



Valley Real Estate

Comprehensive Real Estate Services

Tulare County Citrus Ranch Orosi, California

This ranch is in the well developed citrus farming area of Orosi California. Climate, location and water availability come together to make this property a good fit for growing citrus. Irrigation water is provided by the Orange Cove Irrigation District in addition to the three on site wells.

Directions	Northwest corner of Ave 432 and Road 136
Acreage:	18.93 +/- acres
APN:	005-180-009
Williamson Act:	Yes
Soils:	San Joaquin Loam 0-2% slopes, as per USDA maps
Trees:	18.93 +/- Acres mature Minneolas
Wells/Irrigation:	Three ag wells Orange Cove Irrigation District Stainless steel pour over filtration w/booster pump Fan jet sprinklers
Wind Machines:	Two electric powered wind machines
Zoning:	AE-20
Price:	\$757,200 (\$40,000/acre)
Note:	Buyer to reimburse seller for 2021-2022 growing costs

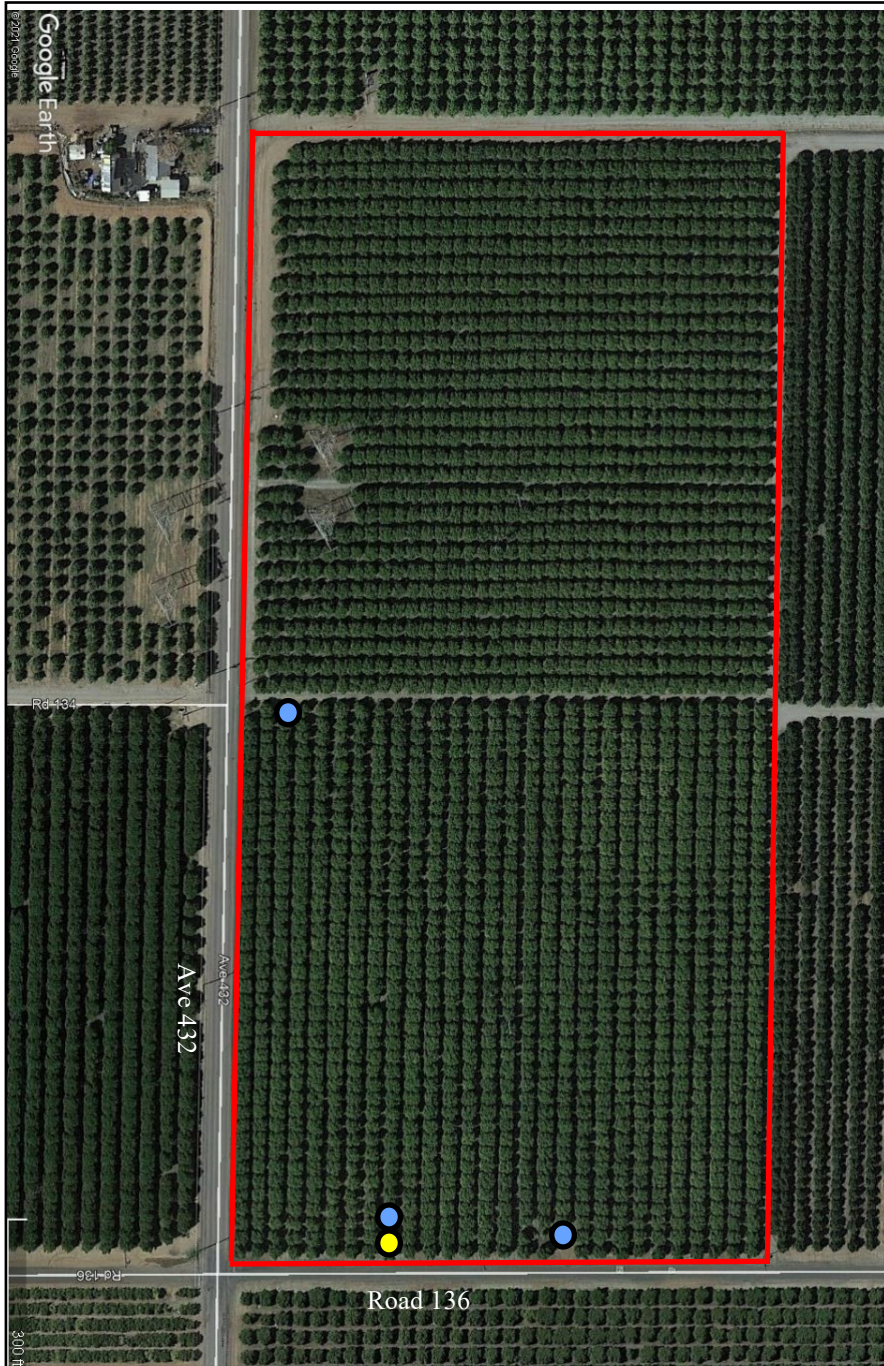
Above information has been obtained from sources deemed reliable but not guaranteed, including but not limited to: Water Availability and ingress/egress to the subject property. California's Sustainable Groundwater Management Act (SGMA), requires Governments and Water Agencies to halt overdraft and bring groundwater basins into balanced levels of pumping/recharge within 20 years of implementation of Groundwater Sustainability Plans (GSP's). SGMA practices may affect this property.

Tom McGuigan • 559-907-0023 • mccuigantom@sbcglobal.net • DRE# 01272021
Curtis Brunson • 559-786-1399 • Valleylandman@gmail.com • DRE# 01215115



Aerial Photo of Property

W



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S

OCID - ●
Wells - ●

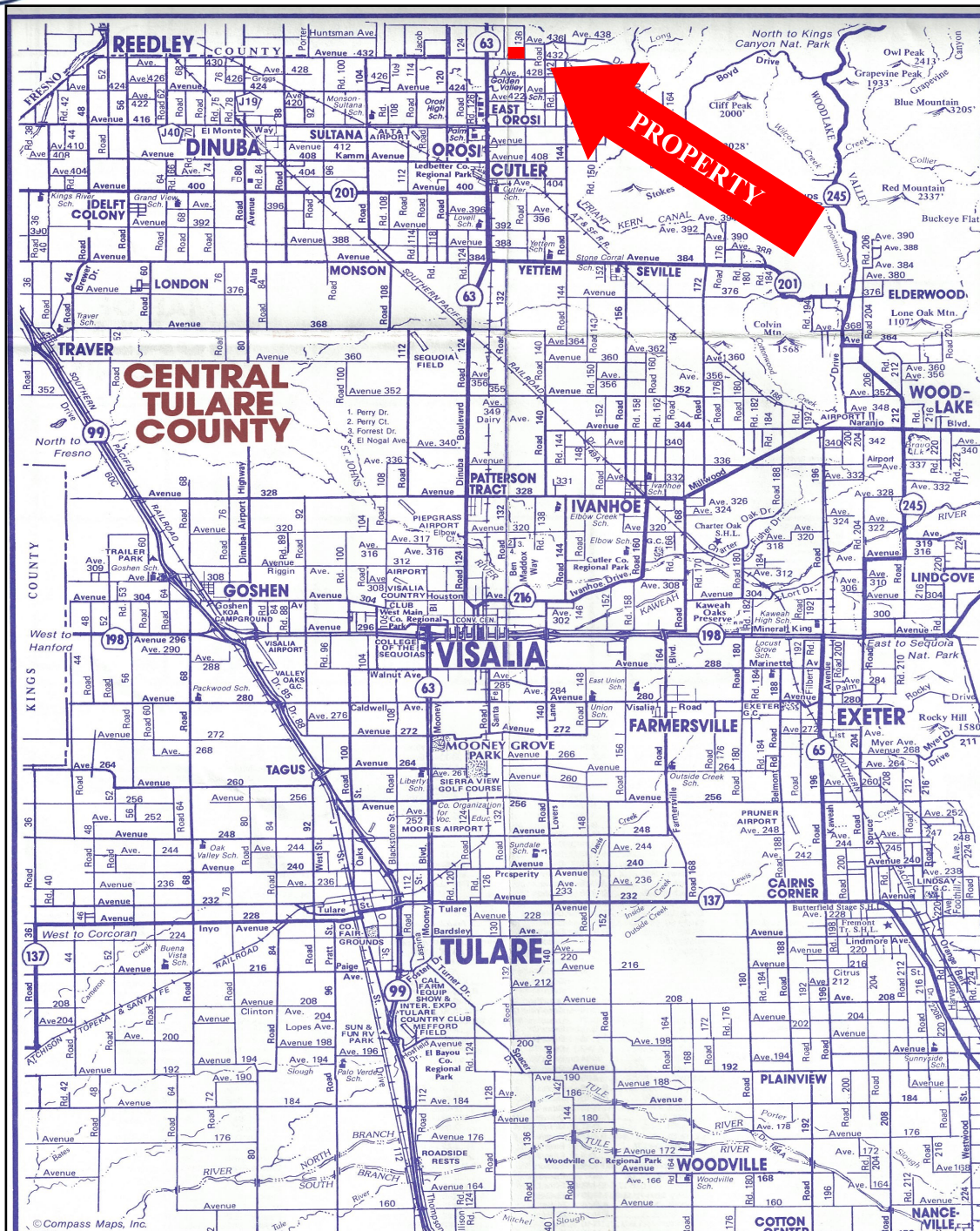
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Location of Property



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