

# **FOR SALE**



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## **Hills Valley Navels & Mandarins**



**154.23± Assessed Acres  
Fresno County, California**

- Mature Mandarins
- Mature Navels
- Hills Valley Water District

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CA DRE #00020875



## Hills Valley Navels & Mandarins

**154.23± Assessed Acres**

**\$3,800,000**

**DESCRIPTION:**

Available for sale is a 154± acre citrus ranch located north of Orange Cove in Hills Valley Irrigation District. The ranch features mature navels and mandarins, wind machines, and district water. This ranch would be an excellent investment opportunity for someone who is looking for a mature, income producing citrus ranch.

**LOCATION:**

The property is located on the east side of South Anchor Avenue, just one mile north of East American Avenue. Orange Cove is located about four miles south of the property.

**LEGAL:**

Fresno County APN: 185-240-25 .  
Zoning: AE-40.

**PLANTINGS:**

The ranch is planted to the following:

17.87±ac	Lane Lates on Trifoliate	Planted in 2006	20' x 12' spacing
18.62±ac	Powells on Trifoliate	Planted in 2006	20' x 12' spacing
17.57±ac	Washingtons on Trifoliate	Planted in 2004	20' x 12' spacing
17.62±ac	Washingtons on Trifoliate	Planted in 2004	20' x 12' spacing
19.10±ac	W. Murcotts on C-35	Planted in 2006	20' x 12' spacing
19.44±ac	W. Murcotts on C-35	Planted in 2006	20' x 12' spacing
12.57±ac	Powells on Trifoliate	Planted in 2004	20' x 12' spacing
19.55±ac	Powells on Sour	Planted in 2004	20' x 12' spacing

**WATER:**

The ranch receives irrigation water from Hills Valley Irrigation District.

**FROST CONTROL:**

There are 15 wind machines located on the property.

**SOILS:**

Predominantly Cometa sandy loam, 3 to 9 percent slopes.  
Alamo clay.  
Chino loam, saline-alkali.  
Visalia sandy loam, 0 to 3 percent slopes.

**PRICE/TERMS:**

The asking price is \$3,800,000.

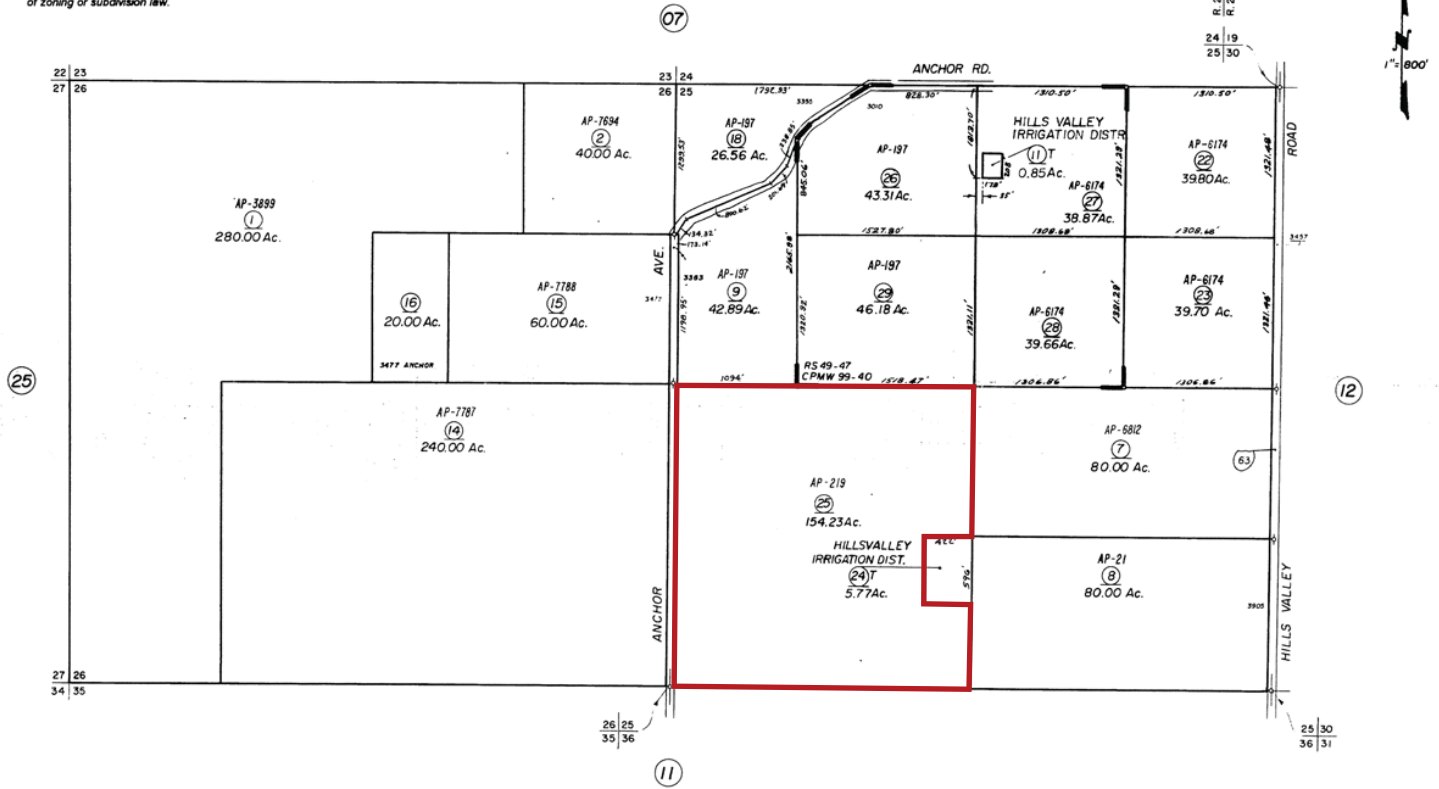
# ASSESSOR'S PARCEL MAP

— NOTE —  
This map is for Assessment purposes only.  
It is not to be construed as portraying legal  
ownership or divisions of land for purposes  
of zoning or subdivision law.

SECS. 20 & 26, T.14S., R.24E. M.D.B. & M.

Tax Area  
169-011  
169-013

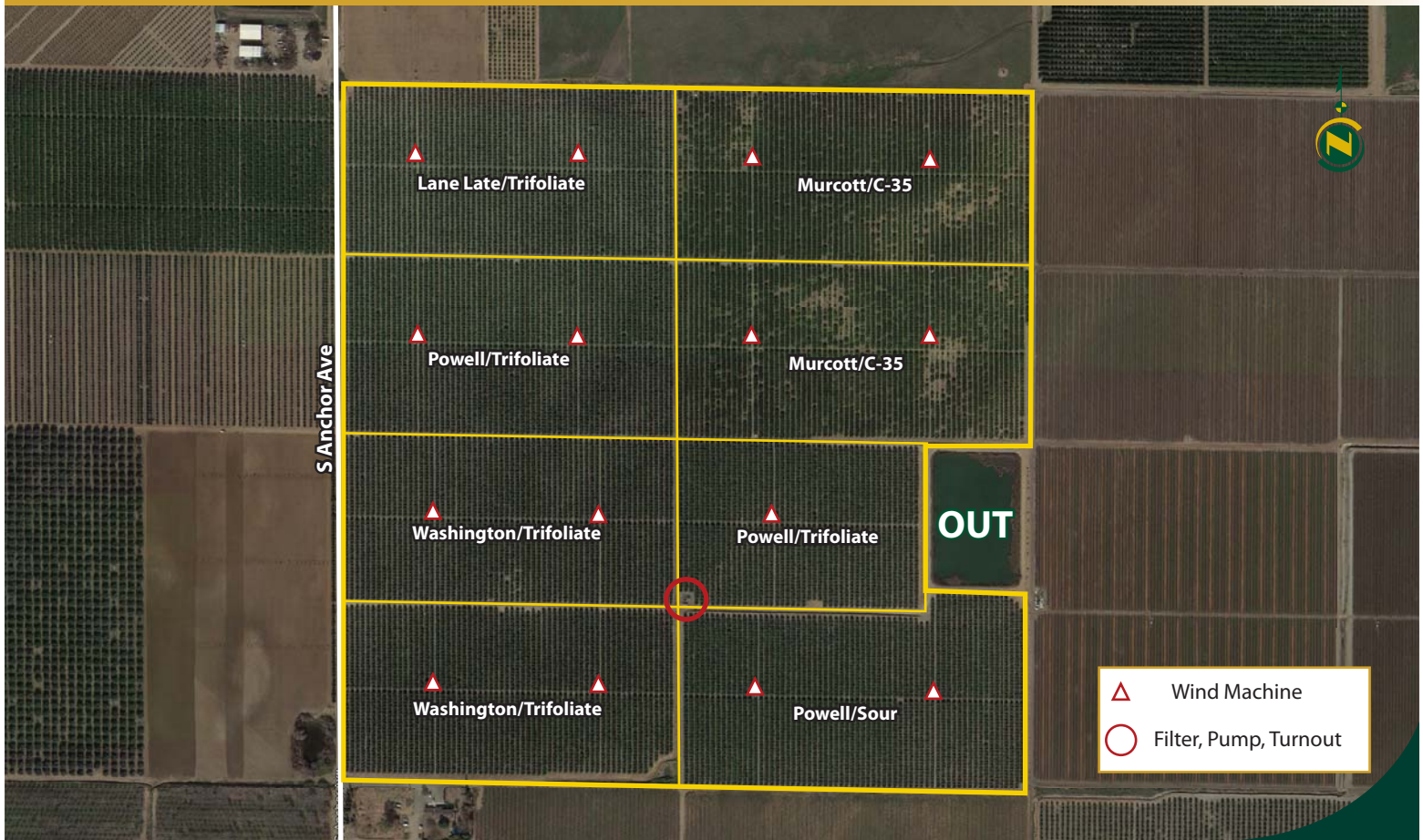
100-24



Assessor's Map Bk.185 - Pg.24  
County of Fresno, Calif.

Agricultural Preserve Certificate of Parcel Map Waiver 99-40, Dec 28/1957, 12-05-05

## AERIAL MAP





## LOCATION MAP



## REGIONAL MAP



**Water Disclosure:** The Sustainable Groundwater Management Act (SGMA) was passed in 2014, requiring groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. SGMA may limit the amount of well water that may be pumped from underground aquifers. Buyers and tenants to a real estate transaction should consult with their own water attorney; hydrologist; geologist; civil engineer; or other environmental professional. Additional information is available at: California Department of Water Resources Sustainable Groundwater Management Act Portal - <https://sgma.water.ca.gov/portal/> Telephone Number: (916) 653-5791

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