# PLAINVIEW ATWOOD NAVELS 19.70± Acres \$512,000

(\$26,000±/Acre)

Tulare County, California



Well Farmed
 Established High Brix Program Block
 High Production History



### Offices Serving The Central Valley

#### **FRESNO**

7480 N. Palm Ave. Ste 101 Fresno, CA 93711 559,432,6200

#### VISALIA

3447 S. Demaree Street Visalia, CA 93277

#### **BAKERSFIELD**

4900 California Ave., #210B Bakersfield, CA 93309 661.334.2777

www.pearsonrealty.com

Exclusively Presented by:



### PLAINVIEW ATWOOD NAVELS

## 19.70± Acres Tulare County, CA



#### PROPERTY INFORMATION

#### DESCRIPTION

This is a great producing and well farmed Atwood navel block located in Tulare County northwest of Plainview, CA. This navel block qualifies for the High Brix Program. Water is provided by an onsite Ag well with an inline water filter that feeds a good working Micro jet sprinkler system. Seasonal frost protection is provided by a propane powered wind machine.

#### LOCATION

The property sits approximately ¼ mile south of Avenue 216 on Road 184, just northwest of downtown Plainview.

#### LEGAL

Tulare Couny APN: 198-120-023. Zoned AE-40. Property is NOT in the Williamson Act.

#### WATER

Single source water: Ag well with inline filter that feeds a fan jet sprinkler system. Property is located in East Kaweah GSA.



#### PLANTINGS

19.7± acres of Atwood navels planted in 1987.

9.5± acres planted on "Carrizo" rootstock.

9.5± acres planted on "Rough Lemon" Rootstock.

Production records upon request.

#### SOILS

Flamen loam, 0 to 2 percent slopes

#### FROST PROTECTION

There is one propane powered wind machine on the property.

#### PRICE/TERMS

Listing price is \$521,000 (\$26,000± per acre).

#### PARCEL MAP





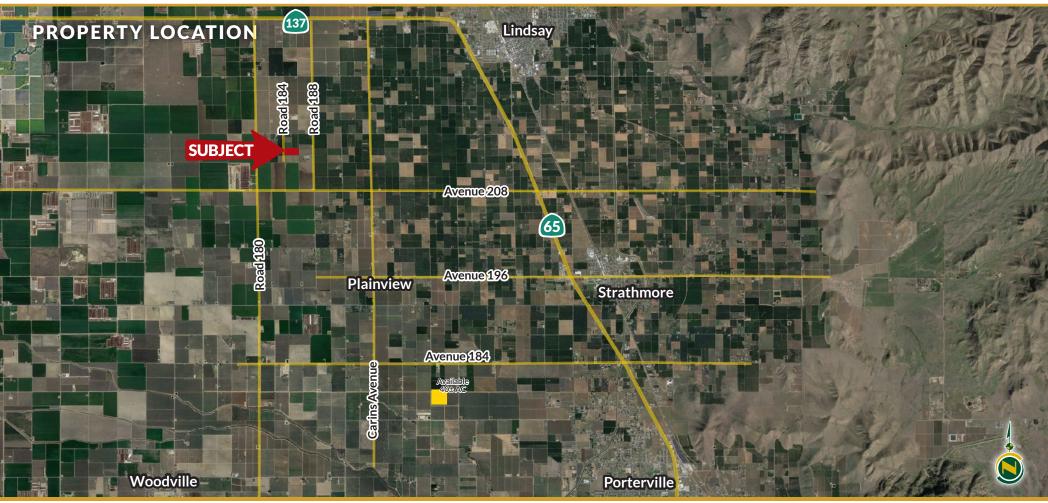
#### SOILS MAP AND PROPERTY OVERVIEW



### PLAINVIEW ATWOOD NAVELS

19.70± Acres Tulare County, CA





### **Offices Serving The Central Valley**

#### **FRESNO**

7480 N. Palm Ave, Ste 101 Fresno, CA 93711 559.432.6200

#### VISALIA

3447 S. Demaree Street Visalia, CA 93277 559.732.7300

#### BAKERSFIELD

4900 California Ave., #210B Bakersfield, CA 93309 661.334.2777





Google Play

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.

Water Disclosure: The Sustainable

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.



