

# **FOR SALE**



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## **Orange Cove Area Citrus & Plums**



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

- Alta I.D. & Ag Well
- Desirable Citrus Varieties
- Good Soils

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CA DRE #00020875



# Orange Cove Area Citrus & Plums

**53.91± Assessed Acres**

**\$1,700,000**  
**(\$31,534/Acre)**

**DESCRIPTION:**

Available for sale is a citrus and plum ranch located west of Orange Cove, California. The ranch is split into two parcels and features Tango mandarins, Cara Cara navels, Washington navels and plums.

**LOCATION:**

The ranch is located on the northwest corner of Avenue 456 (E. South Avenue) and Wakefield Avenue, approximately two miles west of Orange Cove.

**LEGAL:**

Fresno County APNs: 373-080-11 & 35.  
Zoning: AE-20.

**PLANTINGS:**

4± acres of 8± year-old Tango mandarins  
13± acres of 20± year-old Washington navels  
13± acres of 2± year-old Cara Cara navels  
22.91± acres of Friar, Black Amber, Black Cat and Apple Dandy plums.

**WATER:**

The property is irrigated by one Ag pump and well and Alta Irrigation District water with 100% entitlement. There is a second pump and well, but the pump is not operational.

**SOILS:**

Predominately Madera sandy loam.  
Greenfield coarse sandy loam, 0 to 3 percent slopes.

**PRICE/TERMS:**

The asking price is \$1,700,000 cash at close of escrow.  
The sale is subject to a lease on the plums. The lease is to end after the current 2020 crop is harvested.  
The property is being sold in its "as-is, where-is" condition.

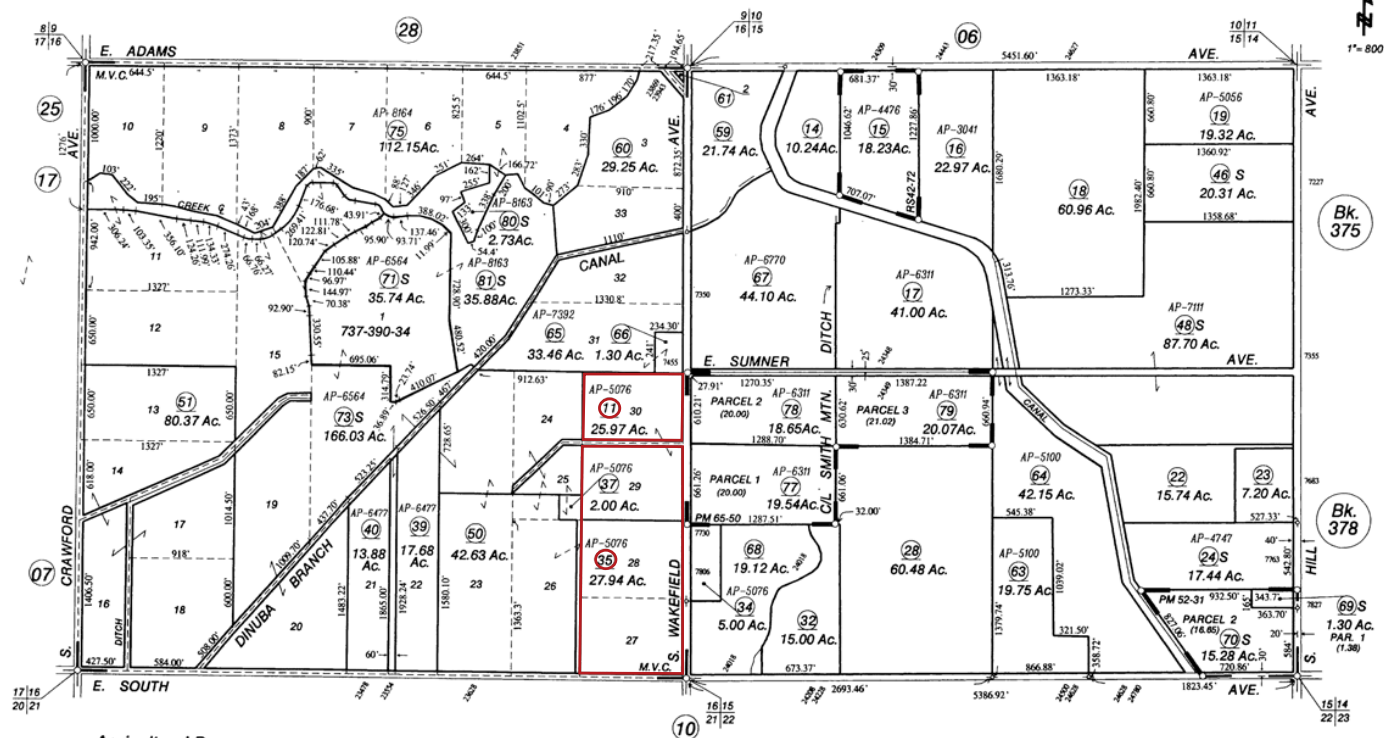
# ASSESSOR'S PARCEL MAP

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.

SUBDIVIDED LAND &amp; FOR. SEC S. 15 &amp; 16, T. 15 S., R. 24 E., M.D.B. &amp; M.

**Tax Rate Area**  
169-001  
169-011

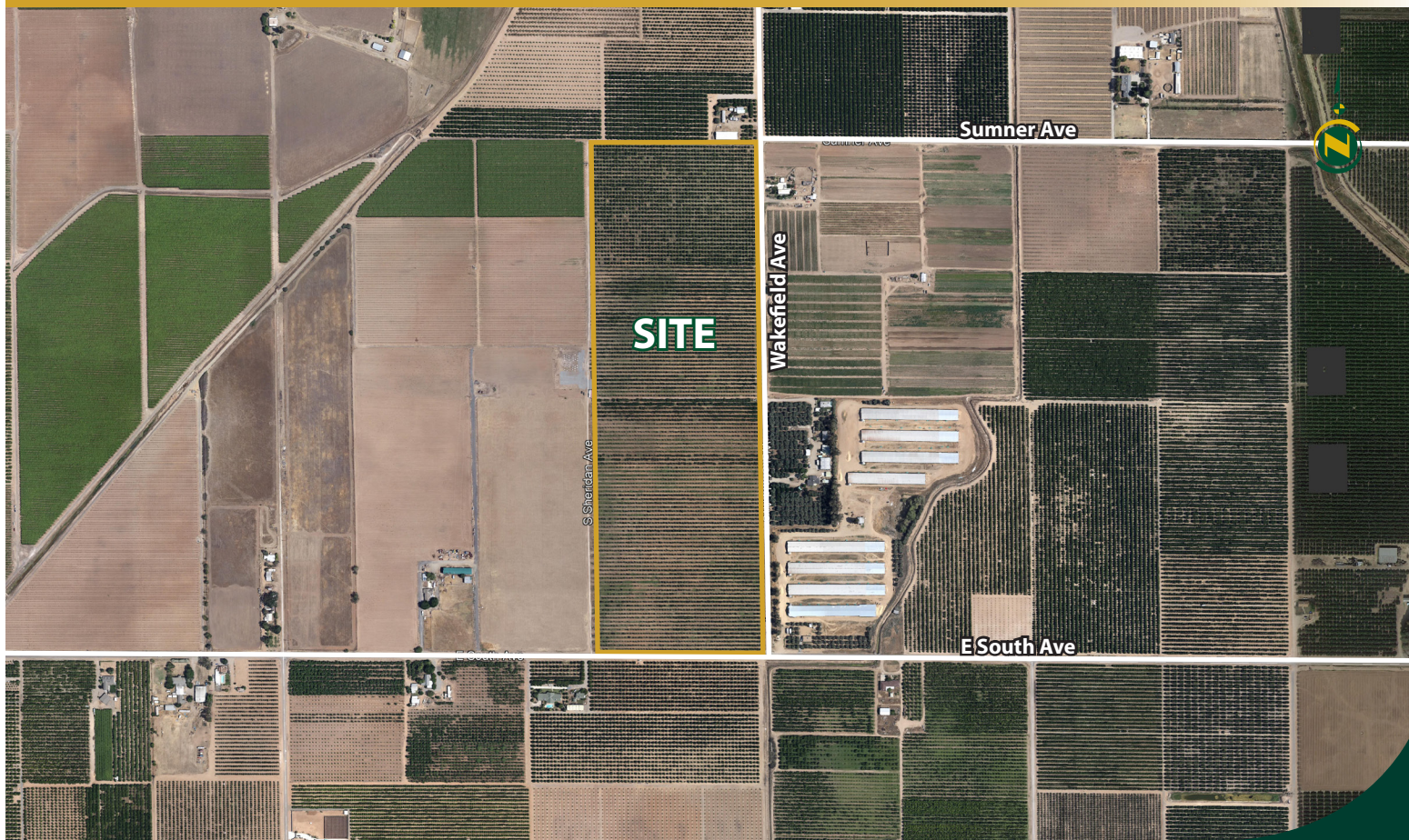
373-08



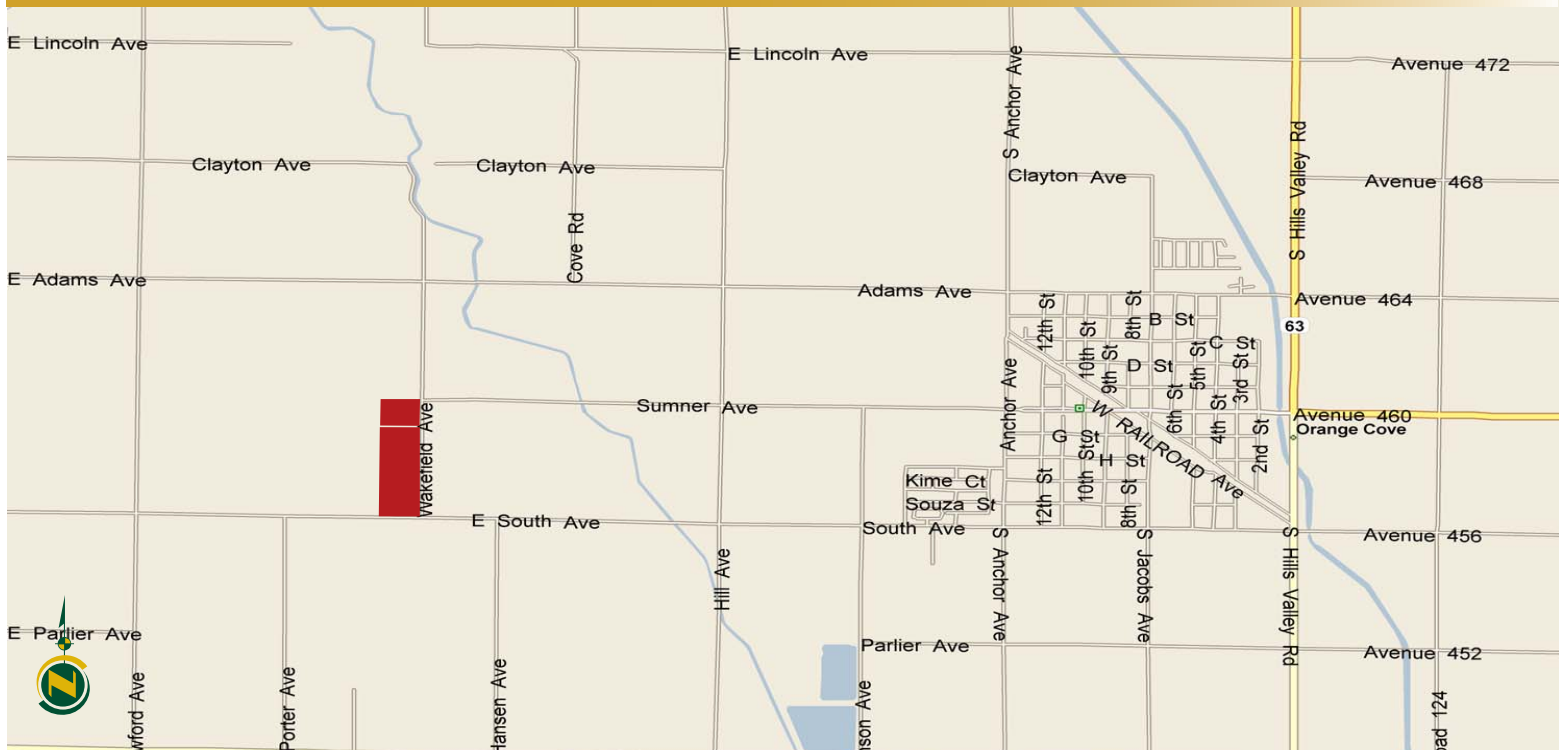
**Agricultural Preserve**  
Mira Valle Colony - R. S. Bk. 3, Pg. 35  
Parcel Map No. 7391 - Bk. 52, Pgs. 31 & 32  
Record of Survey - Bk. 42, Pg. 72  
Parcel Map No. 7950 - Bk. 65, Pgs. 50-52

Assessor's Map Bk.373 - Pg. 08

## 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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