

FOR SALE



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Orosi Area Country Home and Citrus



1.02± Acres
Fresno County, California

- Large Country Home
- Domestic Well and Pump
- Tango Mandarins
- Small 1.02± acre Parcel

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Orosi Area Country Home and Citrus

1.02± Acres

\$450,000

DESCRIPTION:

This Orosi area opportunity consists of a nice country home and Tango citrus orchard. The large home has recently had exterior paint along with new windows and doors. The home also had a brand new 4 ton Carrier heating and cooling unit installed. The property also has about a half an acre of approximately 9 year old Tango mandarins. This offering is perfect for country living just outside the Orosi city limits.

LOCATION:

This property is located just north of Orosi, California on the west side of Road 124, between Avenue 416 and Avenue 424.

LEGAL:

Tulare County APN: 021-090-042, located in a portion of the NE 1/4 of the SE 1/4 of Section 7, Township 16S, Range 25E, M. D. B. & M.

ZONING:

1800 Residence, estate home. The parcel is not under the Williamson Act.

PLANTING:

0.5± acre of Tango mandarins.

SOILS:

Honcut sandy loam, 0 to 2 percent slopes
Tujunga sand

WATER:

Domestic pump and well.

RESIDENCE:

The country home is approximately 1,938± sq.ft. The home is wood exterior that has recently been painted and has a composition roof. The home features 3 bedrooms, 3 bathrooms, living room, dining room, kitchen, den and a functional wood burning stove. The home has also recently had new energy efficient windows and doors installed. The home also is enclosed with fencing for added security. The property also has 2 approximate ly 20'x24' metal, 3 sided storage/carport units. The residence also has a brand new Carrier 4 ton, 14 seer package RTU gas/heat and electric/cool unit. The home also has security doors.

PRICE/TERMS:

\$450,000 all cash.

ASSESSOR'S PARCEL MAP

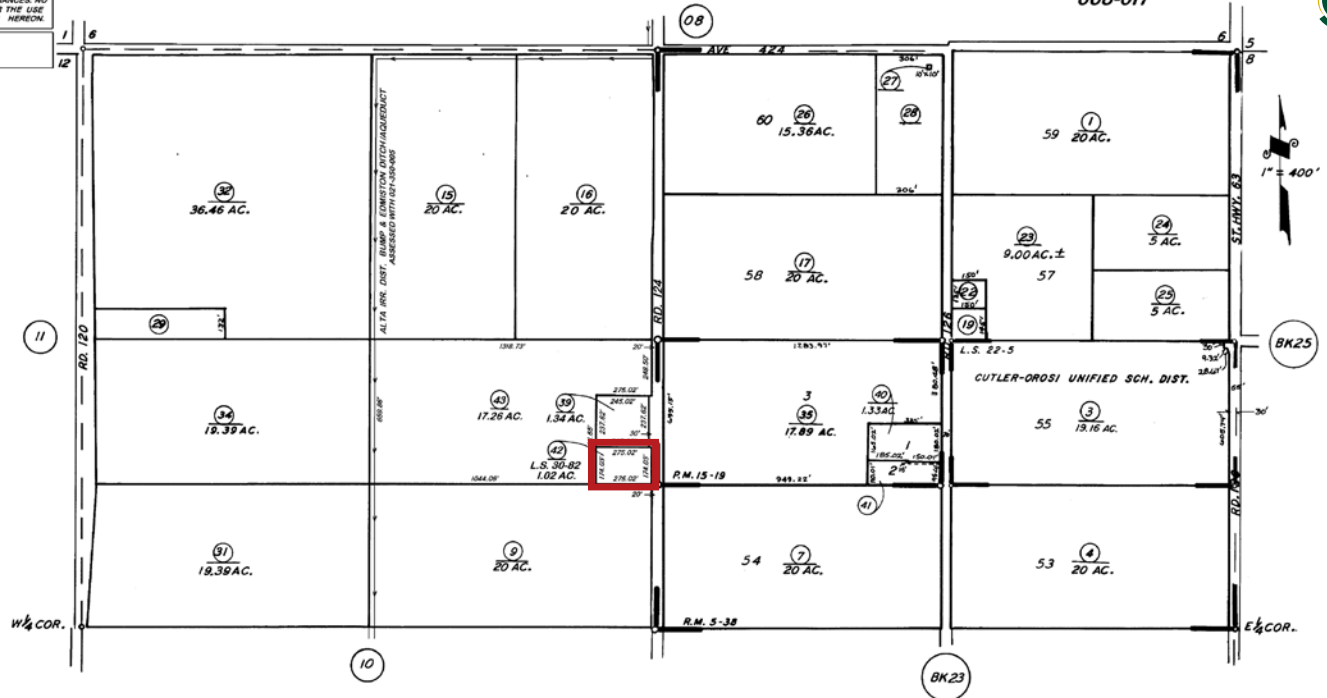
CLAIMER
PREPARED FOR LOCAL
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BUNED FOR THE USE
FORMATION HEREON.

15-0013
1-4-000062
TLW

N $\frac{1}{2}$ SEC. 7, T.16S., R.25E., M.D.B & M.

TAX CODE AREA
068-042
068-017

021-09



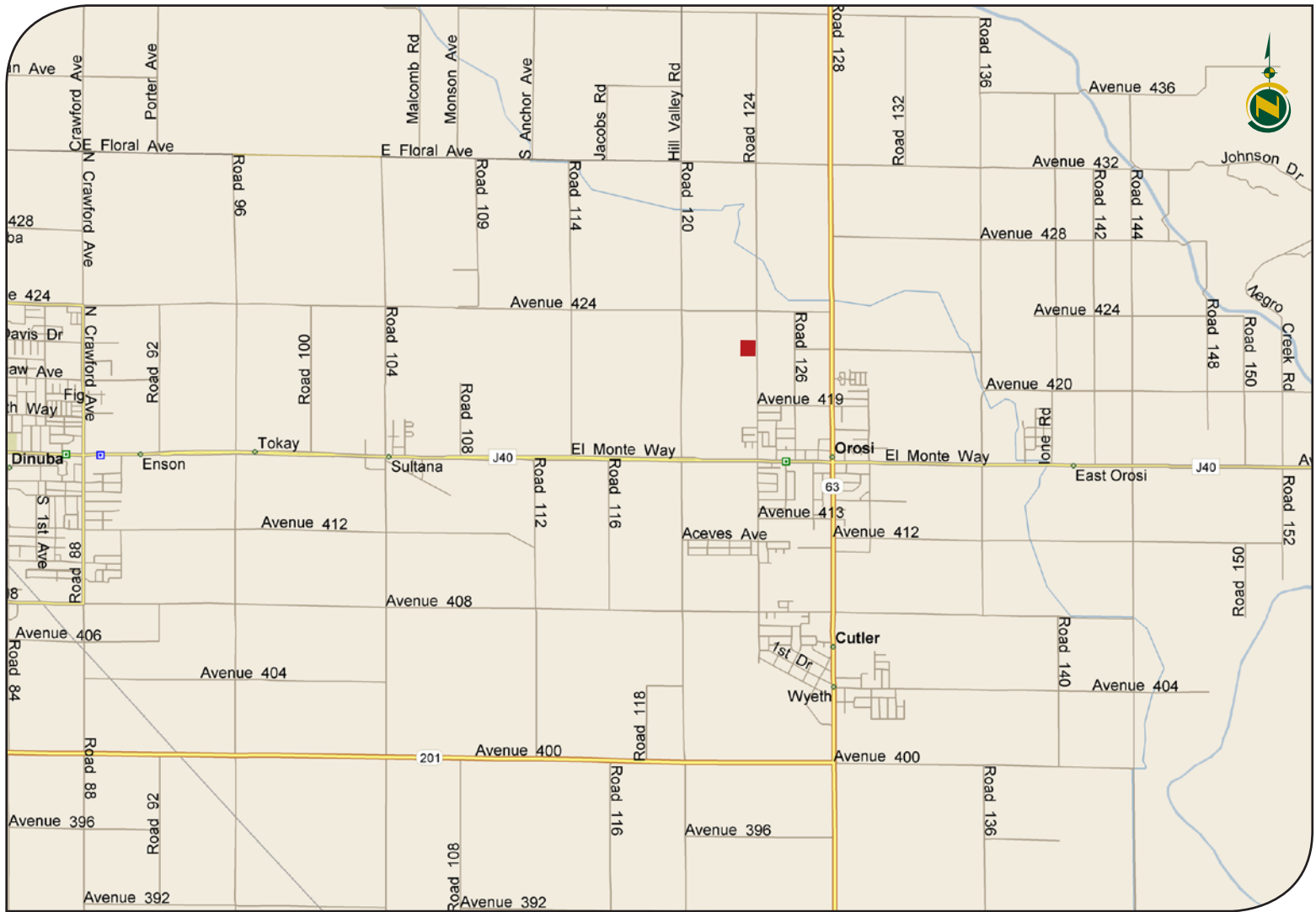
MACK'S ADD. TO OROSI COL. R.M. 5-38
PARCEL MAP 1418 P.M. 15-19
RECORD OF SURVEY L.S. 22-5
RECORD OF SURVEY, L.S. 30-82

ASSESSOR'S MAPS BK. 21 PG. 09
COUNTY OF TULARE, 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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