

FOR SALE



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Orosi Area Navels & Valencias



**24.90± Assessed Acres
Tulare County, California**

- OCID Irrigation Water
- Ag Well
- Mature Navels & Valencias

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Orosi Area Navels & Valencias

24.90± Assessed Acres

\$750,000

DESCRIPTION:

Available for sale is a 24.90± acre citrus ranch located just east of Orosi, California. The property is planted to approximately 9± acres of Washington navels and 15± acres of Campbell Valencia oranges. The property also features a large, steel shop and a triple-wide mobile home.

LOCATION:

The ranch is located near the northeast corner of Road 154 and Avenue 416. The property address is 41628 Road 154 Orosi, Ca 93647.

LEGAL:

Tulare County APNs: 035-020-010.
Zoning: AE-20.
The property is under the Williamson Act contract.

PLANTINGS:

The plantings consist of:
9± acres of Washington navels planted between 1964 and 1966 with 50 newly interplanted Washington navel trees.
15± acres of Campbell Valencia oranges planted between 1964 and 1966 with 450 newly interplanted valencia orange trees.

WATER:

The property receives irrigation water from Orange Cove Irrigation District and one Ag well. The Ag well has a 15±hp pump and produces 252±gpm. Also, a new 15± hp booster pump was installed in 2019 for the district water. The trees can be irrigated in three sets. Lastly, there is one domestic pump and well for the mobile home. *A recent Ag pump test is available upon request.

FROST:

There is one diesel wind machine that is used for frost protection.

BUILDINGS:

The mobile home is a triple-wide, 2 bed, 2 bath residence that measures approximately 33'x63' or approximately 2,079± square feet. The mobile home was built in the 1970's and does not sit on a foundation.

The shop is a steel 45'x60'± building with two roll-up doors. The shop also features an office room with a bathroom. There are 24 solar panels on the shop that are owned. Some equipment, such as the Gator, hydrolic car lift, and the uncovered trailer, is included in the sale.

SOILS:

San Joaquin loam, 0 to 2 percent slopes.

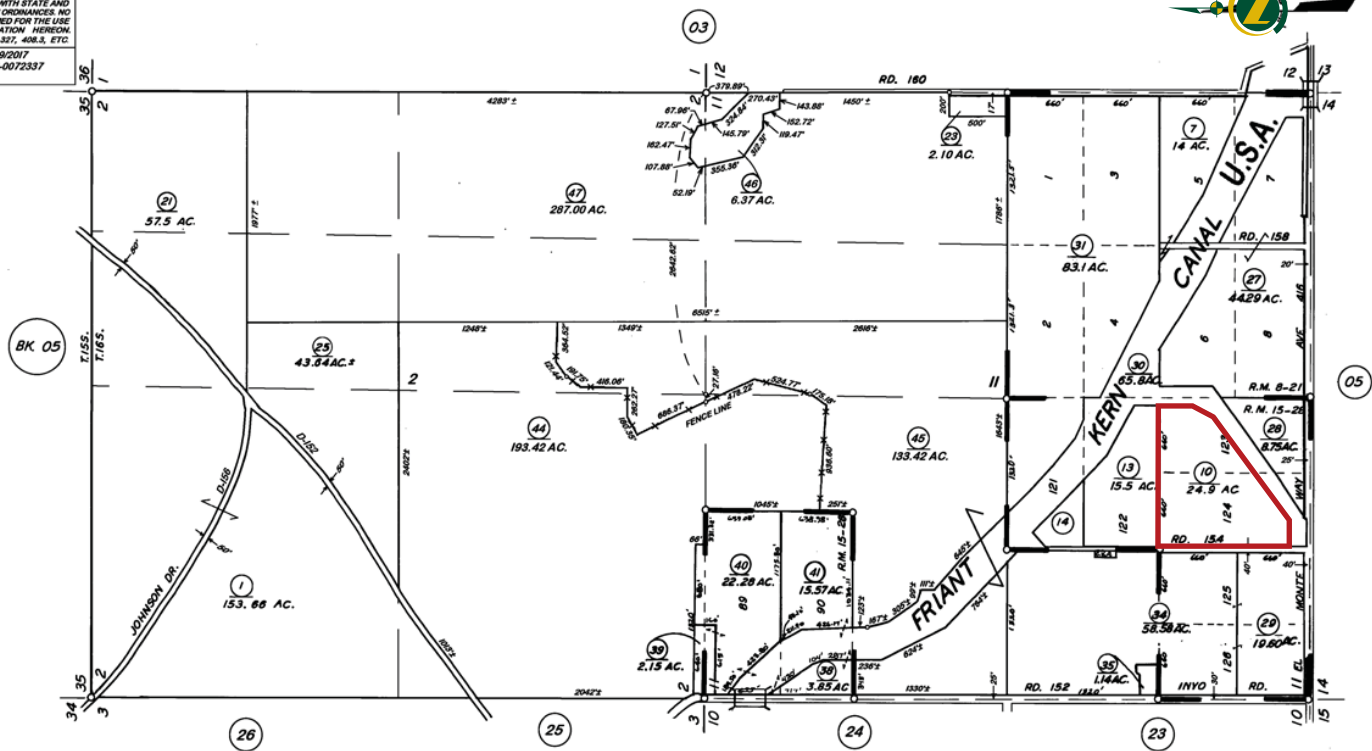
PRICE/TERMS:

The asking price is \$750,000. The current crop is negotiable.
***Please do not disturb the tenant. Call for showing instructions prior to entry.**

ASSESSOR'S PARCEL MAP

MISCELLANEOUS
THIS MAP WAS PREPARED FOR LOCAL PROPERTY ASSESSMENT PURPOSES ONLY. THE PARCELS SHOWN HEREON MAY NOT COMPLY WITH STATE AND LOCAL SUBDIVISION ORDINANCES. NO LIABILITY IS ASSUMED FOR THE USE OF THE INFORMATION HEREON.
R & T CODE SEC. 327, 408.5, ETC.
REVISED: 03/29/2017
REASON: 2016-0072337
CAD TECH: ARL

068-015



POR. OROSI FARMS R.M. 15-28.
POR. BEINHORN TR. R.M. 8-21.

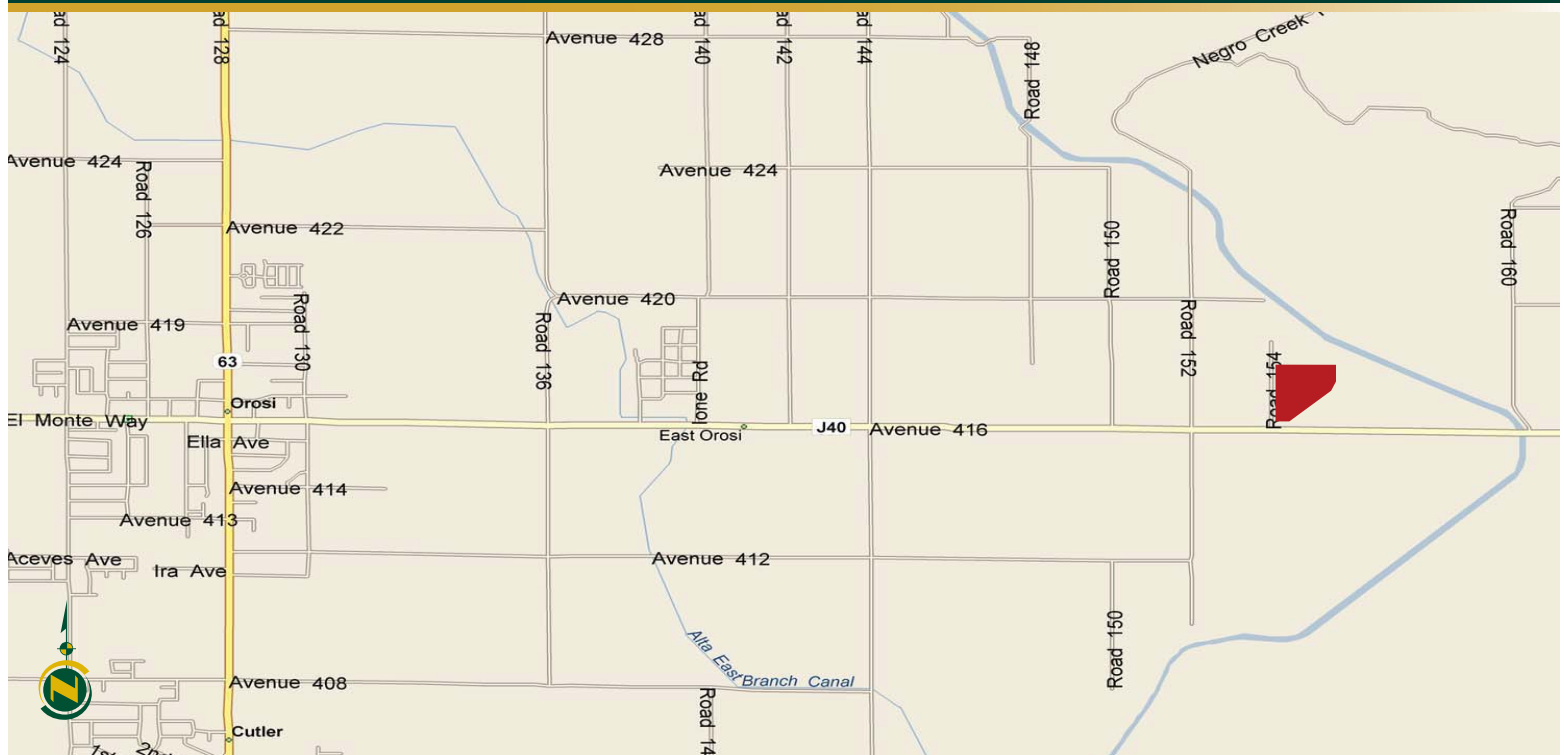
VICINITY OF OROSI
ASSESSOR'S MAPS BK. 035, PG. 02.
COUNTY OF TULARE, CALIF.

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

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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