

Woodlake Navel Ranch

39.82± ACRES
Tulare County, CA

\$995,000



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Property Details

DESCRIPTION:

This is a productive and profitable navel ranch with a history of producing export quality fruit in the citrus region of Woodlake.

LOCATION:

The property is located on the west side of Road 206 between Highway 245 and Road 352, in Tulare County, California.

LEGAL DESCRIPTION:

Tulare County APN: 057-050-045 and 057-050-001.

Zoning is AE-40.

PLANTING INFORMATION:

- BLOCK 1:* 4.28 acres Washington Navels on Trifoliate and Troyer. Planted 1959, spacing is 22' x 15'
- BLOCK 2A:* 8.81 acres Washington Navels on Grapefruit, Planted 1952, spacing is 22' X 22'
- BLOCK 2B:* 4.23 acres Washington Navels on Grapefruit, Planted 1952, spacing is 22' X 22'
- BLOCK 3:* 4.02 acres late Navels on Trifoliate, Planted 2009, spacing is 20' x 18'
- BLOCK 4:* 14.1 acres Washington Navels on Troyer, Planted 1959, spacing is 22' X 15'

SOILS:

San Joaquin Loam, 0 to 2% slopes.

San Joaquin Loam, 0 to 9% slopes.

WATER:

Water is provided by two onsite wells and distributed by fanjet irrigation sprinklers. The property is within the East Kaweah Groundwater Sustainability Agency.

WINDMACHINES:

There are four windmachines. Two are propane and two are diesel. Propane tanks are included in the sale.

BUILDING:

One rental house on the property that rents for \$500 per month.

PRICE/TERMS:

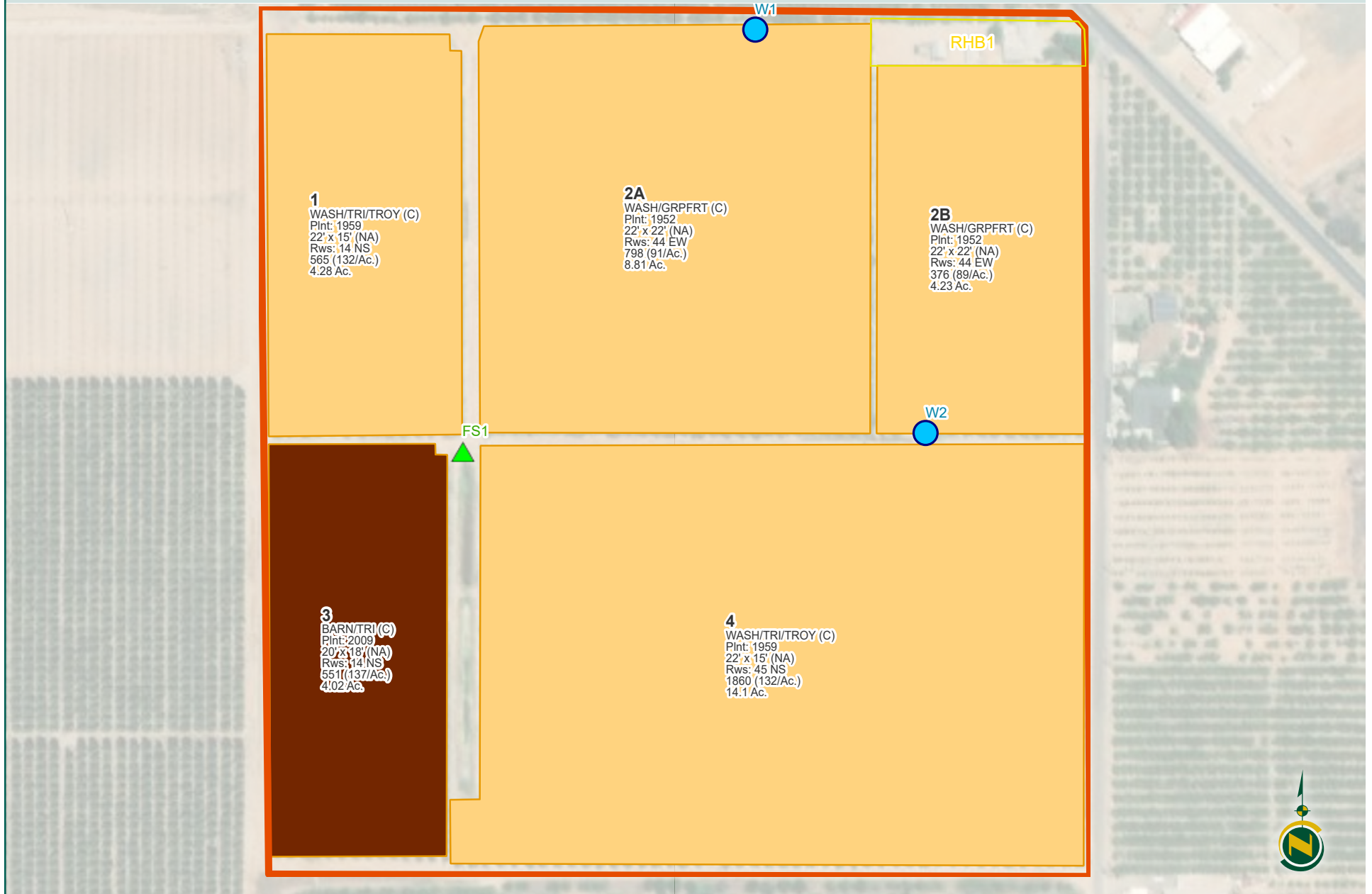
\$995,000.

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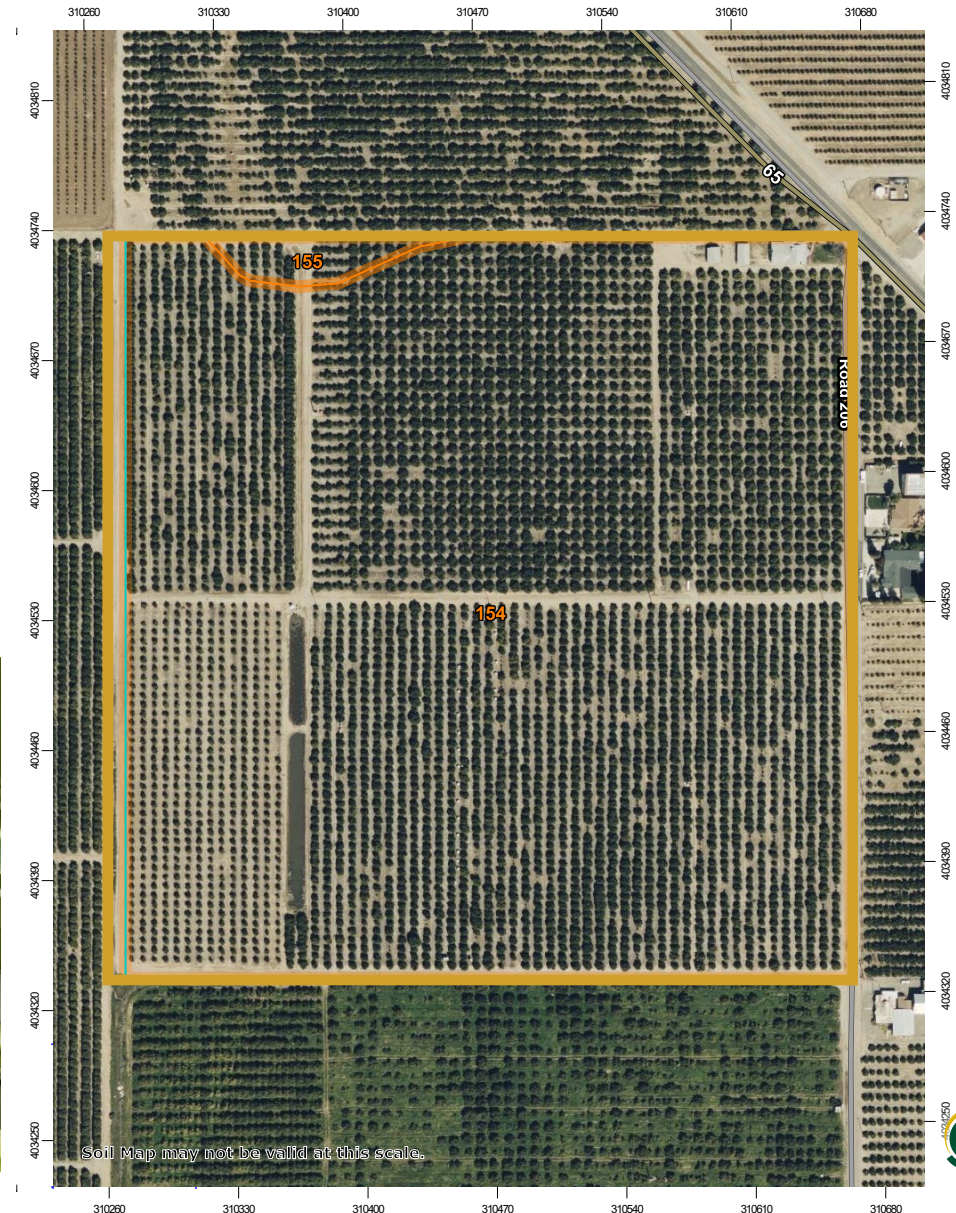
Planting Map



Soils

Map Unit Legend

Map Unit Symbol	Map Unit Name	Percent of AOI
154	San Joaquin loam, 0 to 2 percent slopes	98.6%
155	San Joaquin loam, 2 to 9 percent slopes	1.4%
Totals for Area of Interest		100.0%



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Photos





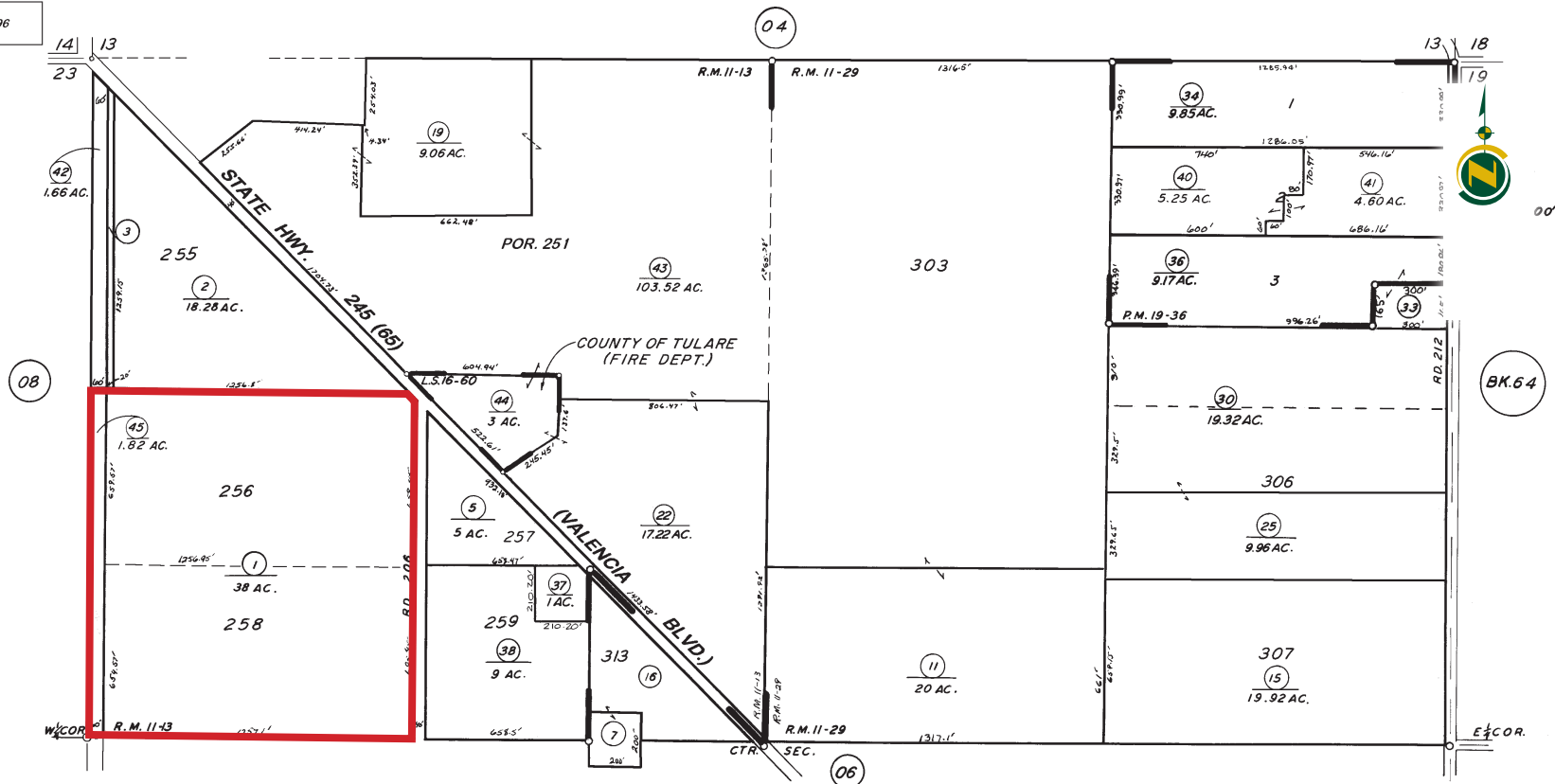
Assessor's Parcel Map

161-011

DISCLAIMER

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.

REVISED:	10/28/2009
REASON:	2008-0050396
CAD TECH:	LLB



POR. WOODLAKE ORCHARD TRACT R.M. 11-13
RECORD OF SURVEY L.S. 16-60
POR. WOODLAKE ORCHARD TRACT NO.2 R.M. 11-29
PARCEL MAP 1835, P.M. 19-36

VICINITY OF WOODLAKE
ASSESSOR'S MAPS BK. 057, PG. 05
COUNTY OF TULARE, CALIF.

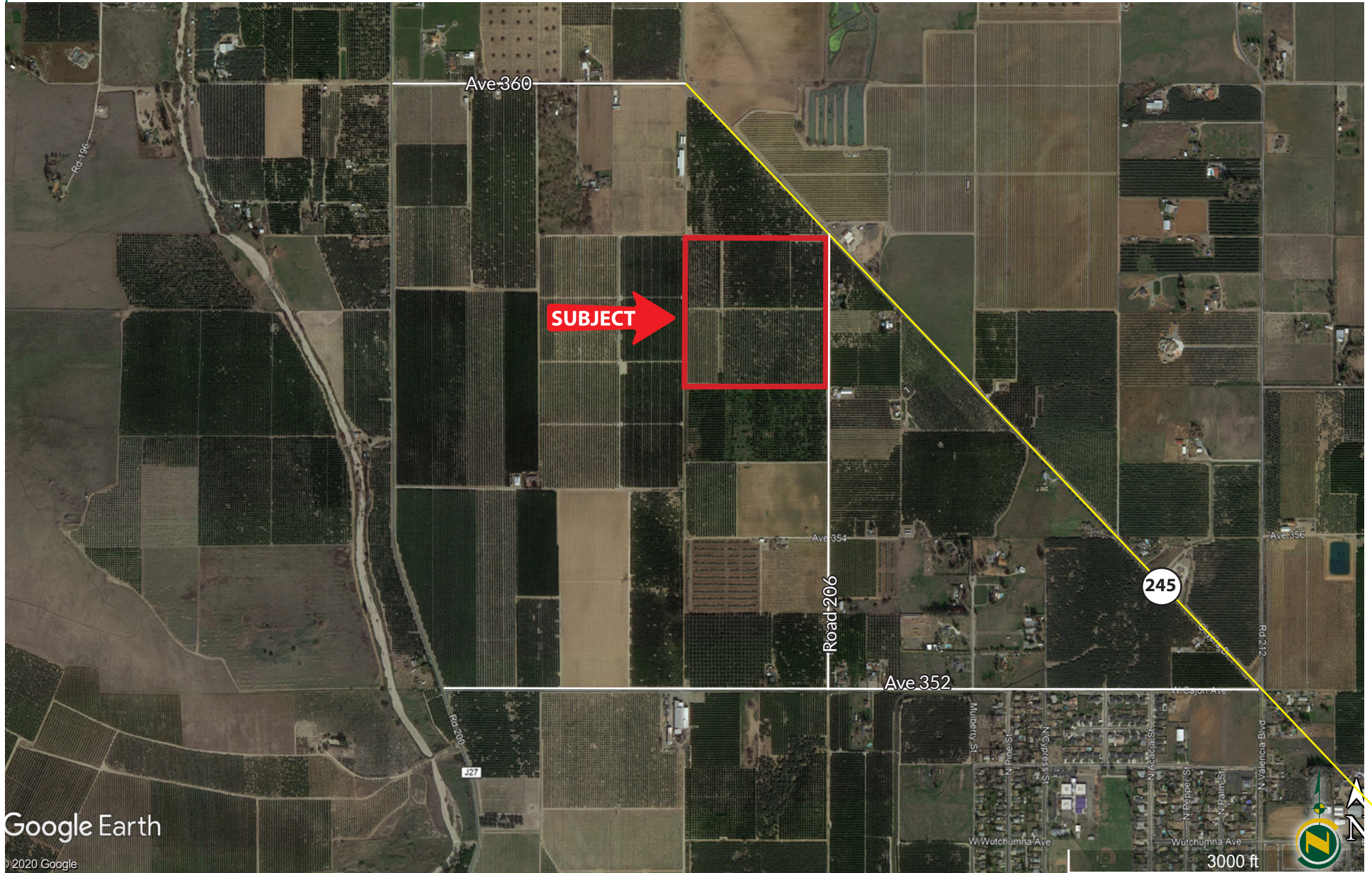
NOTE — ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES
ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES

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Location Aerial



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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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