

\$1,300,000 - 31252 Citrus Avenue, Redlands

MLS® #IG25179508

\$1,300,000

0 Bedroom, 0.00 Bathroom,
Land on 9 Acres

N/A, Redlands,

Rare Opportunity! Hereâ€™s your chance to own an incredible 9.1 ACRES of THRIVING CITRUS GROVES with its OWN WATER SOURCE. Current irrigation needs are easily met by running the wellâ€™s pump at ~75% capacity, pumping 400-500 gpm. Owning your own well allows for full control of watering schedules to meet the needs of the trees. Located in our prime agricultural area, this property is also surrounded by many luxury, grove homes. Whether your vision includes building your secluded dream home on-site, venturing into farming the land, or to expand your existing citrus operations, this grove is ready for you. Following the practices of Regenerative Citrus Farming, this grove is now thriving. This property is well on its way to being Certified Organic thanks to an enormous amount of work done by the current, conscientious and loving owners. The â€œRegenerative Farmingâ€• practices in use today are transforming the soil, rebuilding the ecosystem, and growing world-class, nutrient-dense fruit that fetched top dollar last season. Recent improvements include: Upgraded sprinkler/drip water system, New perimeter fencing installed with 5 gates, Proper fertilizing, Manually cleaned/cut weeds and vines 2-3 x a year, Cover crops planted as part of the regenerative process. Trees have also been Hedged, Topped and Skirted per best practices; Some new trees added (including some late Navels, Cara Cara, Valencias); Removal of dead trees. If



preserving our local citrus heritage speaks to you, call today for information and private tour.

Essential Information

| | |
|----------------|------------------------------|
| MLS® # | IG25179508 |
| Price | \$1,300,000 |
| Bathrooms | 0.00 |
| Acres | 9.10 |
| Type | Land |
| Status | Closed |
| Listing Agent | Lynn Whitmer |
| Listing Office | CENTURY 21 LOIS LAUER REALTY |

Community Information

| | |
|-------------|---------------------|
| Address | 31252 Citrus Avenue |
| Area | 268 - Redlands |
| Subdivision | N/A |
| City | Redlands |
| County | San Bernardino |
| Zip Code | 92374 |

Amenities

| | |
|-----------|---|
| Utilities | Electricity Connected, Natural Gas Available, Sewer Available, Sewer Not Available, Water Available |
| View | Mountain(s), Orchard |

Exterior

| | |
|-----------------|--|
| Lot Description | Agricultural, Corner Lot, Drip Irrigation/Bubblers, Lot Over 40000 Sqft, Orchard(s), Rectangular Lot |
|-----------------|--|

Additional Information

| | |
|-----------------|-------------------|
| Date Listed | August 10th, 2025 |
| Days on Market | 10 |
| Zoning | RL-5-AP |
| Short Sale | N |
| RE / Bank Owned | N |

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