

COVE AVENUE CITRUS

Fresno County, California

19.14± Assessed Acres

\$500,000
(\$26,123/Acre)



- Orange Cove Irrigation District
- Mature Navels and Tangelos
- Micro-sprinkler irrigation system



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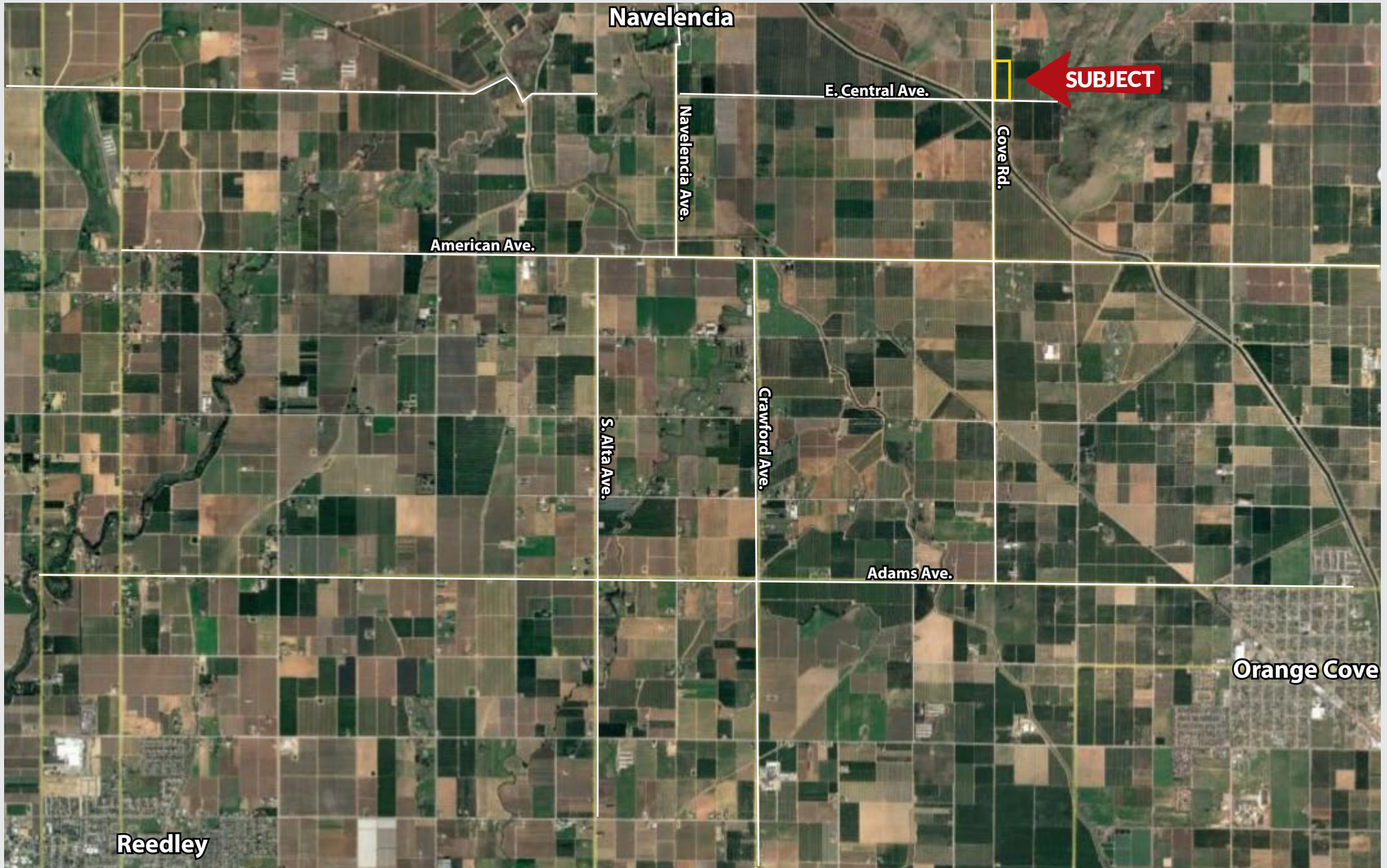


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Fresno County, CA



PROPERTY LOCATION



PROPERTY INFORMATION

LOCATION

The NEC of Cove Avenue and the Central Avenue Alignment.
Approximately 3± miles northwest of the city of Orange Cove.

LEGAL

A portion of the W 1/2 of the SW 1/4 of the SE 1/4 of Section 27, T14S, R24E, M.D.B.&M. Fresno County APN 185-250-39s.

ZONING

AE-40 (Agriculture Exclusive - 40 acre minimum parcel size).
The property is enrolled in the Williamson Act.

PLANTINGS

<u>Acres</u>	<u>Variety</u>	<u>Crop</u>	<u>Age</u>
9.5±	Early Atwood	Navels	Mature
9.0±	Minneola	Tangelos	Mature

PRODUCTION

Available upon request

WATER

Orange Cove Irrigation District
(2) Submersible irrigation pumps & wells (inoperable)
(1) Return pump
(1) Booster pump & filter
Micro-sprinkler irrigation

SOILS

Mainly cometa loam, 2-9% slopes with some Alamo clay.

BUILDINGS

None.

WINDMACHINES

(1) 100 HP electric
(1) 85 HP propane

PRICE/TERMS

\$500,000 cash at the close of escrow. Buyer to reimburse the Seller for cultural costs incurred towards the 2022 crops season.

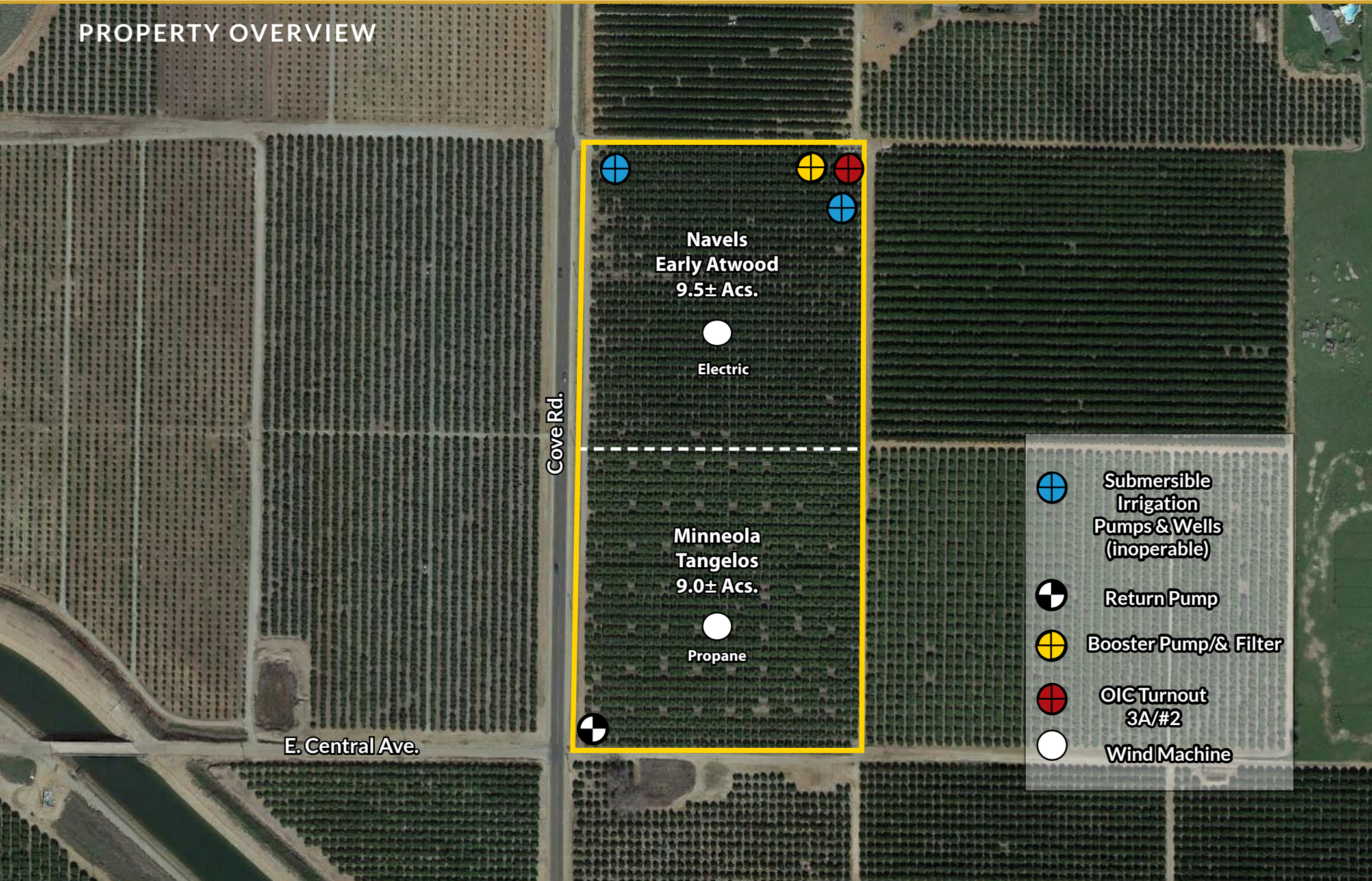


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PROPERTY OVERVIEW



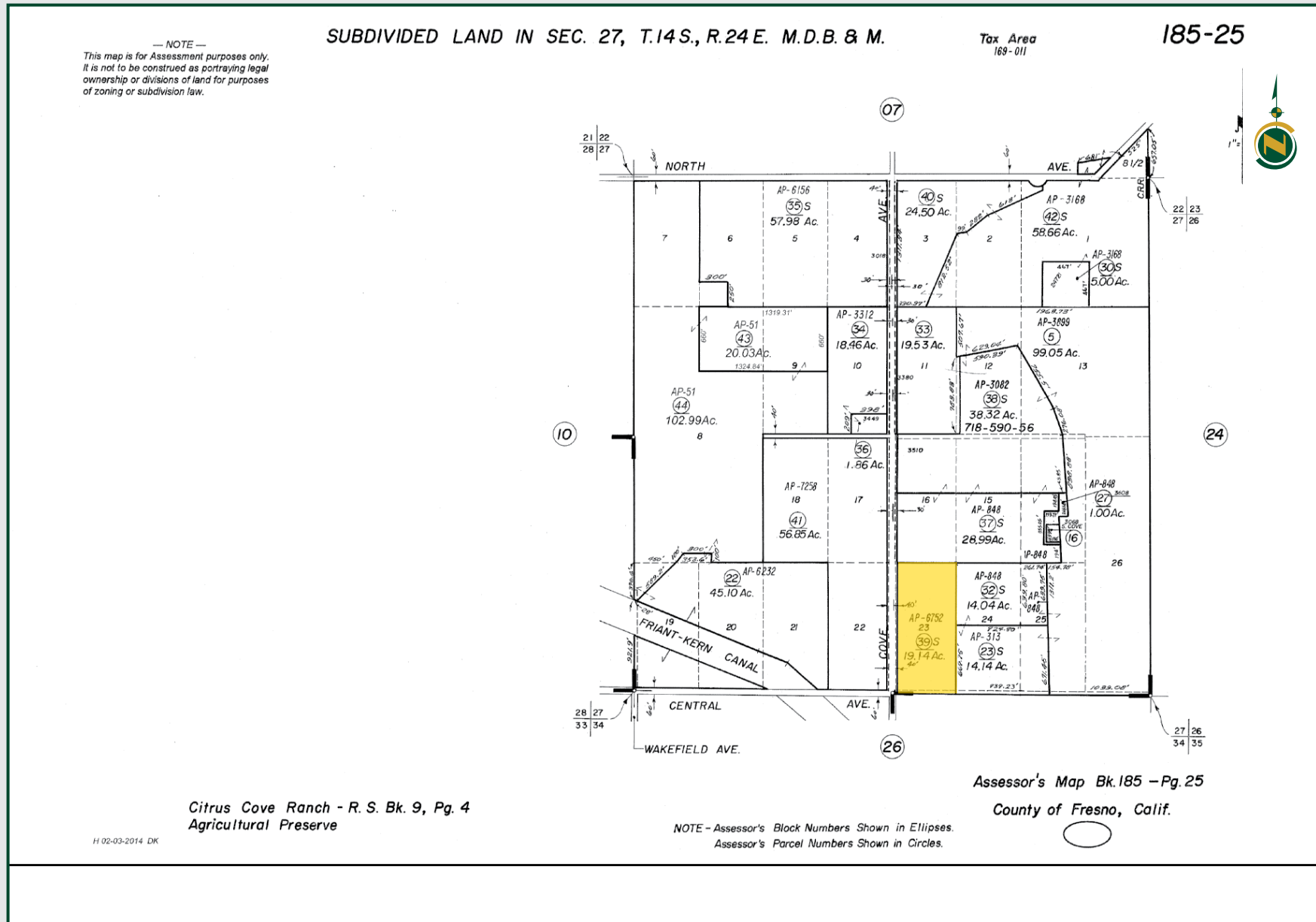
-  Submersible Irrigation Pumps & Wells (inoperable)
-  Return Pump
-  Booster Pump/& Filter
-  OIC Turnout 3A/#2
-  Wind Machine

SOILS MAP

California Revised Storie Index (CA)	
Map unit symbol	Map unit name
CzbB	Cometa loam, 2-9% slopes
An	Alamo clay



PARCEL MAP



PROPERTY PHOTOS



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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

Policy on cooperation:

All real estate licensees are invited to offer this property to prospective buyers. Do not offer to other agents without prior approval.



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