



# Valley Real Estate

*Agricultural Real Estate Services*

## Yettem Olive Ranch



Valley Real Estate Website  
ValleyRE.net

This ranch is in the well developed farming area of Yettem California. Climate, location, water and soils come together to make this property a good fit for growing many crops. Alta Irrigation District water is delivered via sprinklers to the orchard. Interplanted lemons attest to the warmth of the ranch. Possible homesite with views of the Sierra Nevada Mountains.

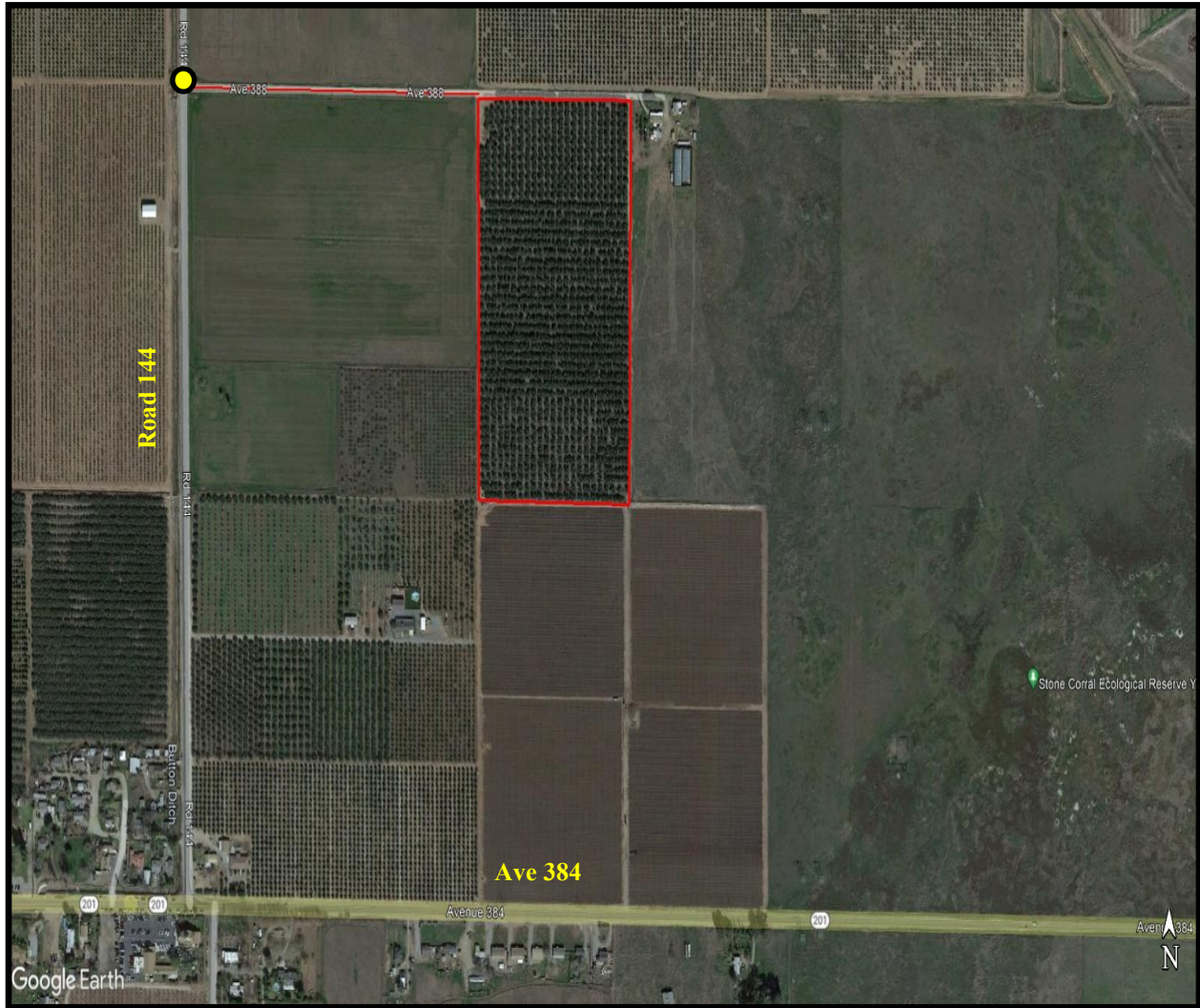
<b>Directions</b>	<b>1/3 mile northeast of Ave 384 and Road 144, access from Road 144</b>
<b>Acreage:</b>	<b>21 +/- acres</b>
<b>APN:</b>	<b>035-120-002</b>
<b>Williamson Act:</b>	<b>Yes</b>
<b>Soils:</b>	<b>San Joaquin Loam 0-2 percent slopes San Joaquin Loam 2-9 percent slopes Porterville Clay 0-2 percent slopes As per USDA soil maps</b>
<b>Trees:</b>	<b>Fully planted to olives with some interplanted lemons</b>
<b>Water/Irrigation:</b>	<b>Two wells Alta Irrigation District, 75% allocation</b>
<b>Zoning:</b>	<b>AE-40</b>
<b>Price:</b>	<b>\$630,000</b>

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](mailto:mccuigantom@sbcglobal.net) • DRE# 01272021**  
**Curtis Brunson • 559-786-1399 • [Valleylandman@gmail.com](mailto:Valleylandman@gmail.com) • DRE# 01215115**



# Aerial Photo of Property



## Alta ID Turnout ●

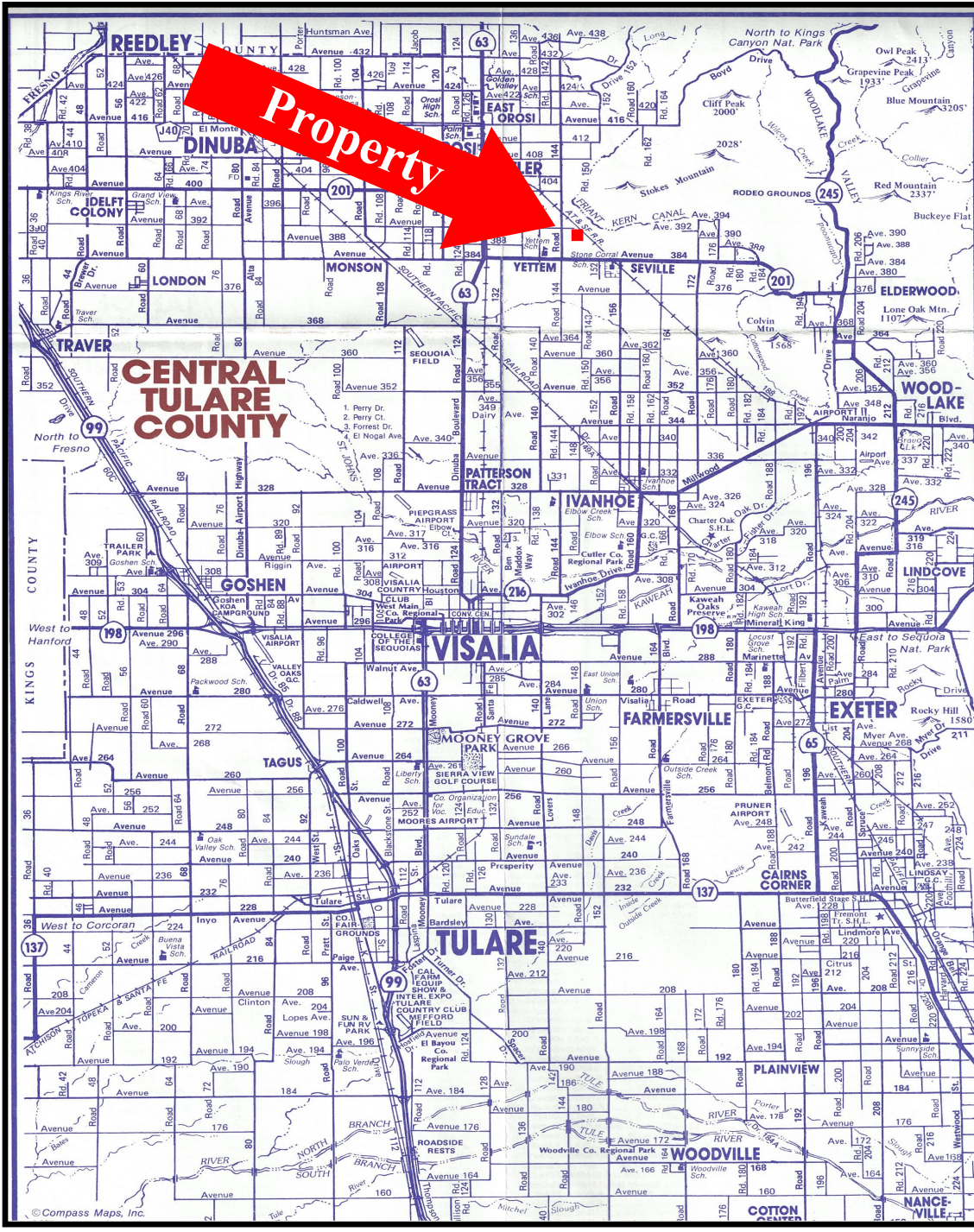
\*Seller indicates that access is from road 144 to the east. This is portrayed by the red line.

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# Location of Property

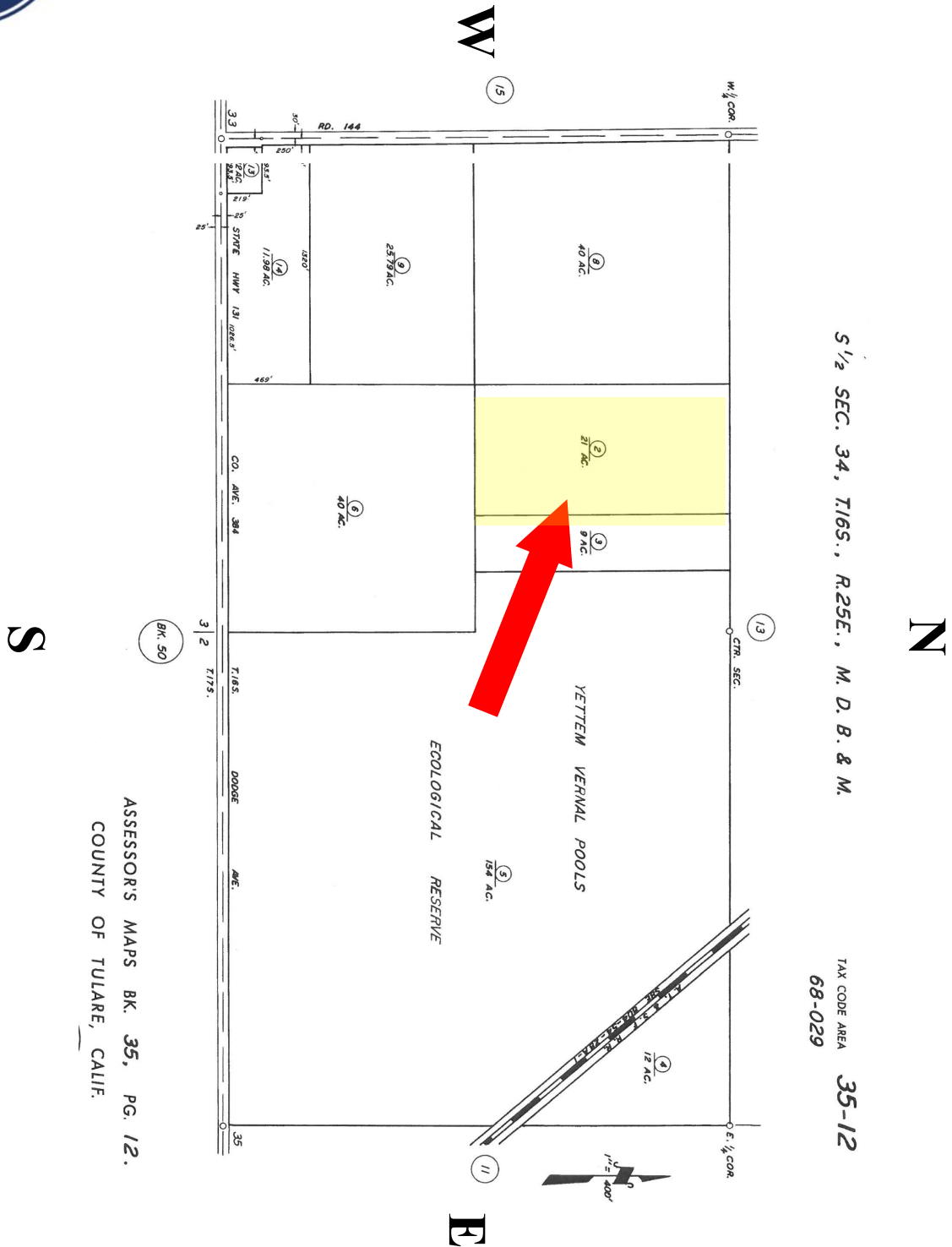


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# Property Parcel Map



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