

FOR SALE



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Custom Country Home & Young Citrus Ranch



22.32± Acres
Fresno County, California

- Young Mandarins and Lemons
- Alta Irrigation District
- Pump and Well
- Beautiful Custom Home
- Great Views and Location

Exclusively Presented By:
Pearson Realty



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Custom Country Home & Young Citrus Ranch

22.32± Acres

\$1,200,000

DESCRIPTION:

This Reedley area opportunity consists of a beautiful executive country home that sits just below "R mountain" in a prime citrus growing region. The property is also upgraded with a young mandarin and lemon orchard. This unique offering also has a pump and well along with 100% entitlement to the desirable Alta Irrigation District water. The ranch is a producing orchard and very well maintained. This offering allows for country living with great views and income producing citrus.

LOCATION:

This property is located on the north side of Central Avenue between S. Buttonwillow Avenue and S. Englehart with a street address of 20538 Central Avenue, Reedley, CA 93654.

LEGAL:

Fresno County APN: 333-070-56, located in a portion of Section 25, Township 145S, Range 23E, M.D.B & M.

ZONING:

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

PLANTINGS:

15.00± acres - Gold Nugget mandarins on Carrizo planted in 2015
5.00± acres - Lisbon lemons on Carrizo planted in 2015

SOILS:

Mostly Porterville clay, 0 to 3 percent slopes
Some San Joaquin loam, 0 to 3 percent slopes

WATER:

One pump and well along with Alta Irrigation District water. District water has booster pump and sand media filter. Both well and district water have injection systems that feed a combination drip and sprinkler irrigation system.

RESIDENCE:

The luxurious home is approximately 2,368± sq.ft. with a 1,100± sq.ft. three car garage. This ranch home also has 10 foot vaulted ceilings, granite counter tops, along with some tile rooms and carpeted rooms. The home also has a whole house fan and most rooms have ceiling fans. The residence consists of 4 bedrooms, 3 bathrooms, kitchen and living room. A propane tank delivers gas for water heater, stove and heating. The home has central air and heating. The property has automated sprinkler system for the well maintained mature landscape with a large fenced back yard which includes a gazebo for entertainment.

PRICE/TERMS:

\$1,200,000 all cash.

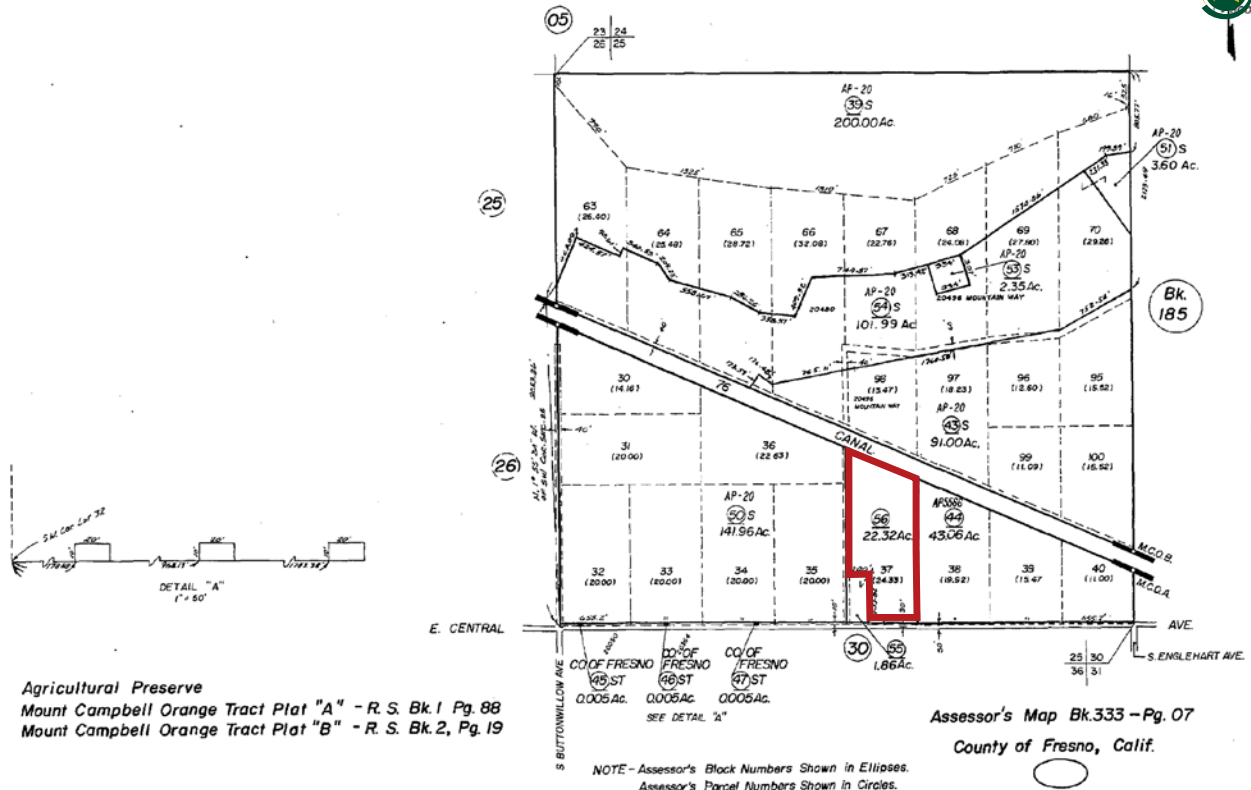
ASSESSOR'S PARCEL MAP

SUBDIVIDED LAND IN POR. SEC. 25, T14S., R.23E. M.D.B. & M.

Tax Area
16S-001
16S-011

333-07

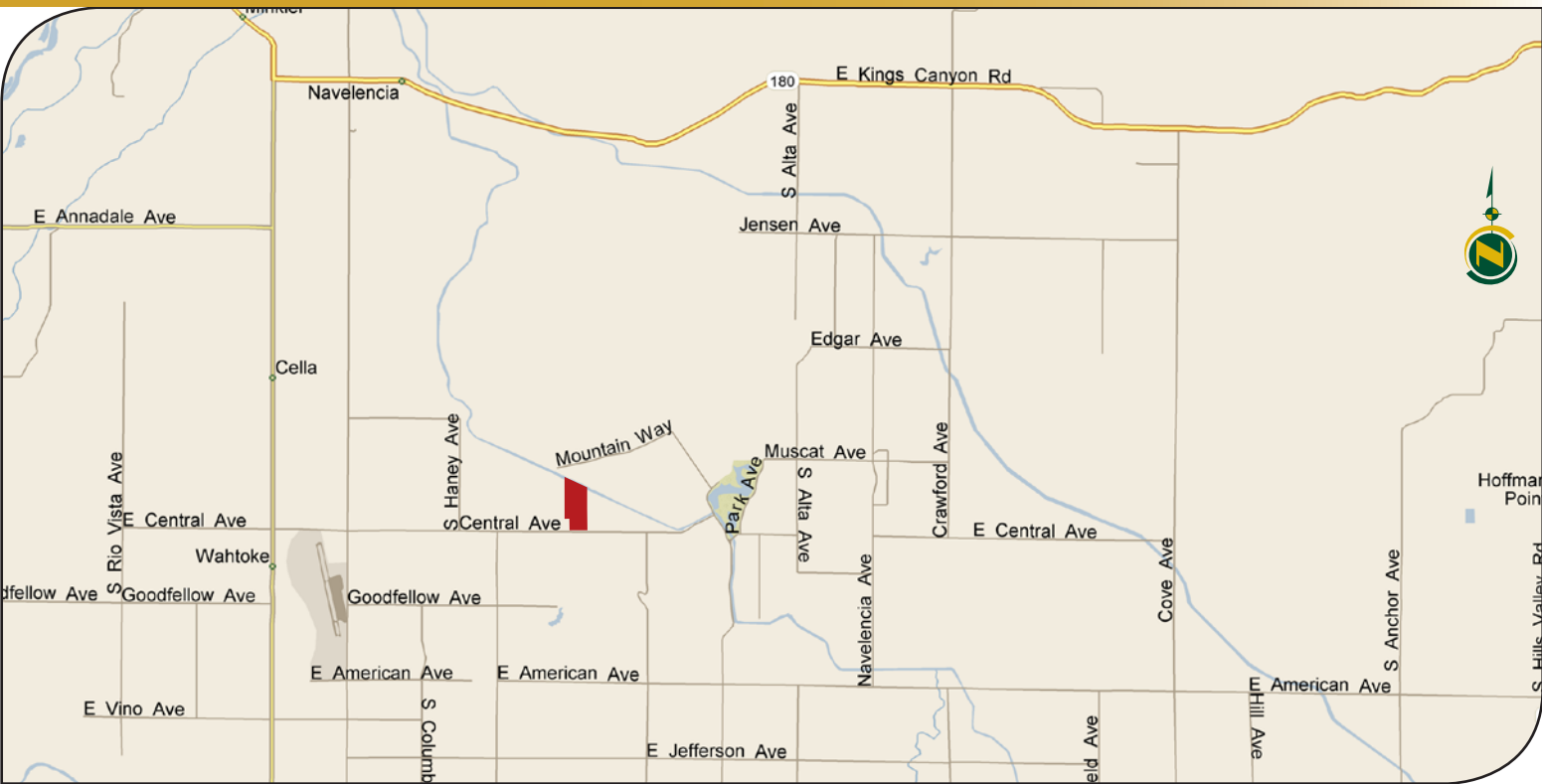
— NOTE —
This map is for Assessment purposes only.
It is not to be construed as portraying legal
ownership or divisions of land for purposes
of zoning or subdivision law.



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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