

FOR SALE



**PEARSON
REALTY**
AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

Orange Cove Area Citrus, Homes and Shop



**10.00± Acres
Tulare County, California**

- Two Sources of Water
- Producing Citrus
- Two Homes
- Large Newer Shop
- Wind Machine
- Income Potential

**Exclusively Presented By:
Pearson Realty**



CALIFORNIA'S LARGEST AG BROKERAGE FIRM

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CA DRE #00020875



Orange Cove Area Citrus, Homes and Shop

10.00± Acres

\$699,000

DESCRIPTION:

This opportunity consists of a navel orange citrus ranch, homes and shop. They are located in a prime citrus producing location with good income potential. The Fisher navels are a good mature citrus grove with two sources of water and a propane powered wind machine for frost protection. The Buyer will have the choice of living in the homes and using the shop or possibly just renting them out for added income.

LOCATION:

The property is located just east of Orange Cove on the north side of Avenue 472, just east of Road 120. The street address is 12410 Avenue 472, Orange Cove, CA 93646.

LEGAL:

Tulare County APN: 005-011-019, located in a portion of the SW 1/4 of the SE 1/4 of Section 6, Township 15S, Range 25E, M.D.B & M.

ZONING:

AE 80 - Agriculture Exclusive 80 acre minimum. The parcel is under the Williamson Act Contract.

PLANTINGS:

Fisher Navels - 9.0± acres

SOILS:

San Joaquin loam, 0 to 2 percent slopes
San Joaquin loam, 2 to 9 percent slopes
Yettem sandy loam, 0 to 2 percent slopes

WATER:

One ag pump and well, one domestic pump and well, Hills Valley Irrigation District water. The orchard is irrigated through sprinkler system.

EQUIPMENT:

One propane powered Orchard Rite wind machine.

BUILDINGS:

The main home is approximately 2,300± sq. ft. with 3 bedrooms and 2 bathrooms. The house also has a newer central air and heating unit. The kitchen has been remodeled recently along with upgraded dual pane windows throughout. The home also has a leased solar system.

The back rental house is a 2 story home with 2 bedrooms and 1 bathroom. This home is approximately 1,400± sq. ft.

The shop is approximately 1,500± sq. ft. and was built in 2007. The shop has 3 large roll-up doors along with a man door. It is a very nice metal structure shop built on a cement slab.

PRICE/TERMS:

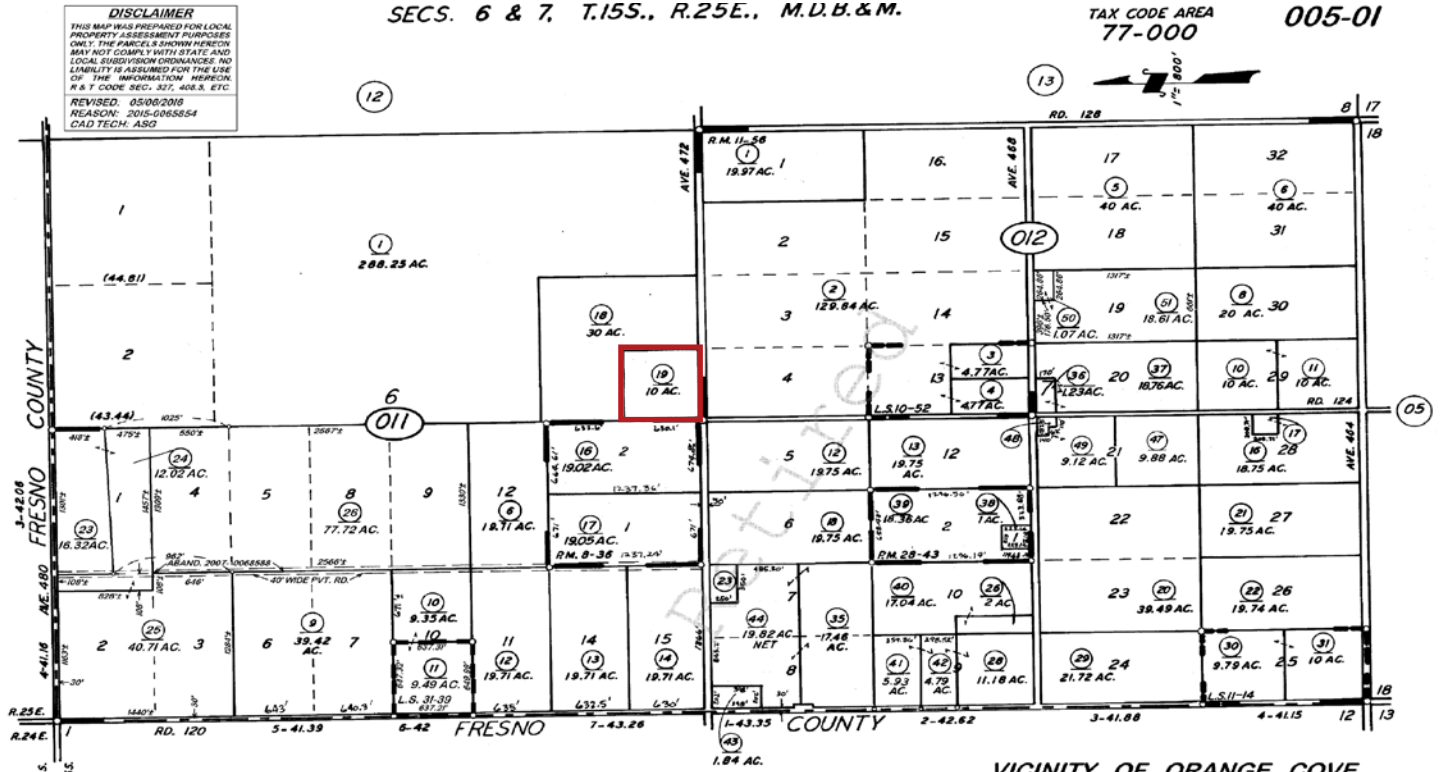
\$699,000 all cash.

ASSESSOR'S PARCEL MAP

SECS. 6 & 7, T.15S., R.25E., M.D.B.&M.

TAX CODE AREA
77-000

005-01



POR. OROSI ORANGE LDS. R.M. 11-56 RECORD OF SURVEY, L.S. 31-39
PARCEL MAP 736, P.M. 8-36
PARCEL MAP 2742, P.M. 28-43
RECORD OF SURVEY, L.S. 11-14
RECORD OF SURVEY, L.S. 10-52

VICINITY OF ORANGE COVE
ASSESSOR'S MAPS BK.05 PG. 01
COUNTY OF TULARE, CALIF.

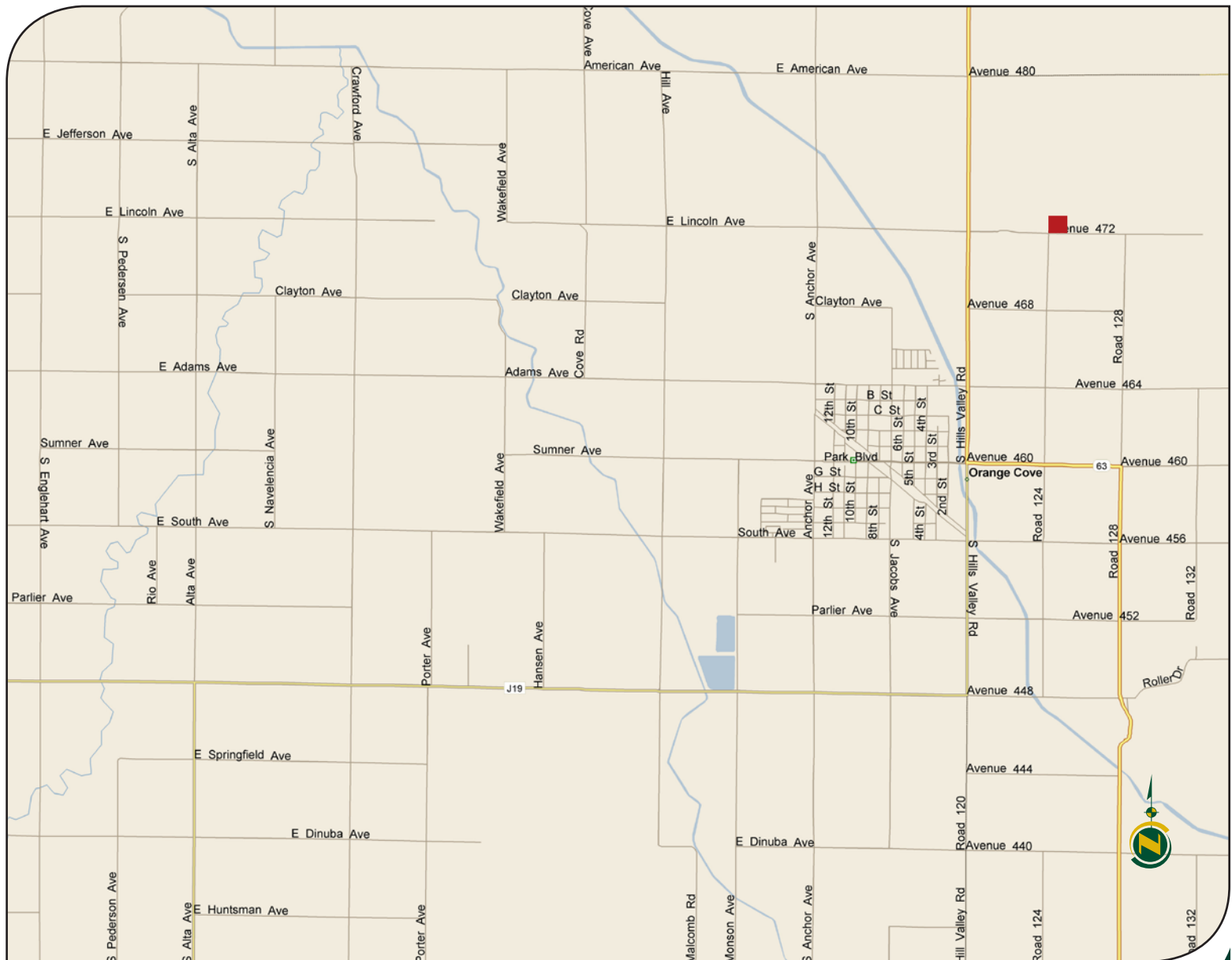
NOTE—ASSESSOR'S BLOCK NUMBERS SHOWN IN ELIPSES
ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES



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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