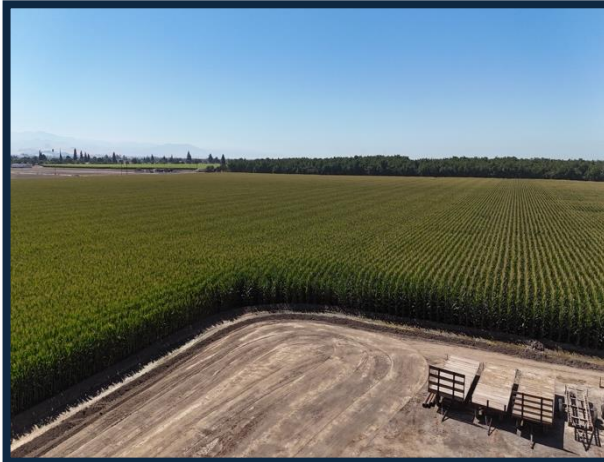
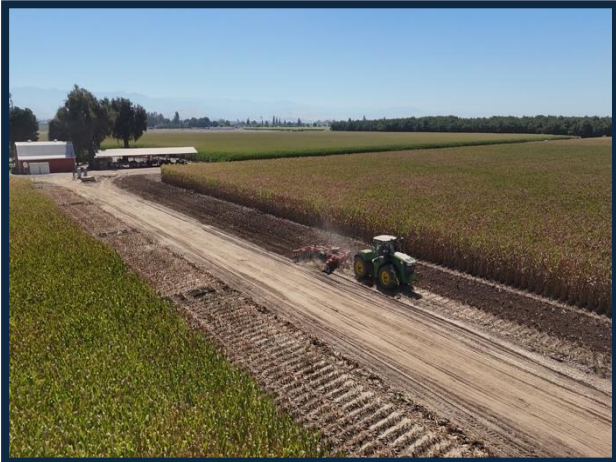
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