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# Orosi Citrus Grove and Packing House



**72.5± Acres  
Tulare County, California**

- Producing Citrus
- Turn Key Packing House
- District and Well Water
- Income and Tax Benefit

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CA BRE #00020875





# Orosi Citrus Grove and Packing House

**72.5± Acres**

**\$1,900,000**

## DESCRIPTION:

This Orosi area citrus grove and packing opportunity is a turnkey offering. The groves are mostly mature navels with sprinkler irrigation and windmachines. The packing house is complete with sizer, washer, dryer, pack bins, packers, and all the equipment that you need to run approximately 25 bins per hour depending on size and quality. The pack line output in cartons per day is approximately 3,500 cartons with cold storage space for about 7,500 cartons. The facility has two cold rooms, two gassing rooms, loading dock, office space, dry storage and large packing area.

## LOCATION:

The property street address is 14085 Avenue 412, Orosi, CA 93647. It is located on the south side of Avenue 412 between Road 136 and Road 144 a few miles east of Highway 63 just outside of the towns of Cutler and Orosi.

## LEGAL:

Tulare County APNs 025-140-005(41± acres), 025-140-011(30± acres), and 025-140-035(1.50± acres). The three parcels are located in a portion of Section 16, Township 16S, Range 25E, M.D.B.&M.

## ZONING:

AE-20, Agriculture Exclusive. The 41± acre and 30± acre parcels are not under the Williamson Act. The 1.50± acre parcel is under the Williamson Act.

## SOILS:

San Joaquin loam, 0% to 2% slopes, Havalala loam, 0% to 2% slopes.

## WATER:

Orange Cove Irrigation District. Two ag pumps and wells.

## PLANTINGS:

53± acres Washington Navels on TriFoliolate  
10± acres Valencia on TriFoliolate  
5± acres Powells  
1± acres Tangos

## BUILDINGS:

Cold Storage 1 – 2,400±sq.ft.	Cold Storage 2 – 1,500±sq.ft.
Gassing Room 1 – 850±sq.ft.	Gassing Room 2 – 850±sq.ft.
Packing area – 10,300±sq.ft.	Offices – 1,300±sq.ft.
Shop – 650±sq.ft.	Dry Storage – 1,000±sq.ft.
Shed Open – 2,100±sq.ft.	

Total Approximate Building square footage – 21,000±

\*Five windmachines on the property.

## PRICE/TERMS:

\$1,900,000 The crops are negotiable with cultural costs reimbursement.

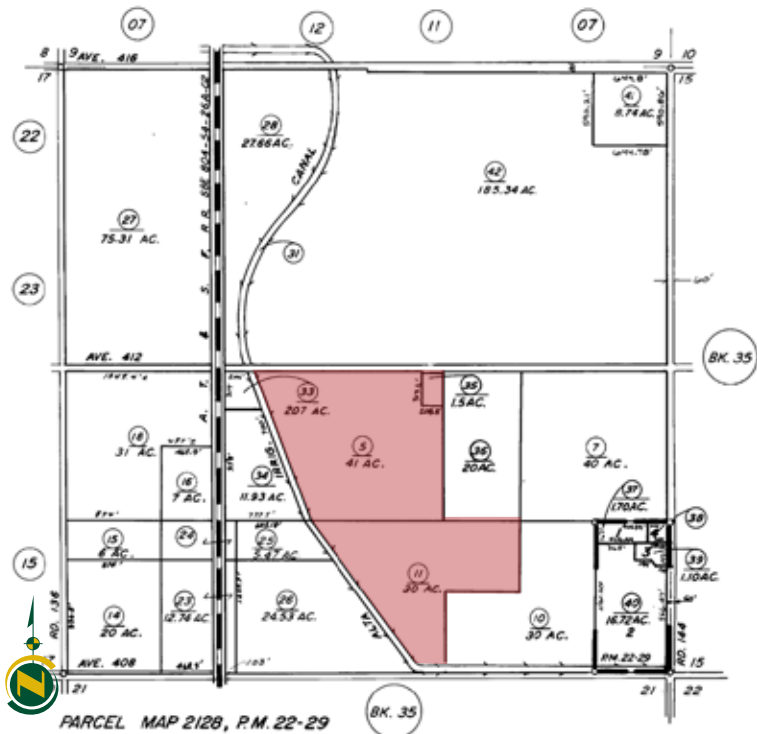


## PROPERTY PHOTOS



## APN MAP

SEC. 16, T.16S., R.25E., M. D. B. & M.





## LOCATION MAP



## REGIONAL MAP



We believe the information contained herein to be correct. It is obtained from sources which we regard as reliable, but we assume no liability for errors or omissions. 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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