

FOR SALE



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Orange Cove Area Olives



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

- Irrigation District & Well
- Good Location
- Close to Highway 63

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Orange Cove Area Olives

15.46± Assessed Acres

\$340,000

DESCRIPTION:

Available for sale is an olive planting located within Orange Cove Irrigation District boundaries. The ranch features two sources of water and easy access to highway 63.

LOCATION:

The property is located on the west side of Road 136, just south of Avenue 450, east of Orange Cove and Highway 63.

LEGAL:

Tulare County APN: 005-070-057.
Zoning: AE-20.
The property is under the Williamson Act contract.

WATER:

The property receives irrigation water from Orange Cove Irrigation District and two wells. The first well is approximately 150± feet deep with a 5± HP pump set at 120± feet, and produces between 75-85± GPM. The second well is approximately 100± feet deep with a 7.5± HP pump set at 85± feet, and produces an estimated 90± GPM.

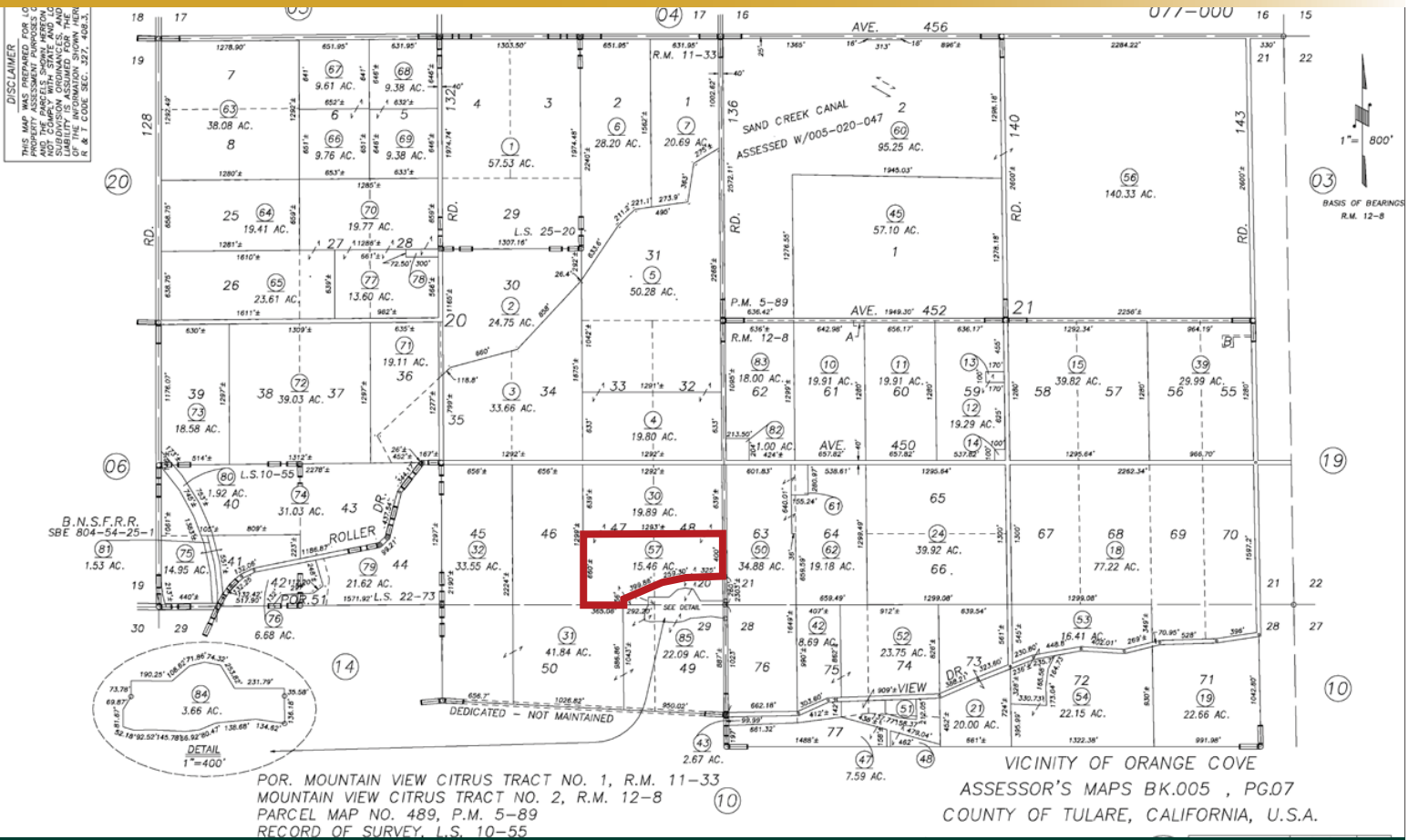
SOILS:

Predominantly Grangeville silt loam, drained.
Blasingame sandy loam, 15 to 30 percent slopes.
Clear Lake clay, drained, 0 to 2 percent slopes, MLRA 17.
San Joaquin loam, 2 to 9 percent slopes.

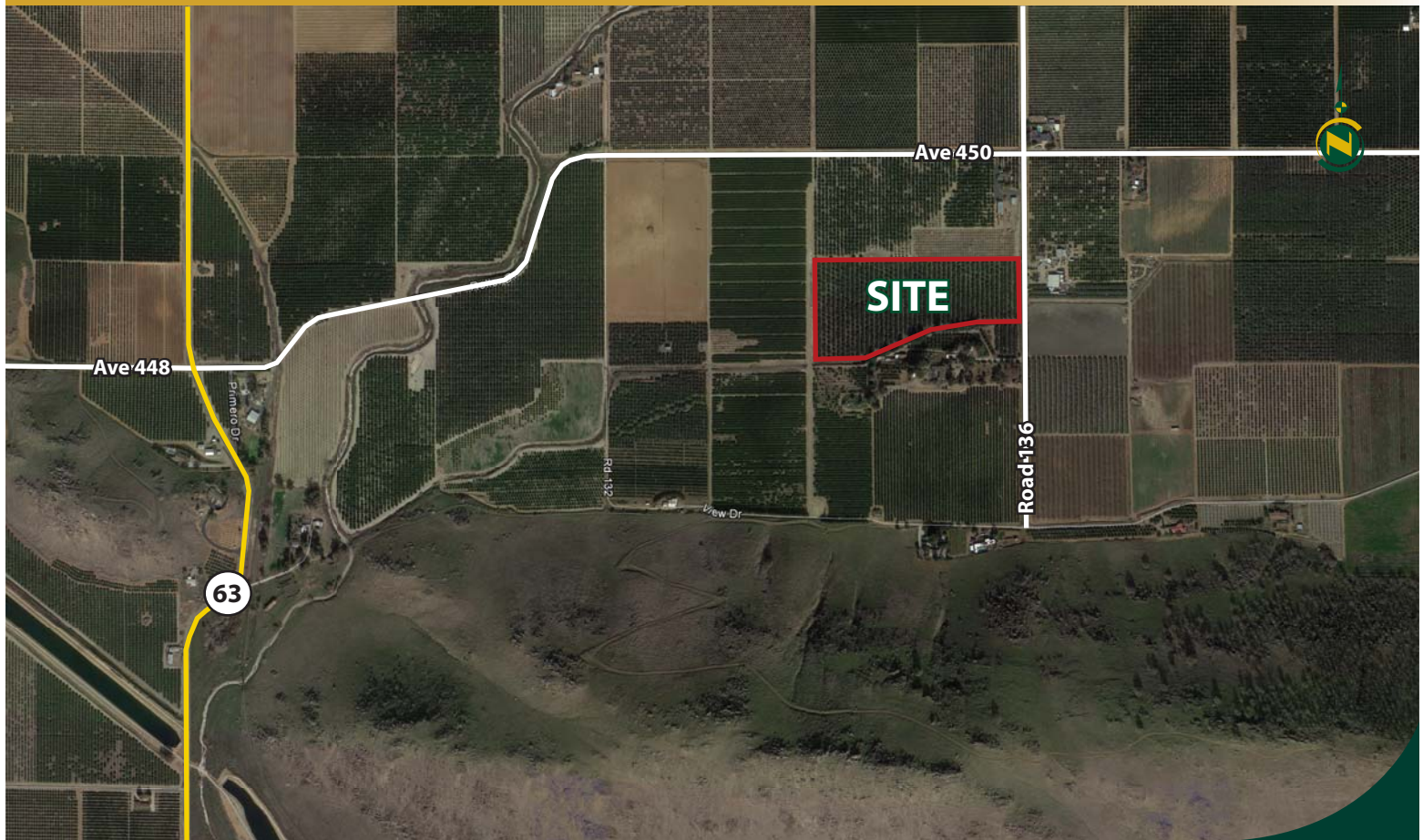
PRICE/TERMS:

The asking price is \$340,000.

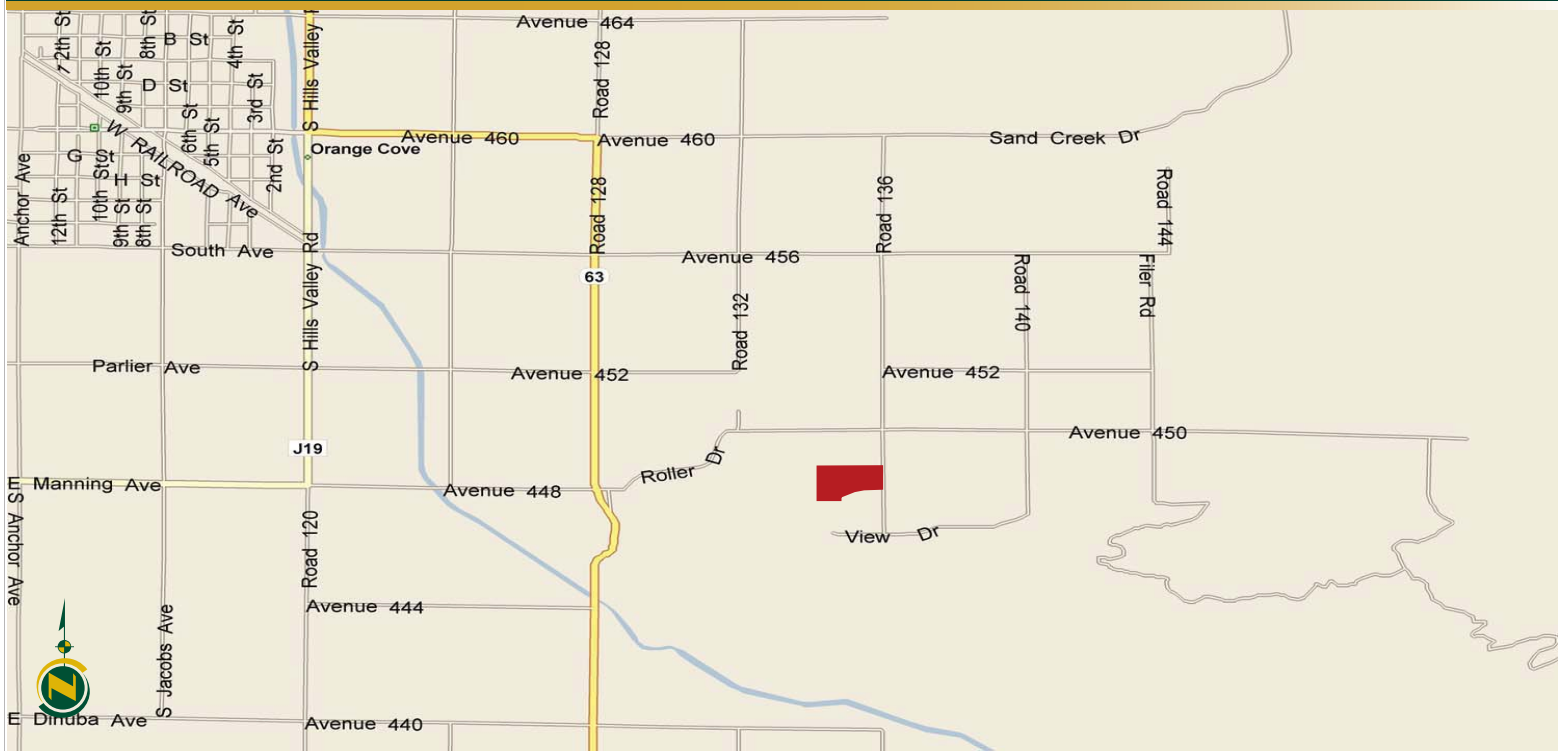
ASSESSOR'S PARCEL MAP



AERIAL MAP



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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