

FOR SALE



**PEARSON
REALTY**
AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

Orosi Area Mandarins & Navels



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

- Orange Cove Irrigation District
- Ag Well
- Young Tango Mandarins

**Exclusively Presented By:
Pearson Realty**



CALIFORNIA'S LARGEST AG BROKERAGE FIRM

www.pearsonrealty.com
CA DRE #00020875



Orosi Area Mandarins & Navels

18.91± Assessed Acres

\$756,000

DESCRIPTION:

Available for sale is a young Tango mandarin planting located east of Orosi within Orange Cove Irrigation District. The ranch features desirable plantings, wind machines and two sources of water.

LOCATION:

The property is located on the north side of Avenue 416, 1/8 mile east of Road 144, east of Orosi.

LEGAL:

Tulare County APN: 035-230-016.
Zoning: AE-20.
The property is not under the Williamson Act contract.

PLANTINGS:

The ranch was planted on May 1, 2017 to 17± acres of Tango mandarins on Carrizo rootstock with 20' x 9' spacing. Also, there are 1.5± acres of 10 year-old Powell navels.

WATER:

The property receives irrigation water from Orange Cove Irrigation District and one newer Ag well. There is also an old Ag well that is not in use. The ranch is irrigated by a fan-jet system.

FROST CONTROL:

There are two electric wind machines.

SOILS:

San Joaquin loam, 0 to 2 percent slopes.

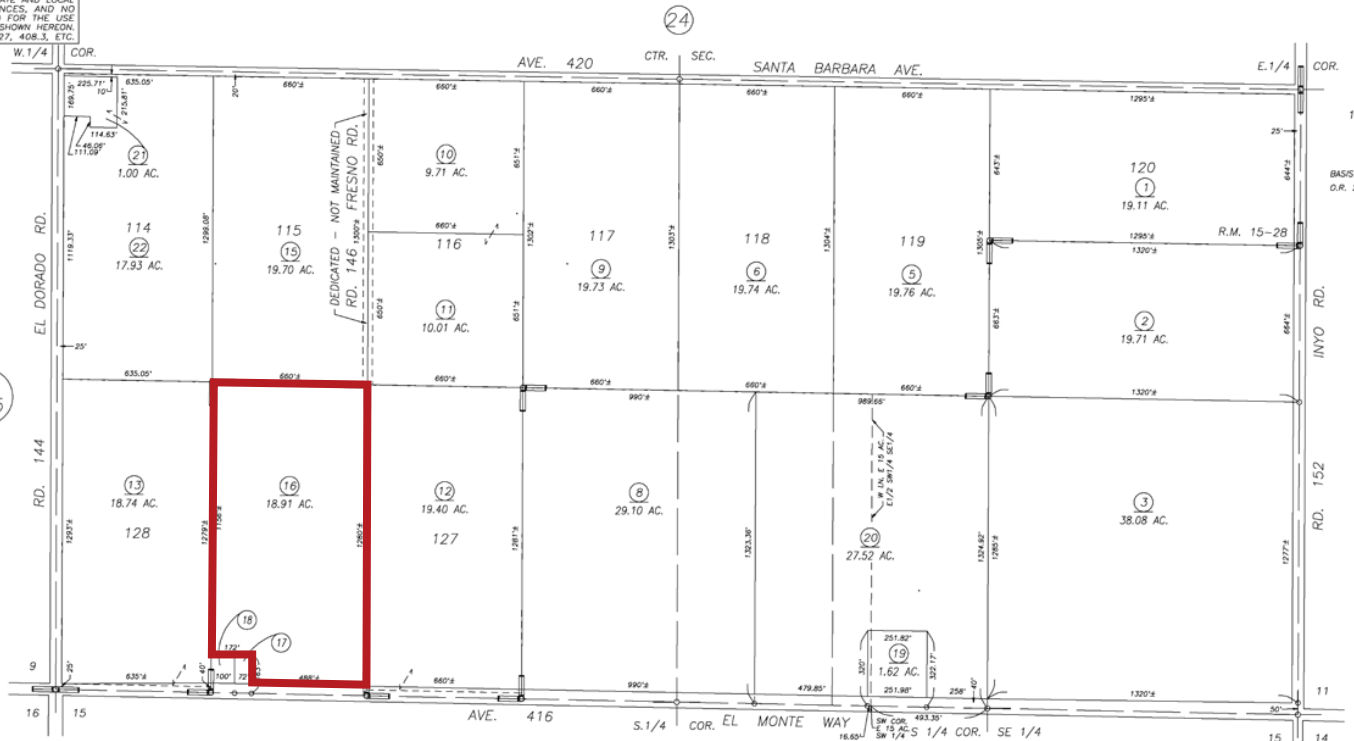
PRICE/TERMS:

The asking price is \$756,000 cash at close of escrow.

ASSESSOR'S PARCEL MAP

THIS MAP WAS PREPARED FOR LOCAL PROPERTY ASSESSMENT PURPOSES ONLY AND THE PARCELS SHOWN HEREON MAY NOT COMPLY WITH STATE AND LOCAL SUBDIVISION ORDINANCES, AND NO LIABILITY IS ASSUMED FOR THE USE OF THE INFORMATION SHOWN HEREON. R & T CODE SEC. 327, 408.5, ETC.

068-015



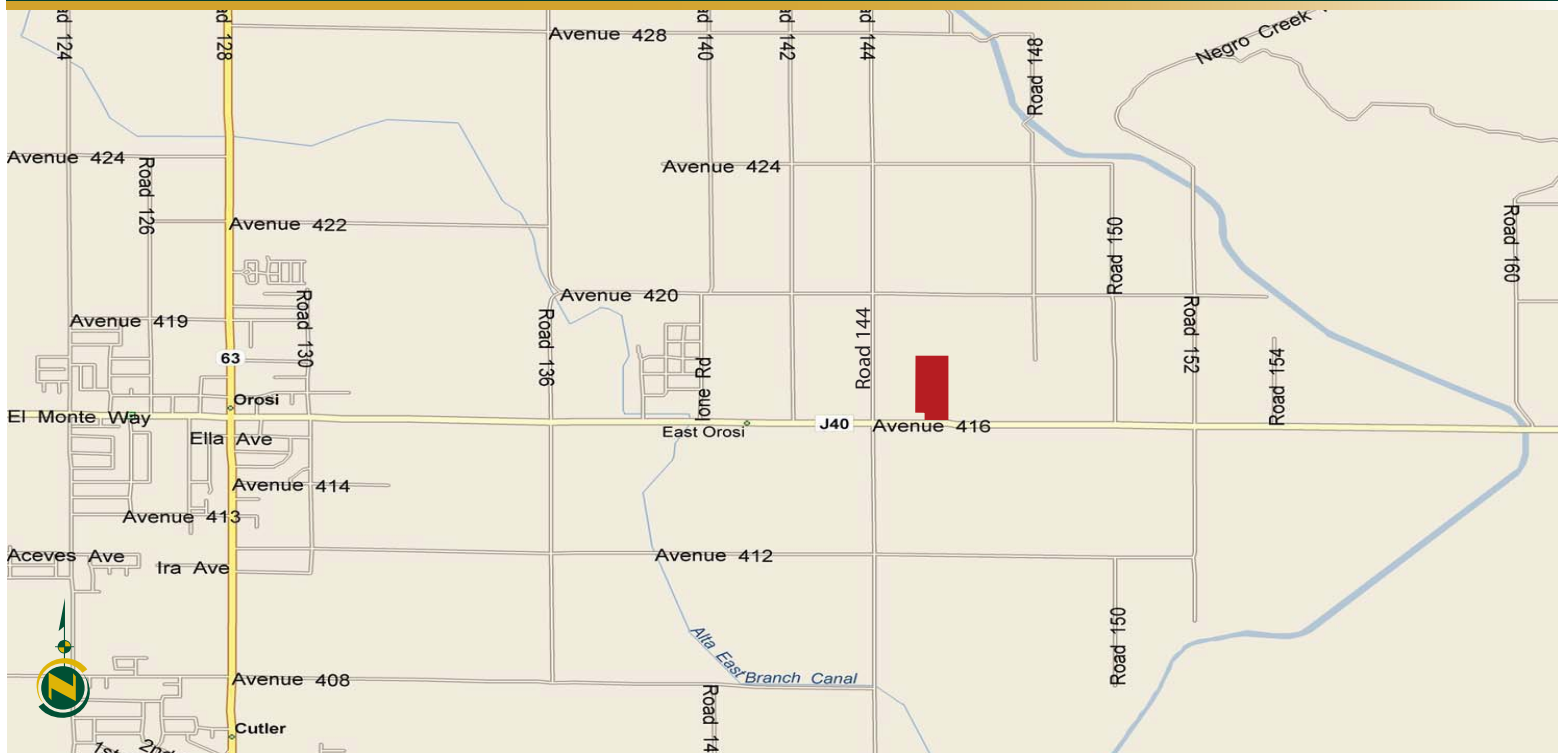
POR. THE OROSI FARMS, R.M. 15-28

VICINITY OF OROSI
 ASSESSOR'S MAPS BK. 035 , PG. 23
 COUNTY OF TULARE, CALIFORNIA, U.S.A.

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

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, Ste 210 B
Bakersfield, CA 93309
661.334.2777



**Download Our
Mobile App!**

<http://snap.vu/oue>

Download on the
App Store

GET IT ON
Google Play

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.