

FOR SALE



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Woodlake Olives



**31.05± Assessed Acres
Tulare County, California**

- Adjacent to City Limits
- Good Soils
- Citrus Plantings Nearby

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Woodlake Olives

31.05± Assessed Acres

\$620,000

DESCRIPTION:

Available for sale is a mature olive orchard adjacent to the city limits of Woodlake, California. There is a newer subdivision of houses directly south of the property.

LOCATION:

The ranch is located between West Cajon Avenue (Avenue 352) and State Highway 245. Cajon Avenue is the northern boundary of The City of Woodlake.

LEGAL:

Tulare County APNs: 057-060-028.
The property is not under the Williamson Act Contract.

PLANTINGS:

The ranch is planted to 30± acres of Manzanillo olives and 1± acre of Sevillano olives.

WATER:

Irrigation water is provided by two pumps and wells. The ranch is irrigated in two sets.

SOILS:

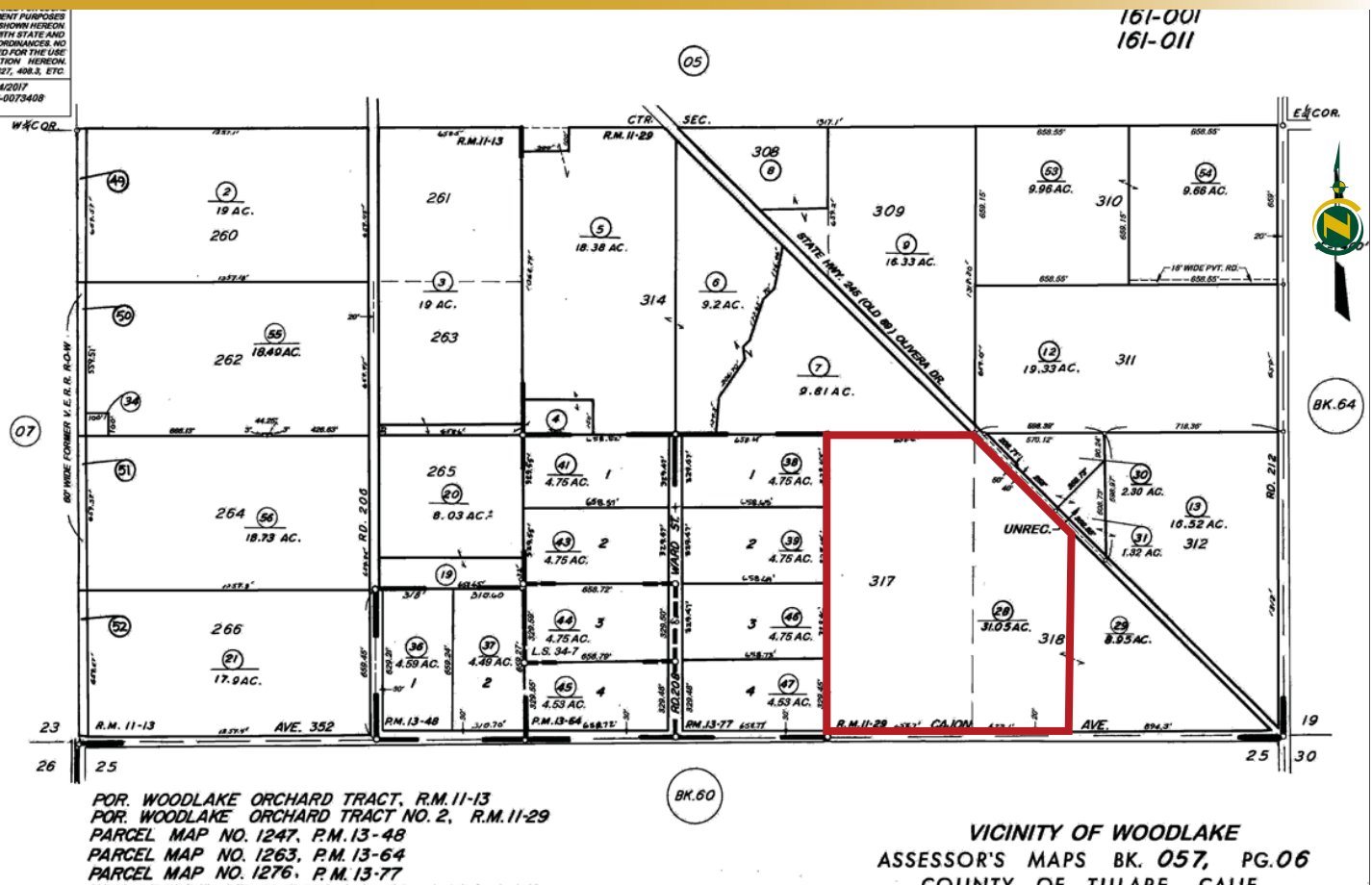
Predominately Exeter loam with 0 to 2 percent slopes and San Joaquin loam with 2 to 9 percent slopes, and some Yettem sandy loam with 0 to 2 percent slopes.

PRICE/TERMS:

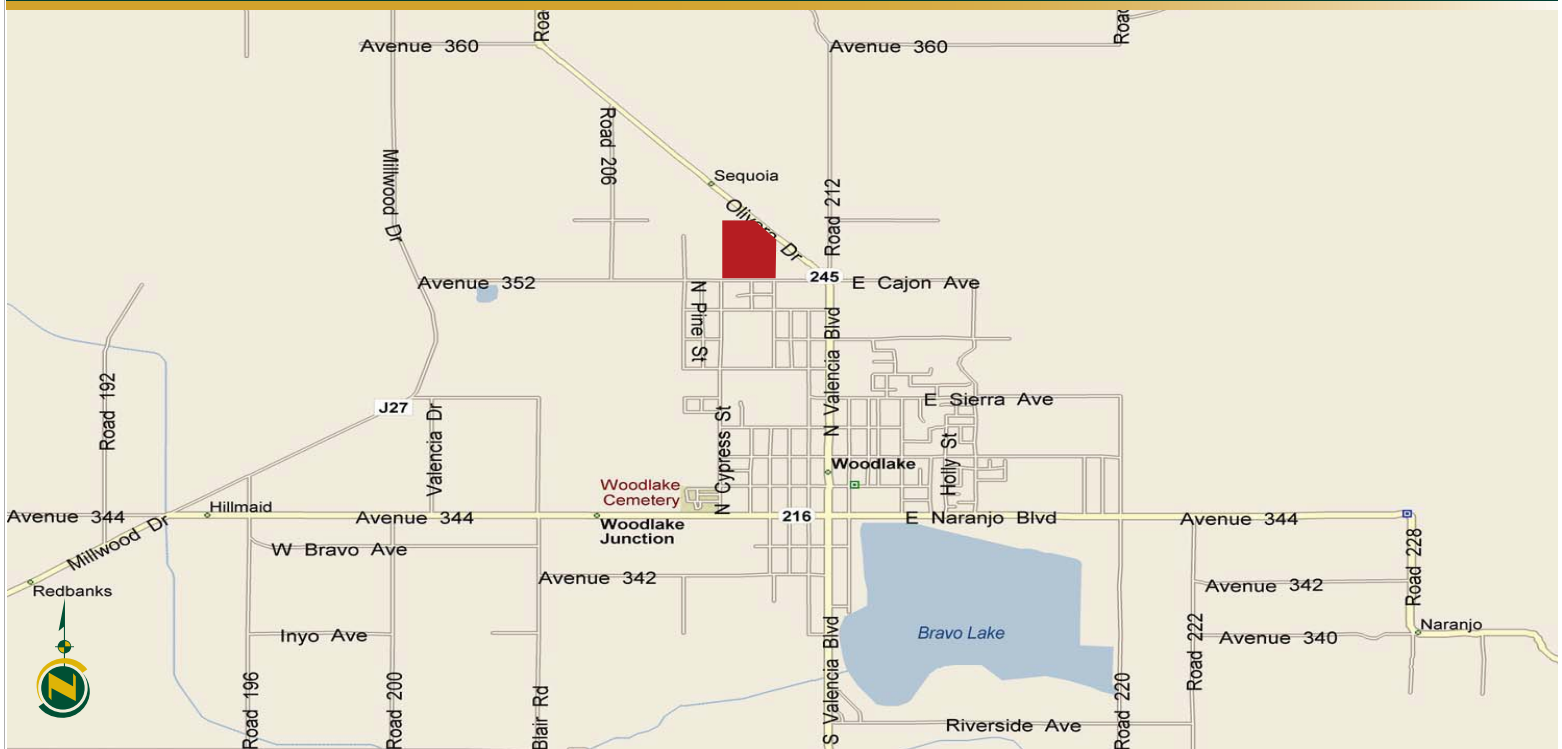
The asking price is \$620,000. The growing crop is negotiable.

ASSESSOR'S PARCEL MAP

PROPERTY ASSESSMENT PURPOSES ONLY. THE PARCELS SHOWN HEREON MAY NOT COMPLY WITH STATE AND LOCAL SUBDIVISION ORDINANCES. NO LIABILITY IS ASSUMED FOR THE USE OF THE INFORMATION HEREON. P.A.T. CODE SEC. 357, 400.3, ETC.
REVISED: 3/24/2017
REASON: 2016-0073408
CAD TECH: NFL



LOCATION MAP



REGIONAL 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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