

Profitable Farm & Ranch Investment with Luxury Home 39.39 +/- Acres in Exeter, California



For more information please contact:

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CENTURY 21.
Jordan-Link & Co.

 **COMMERCIAL.**

INVESTMENT HIGHLIGHTS



PURCHASE PRICE: \$3,600,000

TOTAL LAND SIZE: 39.39 +/- Acres

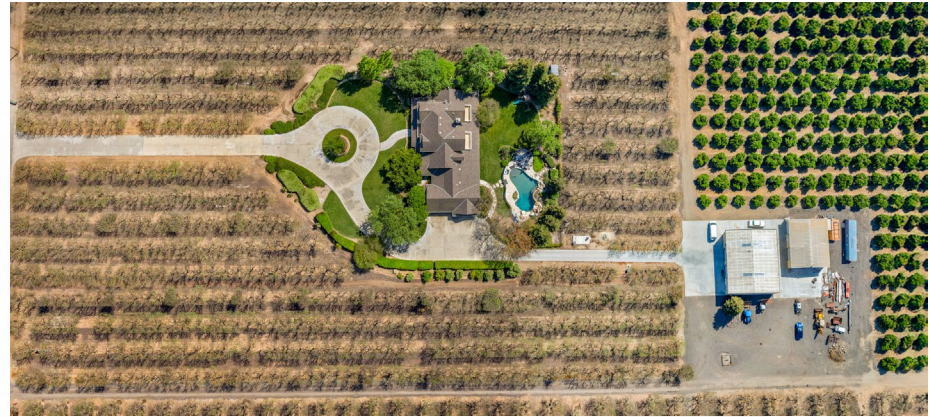
Primary Residence: 1.33 +/- ac.

Cara Cara Navels: 10 +/- ac.

Pistachios: 28.06 +/- ac.

Address: 26349 Road 192, Exeter, CA 93221

APNs: 153-160-024 (Residence); 153-160-023 (Cara Cara Navels & Pistachios), 137-080-015 (Pistachios)



Rare opportunity to acquire a **fully operational and income-producing agricultural property** in the heart of California's Central Valley. This offering includes **three contiguous parcels totaling approximately 39.39 acres**, highlighted by a **custom-built 4,700 sq. ft. Luxury southern-style residence** on a secluded 1.33-acre homesite.

AERIAL VICINITY



Residence Home Site



AERIAL VICINITY

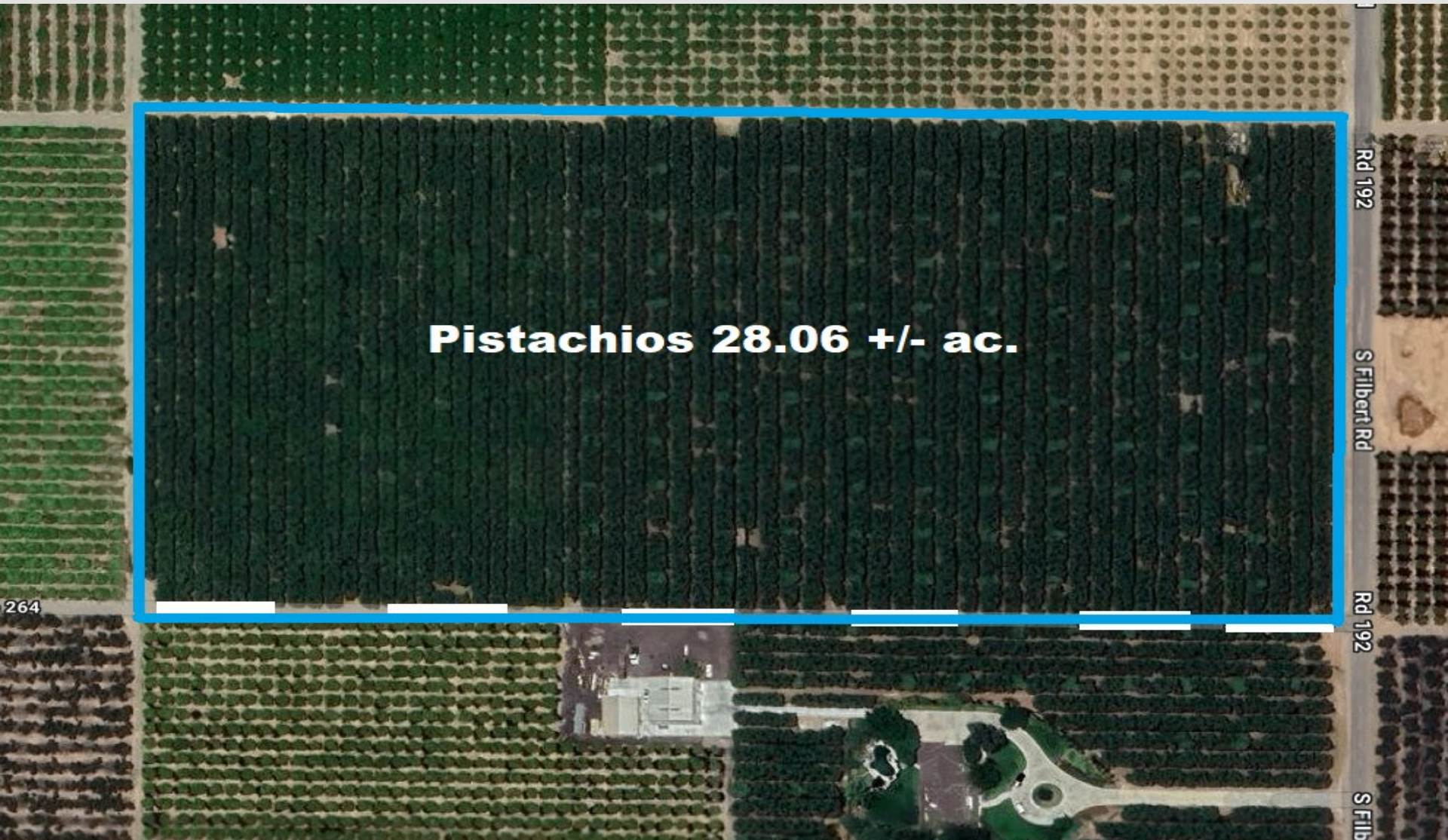


Pistachios & Cara Cara Navels



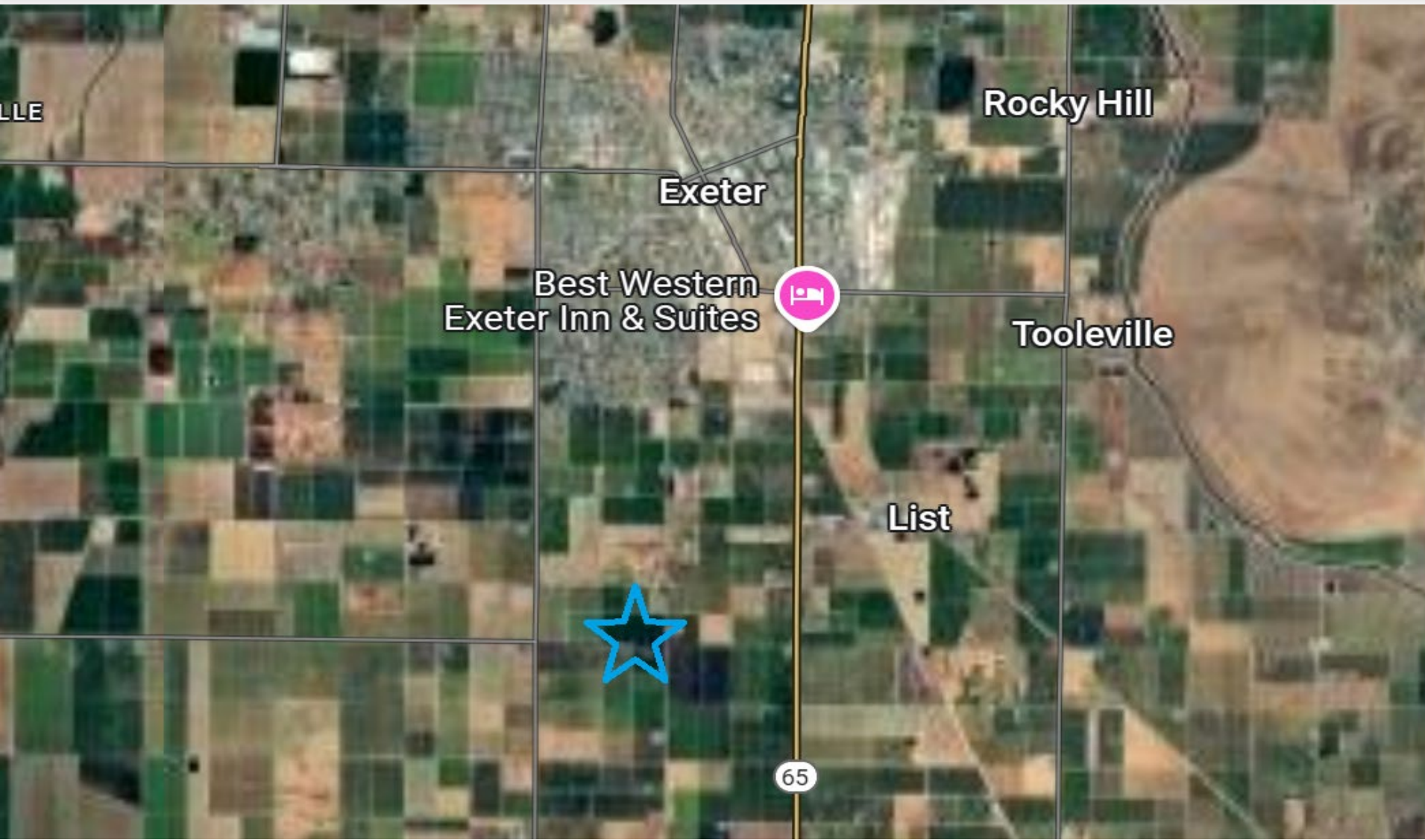
AERIAL VICINITY

Pistachios Only

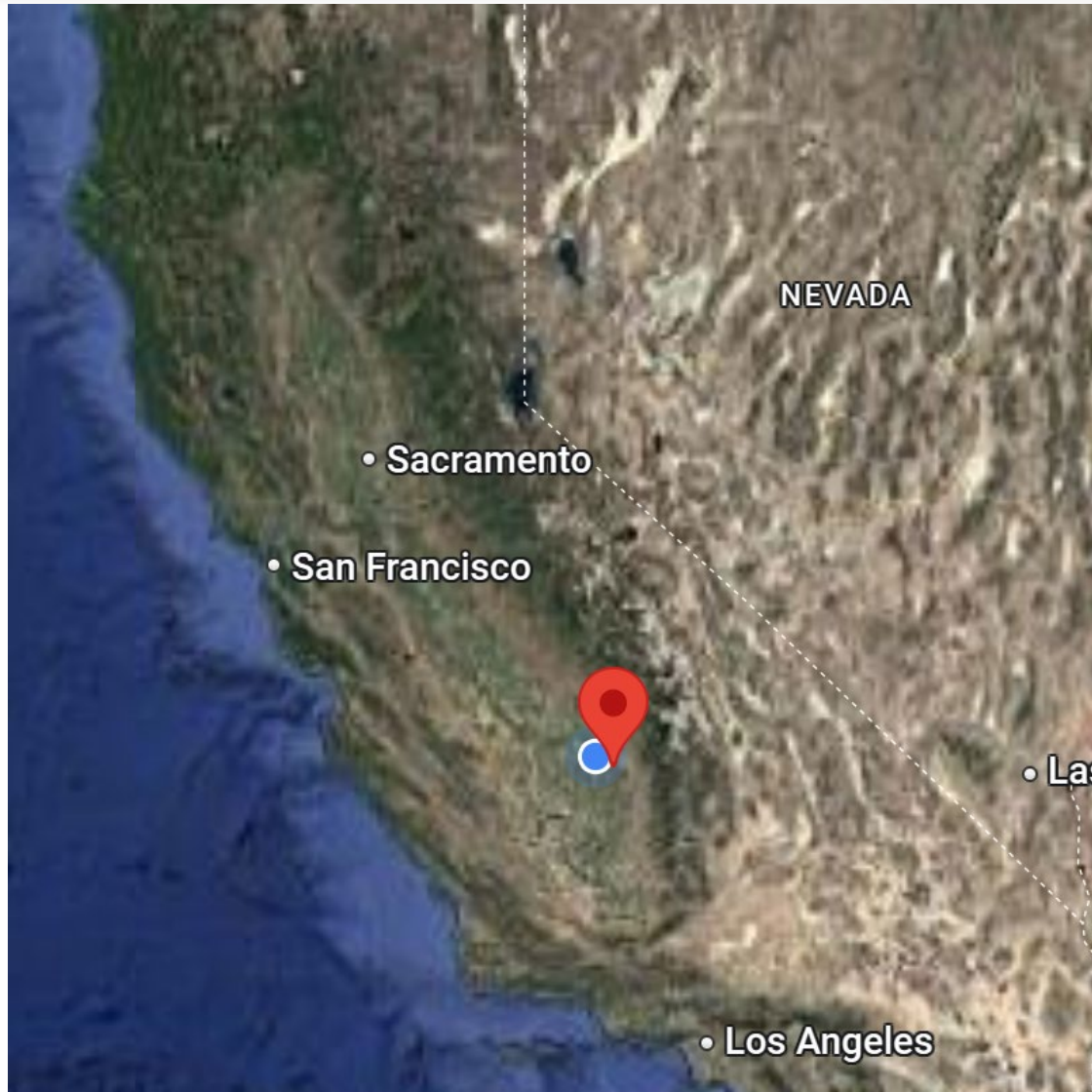


AERIAL VICINITY

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AERIAL VICINITY



Parcel Map

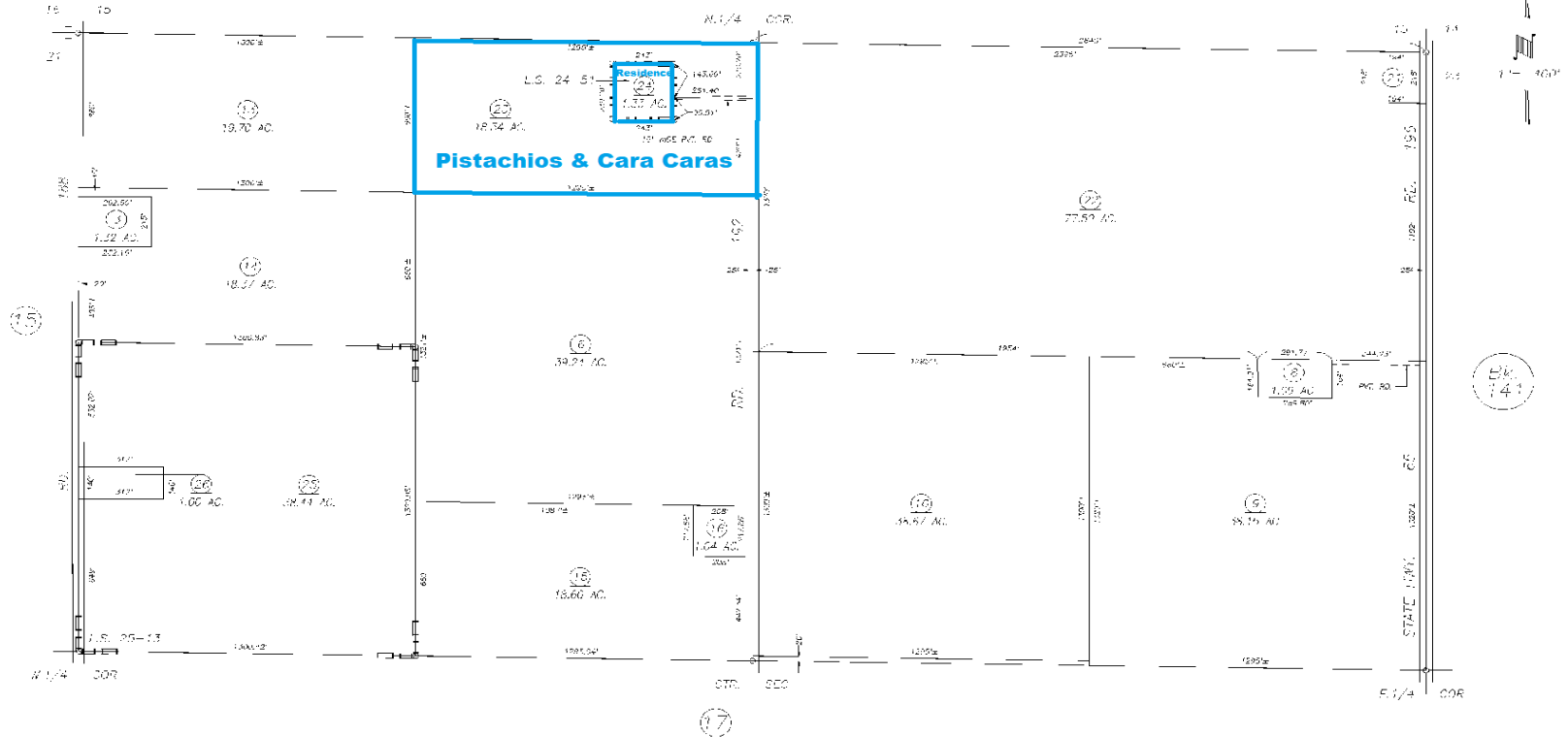


DISCLAIMER

THIS MAP WAS PREPARED FOR LOCAL PROPERTY ASSESSMENT PURPOSES ONLY AND THE MAPPER'S OFFICE HEREIN MAY NOT COMPLY WITH STATE AND LOCAL REGULATION REQUIREMENTS. AND NO LIABILITY IS ASSUMED FOR THE USE OF THE INFORMATION SHOWN HEREON.

N1/2 SEC.22, T.19S., R.26E., M.D.B.& M.

Tax Area Code 153-16
086 002



RECORD OF SURVEY, L.S. 24-51
RECORD OF SURVEY, L.S. 25-13

ASSESSOR'S MAPS BK. 153, PG. 16.
COUNTY OF TULARE, CALIF.

NOTE: Assessor's Block Numbers Shown in Circles
Assessor's Parcel Numbers Shown in Wires

02/01

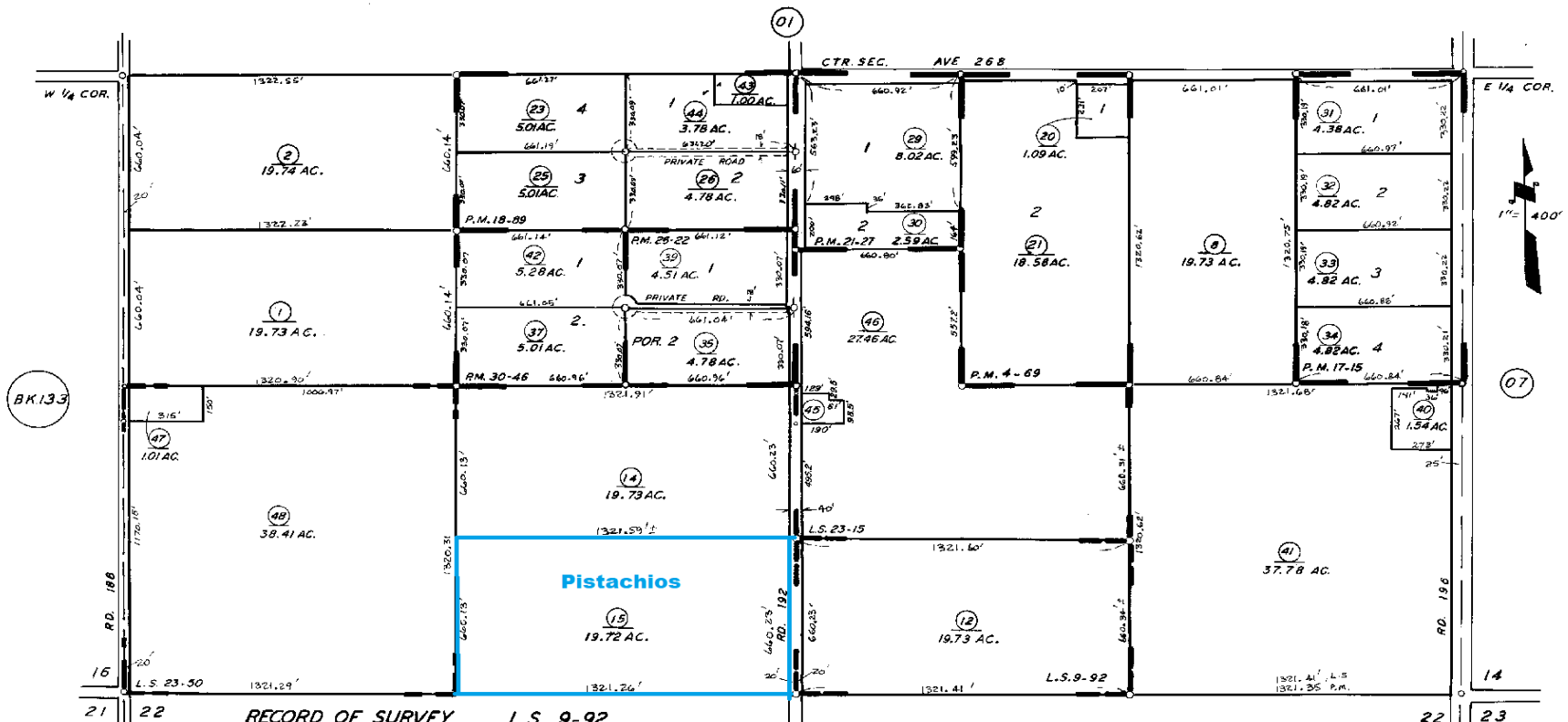
153-1045163 7/26/2021 CJ JA -

Parcel Map

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S 1/2 SEC. 15, T.19S., R.26E., M. D. B. & M.

TAX CODE AREA 137-08
86-002



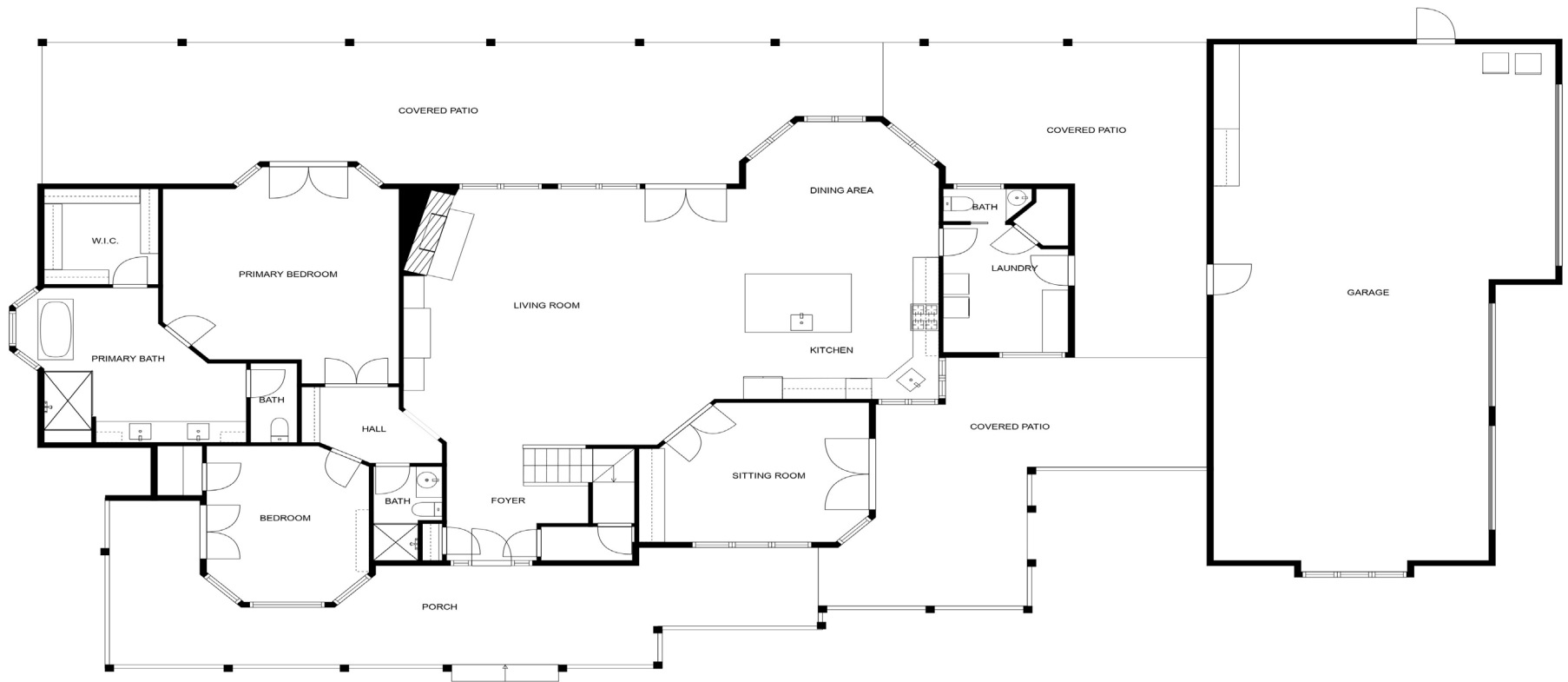
RECORD OF SURVEY
PARCEL MAP 369
PARCEL MAP 1614
PARCEL MAP 1788
PARCEL MAP 2026
PARCEL MAP 2521
PARCEL MAP 2945
RECORD OF SURVEY
RECORD OF SURVEY

L.S. 9-92
P.M. 4-69
P.M. 17-15
P.M. 18-89
P.M. 21-27
P.M. 26-22
P.M. 30-46
L.S. 23-50
L.S. 23-15

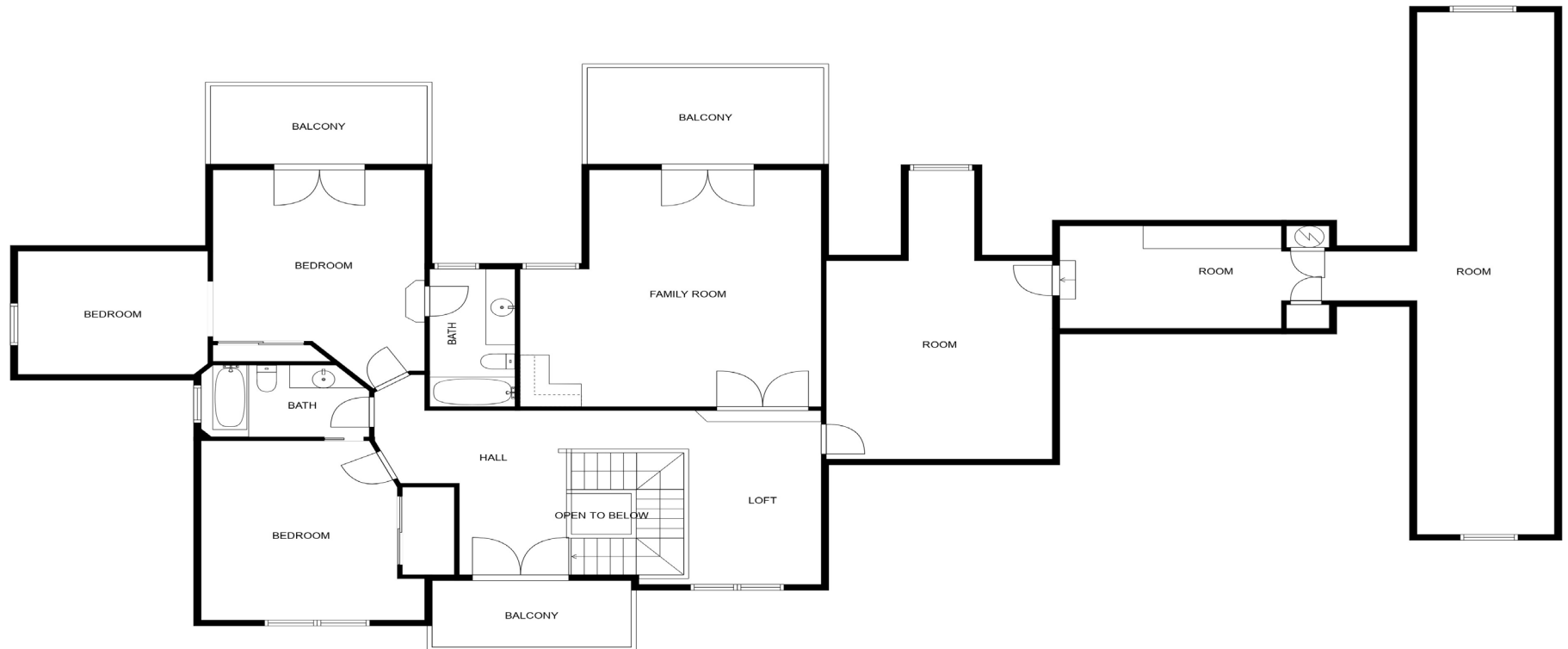
ASSESSOR'S MAPS BK. 137 PG. 08
COUNTY OF TULARE, CALIF.

NOTE—ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES
ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES

Floor Plan 1st Level



Floor Plan 2nd Level



Property Pictures



Property Pictures



Property Pictures



Property Pictures



Property Pictures



CITY OF EXETER HIGHLIGHTS



Nestled at the foothills of the Sierra Nevada mountains, Exeter, California offers the charm of small-town living with stunning natural beauty all around. Known for its friendly community, vibrant downtown filled with boutique shops and murals, and close proximity to Sequoia National Park, Exeter is a place where neighbors know each other and life moves at a more relaxed pace. With excellent schools, rich agricultural roots, and a warm, sunny climate, Exeter is the perfect blend of comfort, community, and outdoor adventure.



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