

FOR SALE



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REALTY**
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Alta I.D. Citrus Grove



13.87± Acres
Fresno County, California

- Young Mandarin Orchard
- Alta Irrigation District
- Great Location
- Ag Pump and Well
- Good Soils

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Alta I.D. Citrus Grove

13.87± Acres

\$624,150

DESCRIPTION:

This Alta Irrigation District property was planted to Clementine mandarins in 2016. The ranch is in a great location between Reedley and Dinuba. The orchard has a pump and well along with 100% entitlement Alta water. The grove is turnkey and well maintained with good future production.

LOCATION:

This property is located on the north side of East Dinuba Avenue between Alta Avenue and South Pederson Avenue.

LEGAL:

Fresno County APN: 373-180-42, located in a portion of Section 30, Township 15S, Range 24E, M.D.B & M.

ZONING:

AE 20 - Agriculture Exclusive 20 acre. The parcel is not under the Williamson Act Contract.

PLANTINGS:

Clementine mandarin on Volka Mariana rootstock, planted in 2016.

SOILS:

Atwater loamy sand, 0 to 3 percent slopes, MLRA 17
Hanford coarse sandy loam
Ramona sandy loam, hard substatum

WATER:

One ag pump and well along with Alta Irrigation District water. Spin clean filter supplies water to sprinkler system.

PRICE/TERMS:

\$624,150 all cash.

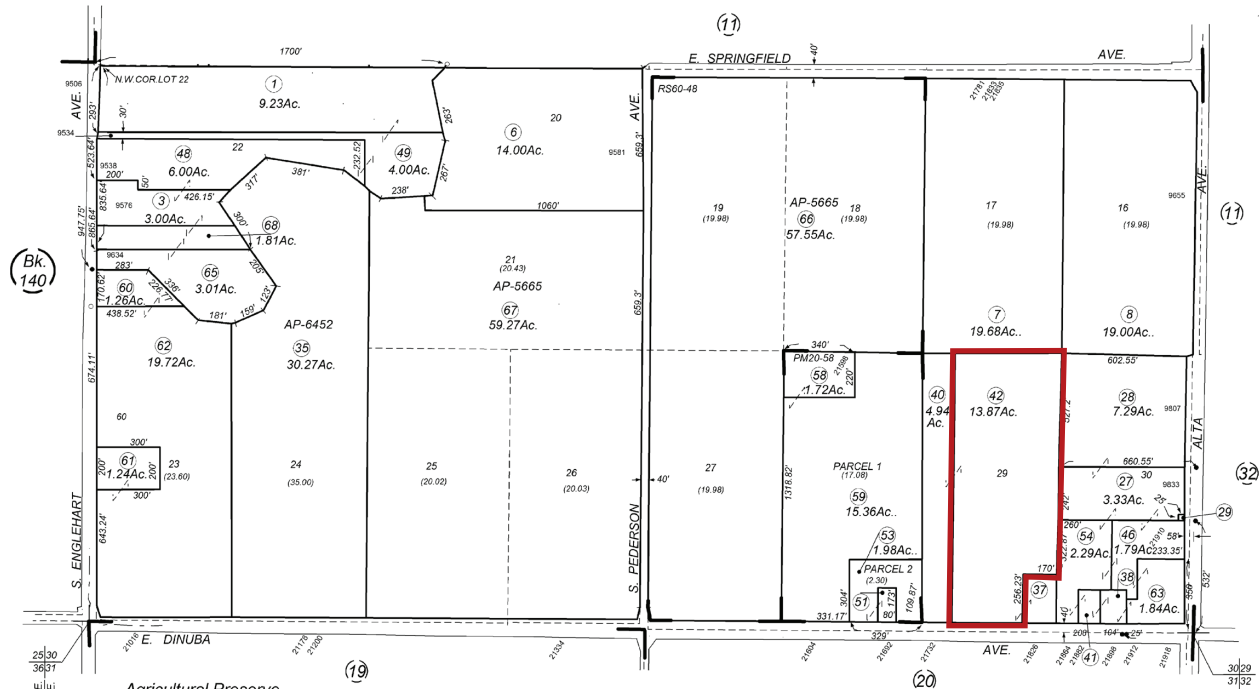
ASSESSOR'S PARCEL MAP

-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.

SUBDIVIDED LAND IN POR. SEC. 30, T.15S., R.24E., M.D.B.&M.

Tax Rate Area
169-001

373-18



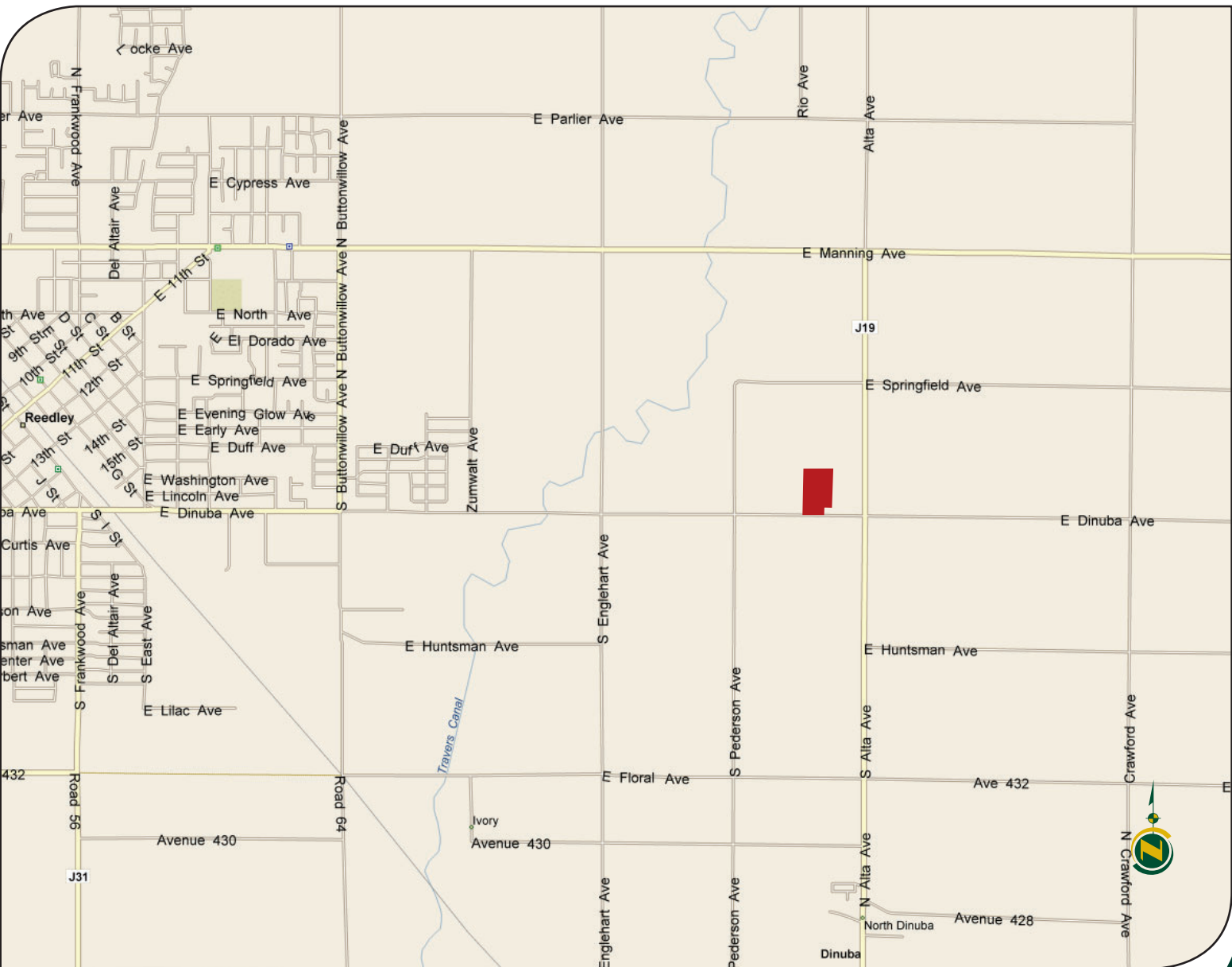
Agricultural Preserve
Producers Colony-R.S.Bk.2,Pg.39
Parcel Map No. 2472 - Bk. 20, Pg. 58
Record of Survey - Bk. 60, Pg. 48

Assessor's Map Bk.373 - Pg.18
County of Fresno, Calif.

PHOTOS



LOCATION 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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