

REEDLEY CITRUS

Fresno County, California

39.53± Assessed Acres

\$1,200,000
(\$30,357/Acre)



• Orange Cove Irrigation District • Navels, Lemons & Tangelos • (3) Propane Wind Machines & (1) Diesel Wind Machine



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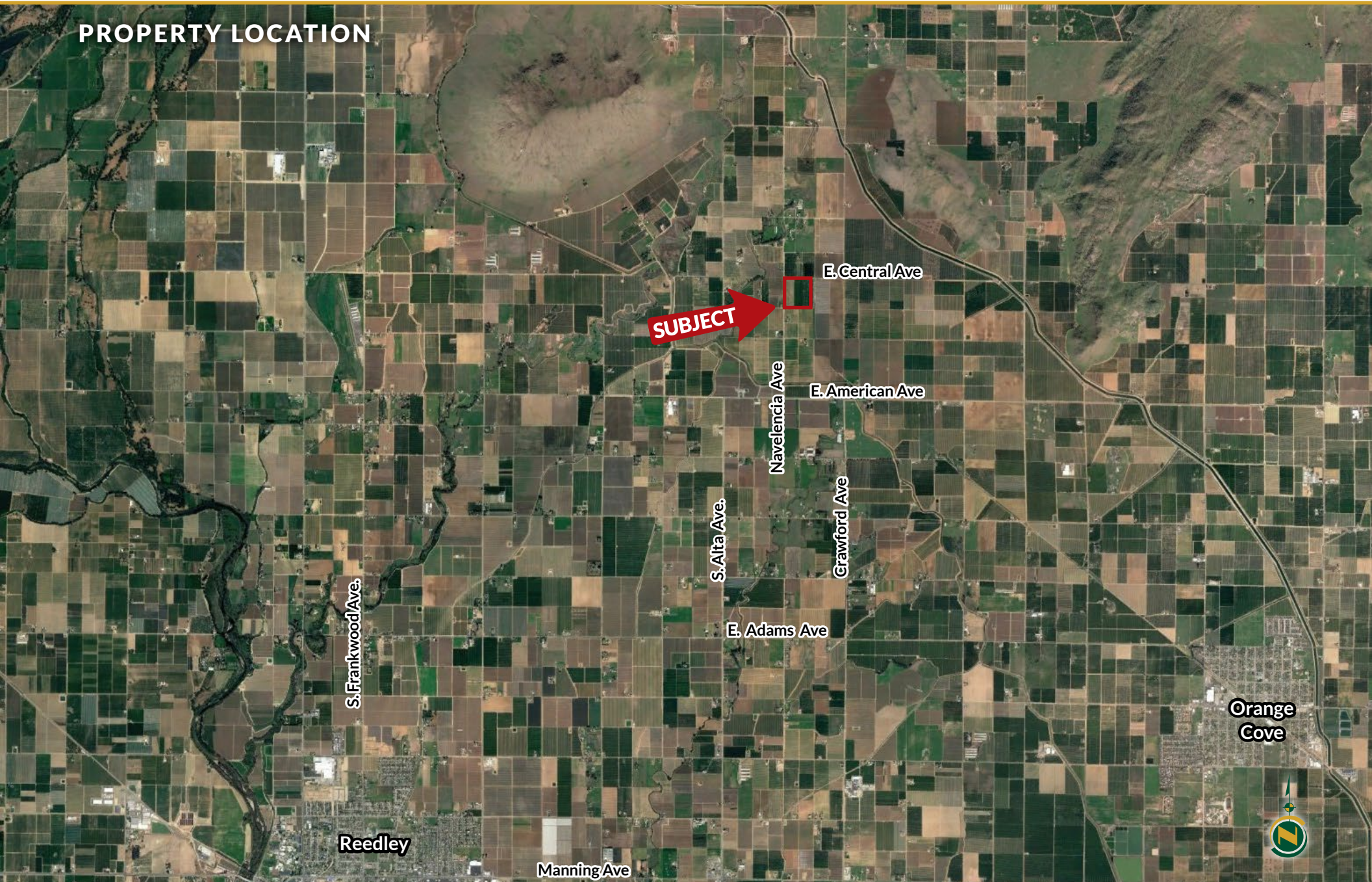
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661.334.2777

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PROPERTY LOCATION



PROPERTY INFORMATION

LOCATION

The SE corner of Central and Navelencia Avenues, approximately 5± miles northeast of Reedley, CA.

LEGAL

39.53± assessed acres in the NW 1/4 of the NE 1/4 of Section 21, T14S, R24E, M.D.B.&M. Fresno County APN: 185-161-22.

ZONING

AE-20 (Agricultural Exclusive, 20 ac. minimum parcel size)

PLANTINGS

<u>Acres</u>	<u>Crop</u>	<u>Age</u>
18.1±	Washington Navels	Mature
12.5±	Lisbon Lemons	2017
6.4±	Minneola Tangelos	Mature

PRODUCTION

Available upon request

WATER

Orange Cove Irrigation District

(1) Irrigation pump and well

(1) Sand media filter station

Fan Jet irrigation

SOILS

Atwater sandy loam, 0 to 3% slopes

San Joaquin loam, 0 to 3% slopes

WIND MACHINES

(3) propane wind machines

(1) diesel wind machine

BUILDINGS

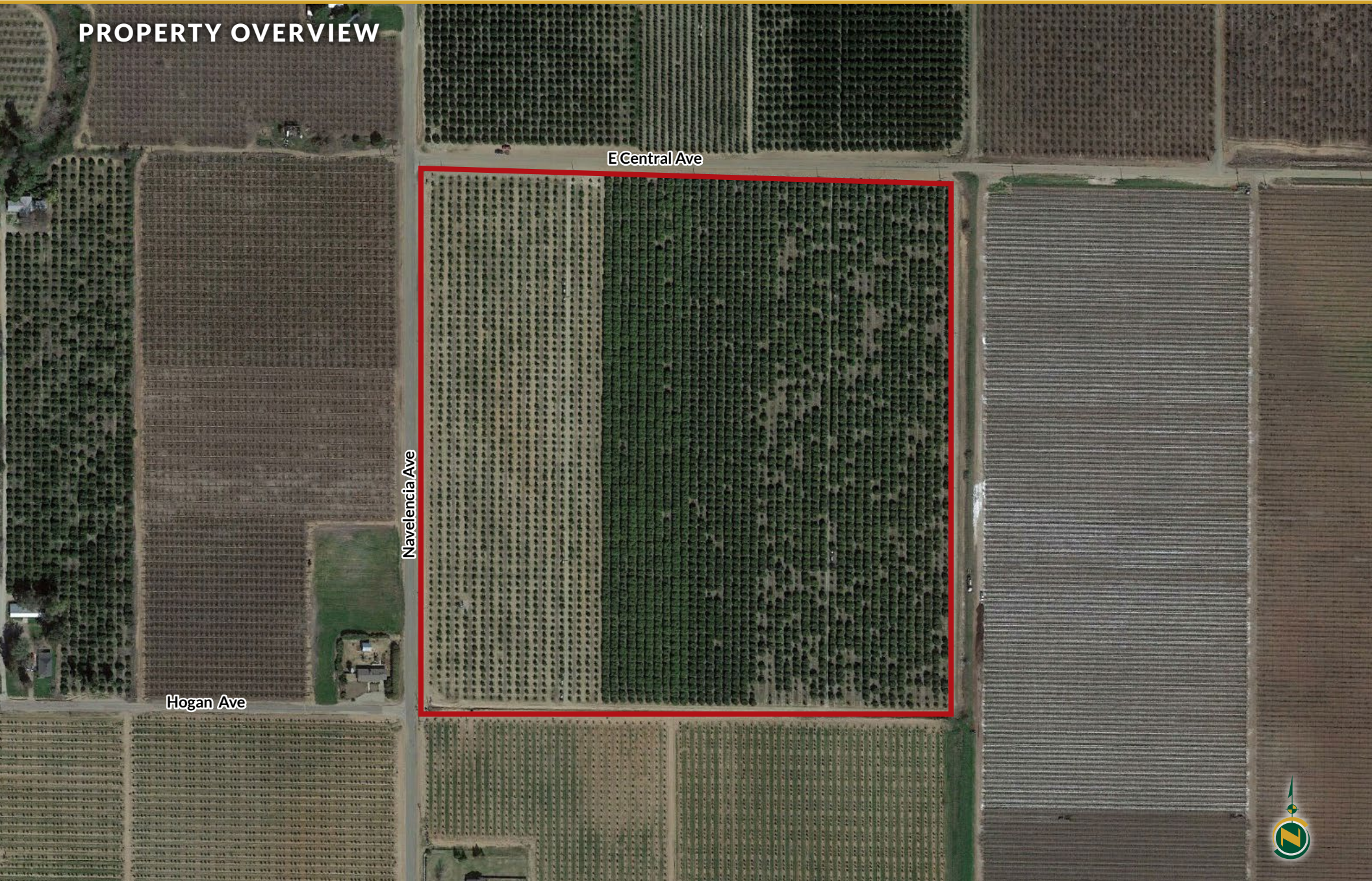
None

PRICE/TERMS

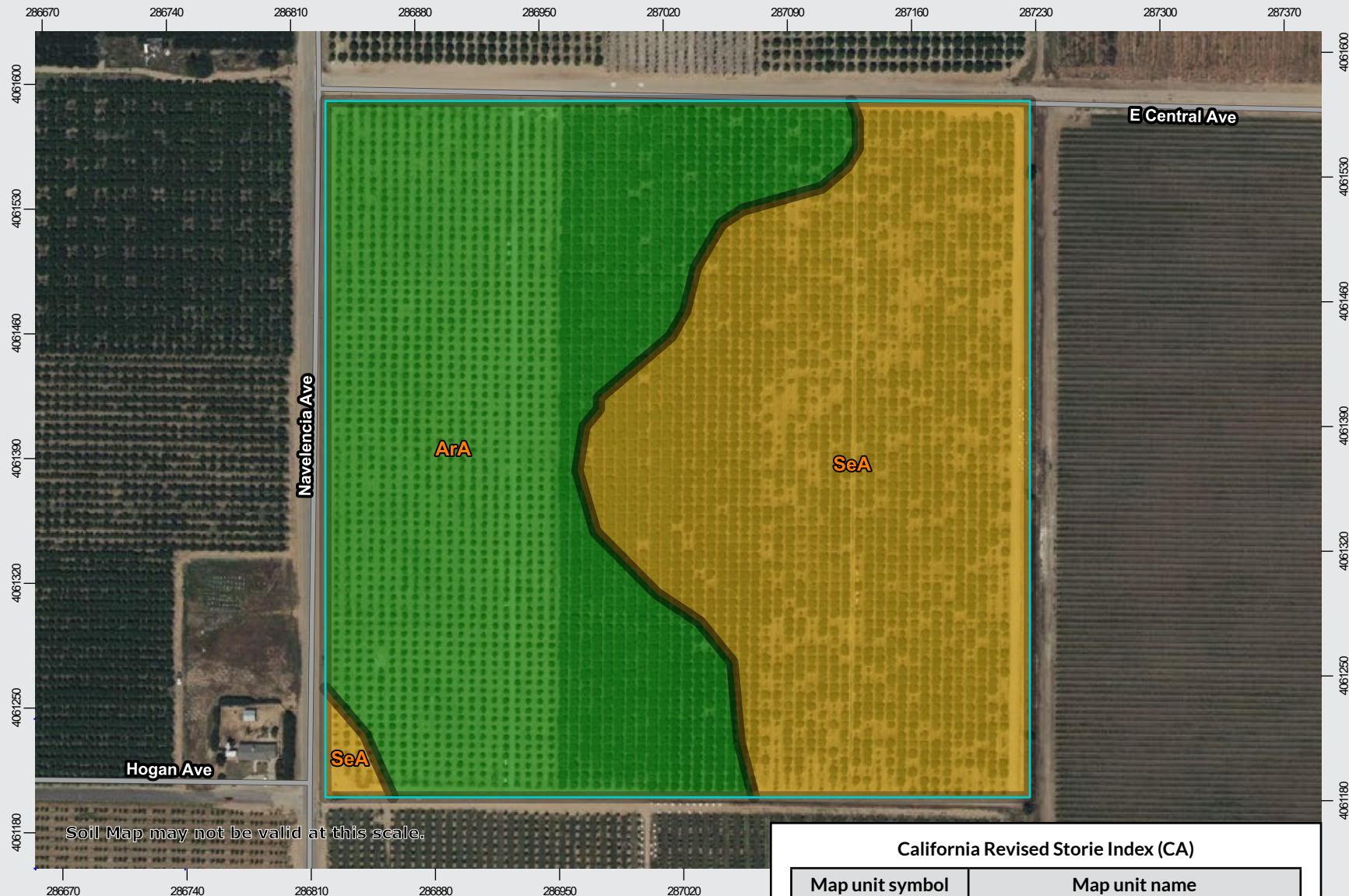
\$1,200,000 cash at the close of escrow. Buyer to reimburse the seller for cultural costs incurred towards the 2023/24 crop season at the close of escrow.



PROPERTY OVERVIEW



SOILS MAP

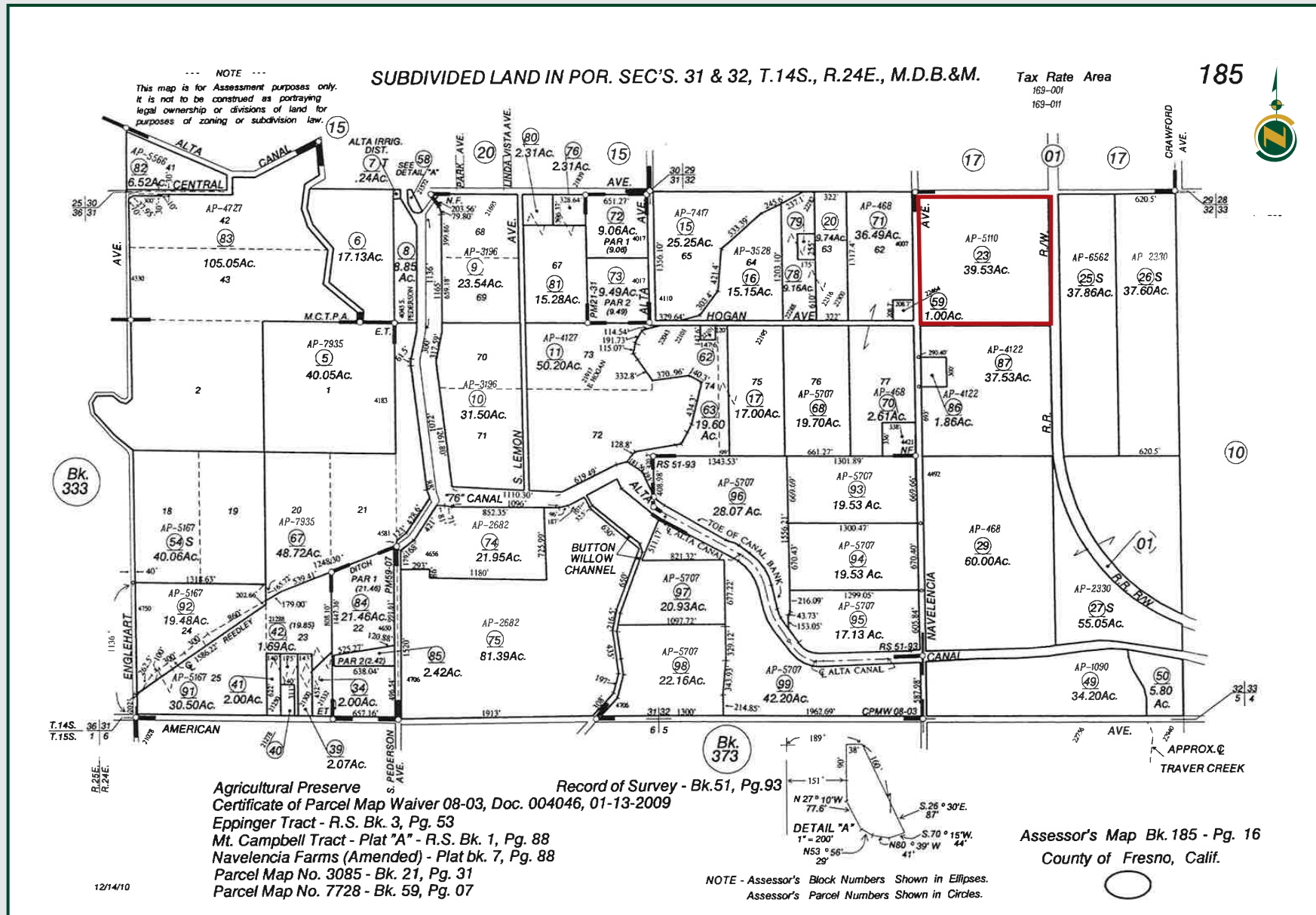


California Revised Storie Index (CA)

Map unit symbol	Map unit name
ArA	Atwater sandy loam, 0-3% slopes
SeA	San Joaquin loam, 0-3% slopes



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.