

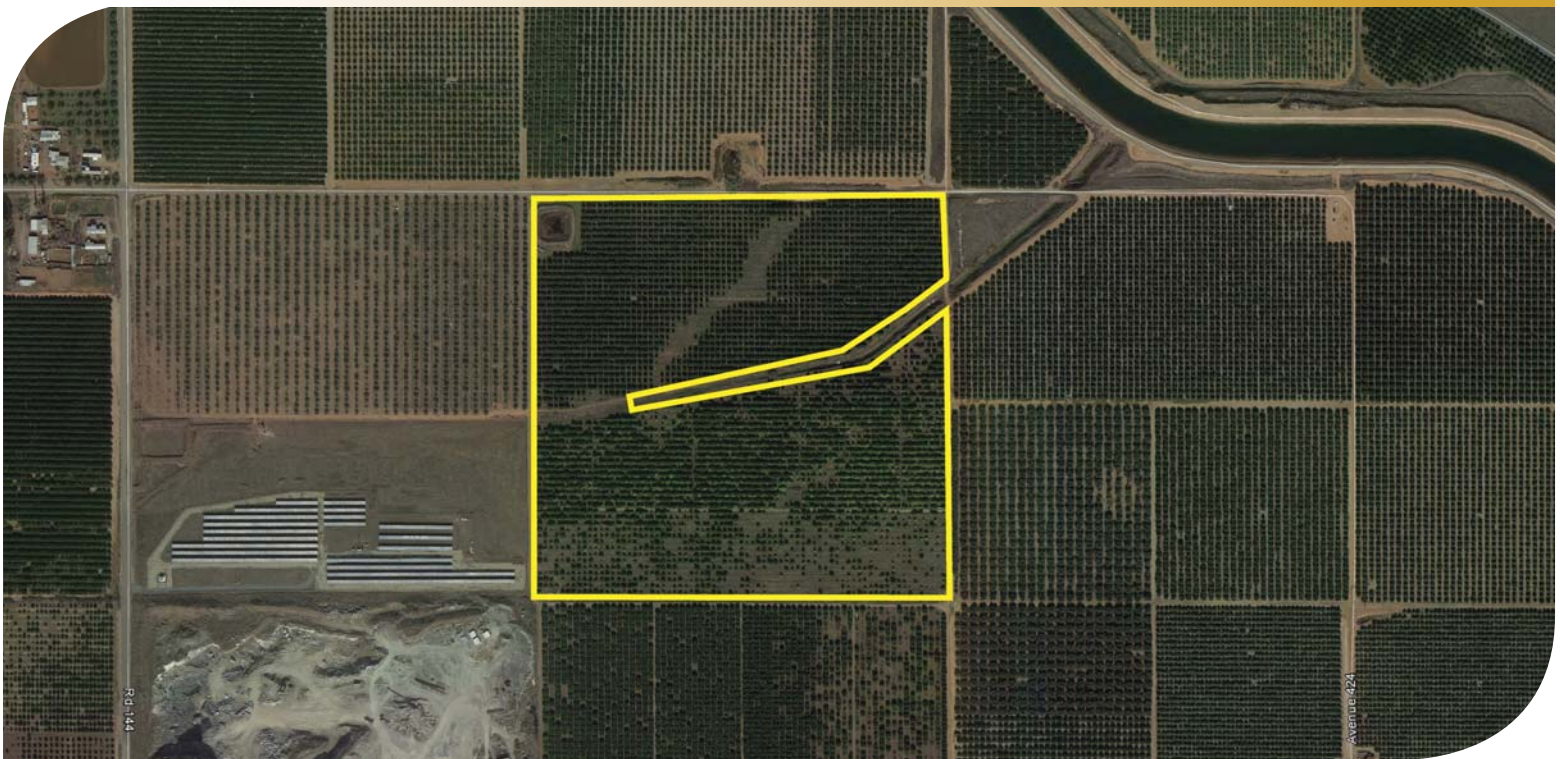
FOR SALE



**PEARSON
REALTY**

AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

Organic Blood & Lane Late Oranges



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

- OCID Irrigation Water
- Ag Well

**Exclusively Presented By:
Pearson Realty**



CALIFORNIA'S LARGEST AG BROKERAGE FIRM

www.pearsonrealty.com

CA DRE #00020875



Organic Blood & Lane Late Oranges

36.87± Assessed Acres

\$800,000

DESCRIPTION:

Located east of Orosi in Tulare County, this organic grove consists of 9.83± acres of Blood oranges and 27.04± acres planted to Lane Late oranges. The property has Orange Cove Irrigation District water plus an Ag well. The 39.42± acre parcel to the south is also available for sale.

LOCATION:

The property is located on the south side of Avenue 424, ¼ mile east of Road 144, east of Orosi, California.

LEGAL:

Tulare County APNs: 035-240-008 & 009 .
Zoning: AE-20.
The property is under the Williamson Act contract.

PLANTINGS:

Approximately 40% of the property has marketable fruit and 60% non-producing trees.

WATER:

The property is in the OCID and has one well that produces an estimated 100± GPM.

FROST CONTROL:

There is one ground powered propane wind machine.

SOILS:

San Joaquin loam, 0 to 2 percent slopes.
San Joaquin loam, 2 to 9 percent slopes.

PRICE/TERMS:

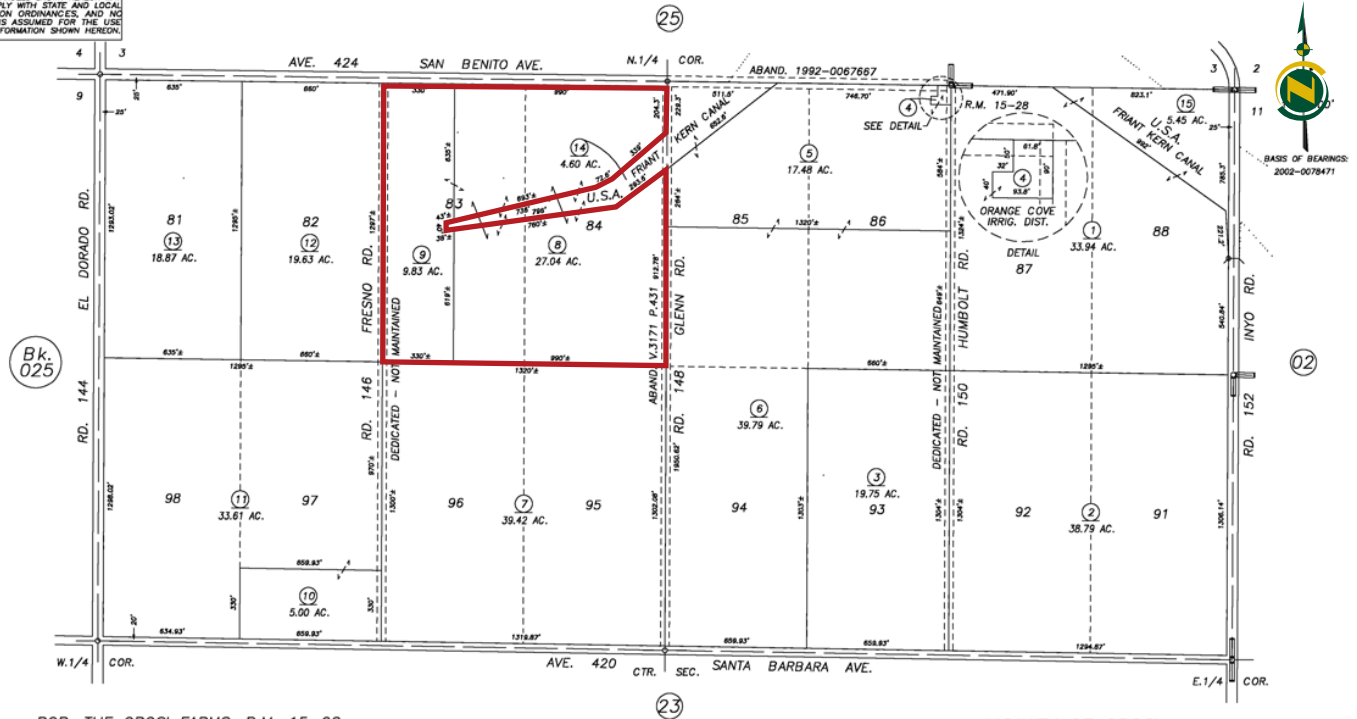
The asking price is \$800,000 cash. Growing crops are negotiable with reimbursement of cultural expenses.

ASSESSOR'S PARCEL MAP

N1/2 SEC.10, T.16S., R.25E., M.D.B.&M.

Tax Area Codes 035-24
068-015

DISCLAIMER
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.



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

VICINITY OF OROSI
ASSESSOR'S MAPS BK.035 , PG24
COUNTY OF TULARE, CALIFORNIA, U.S.A.

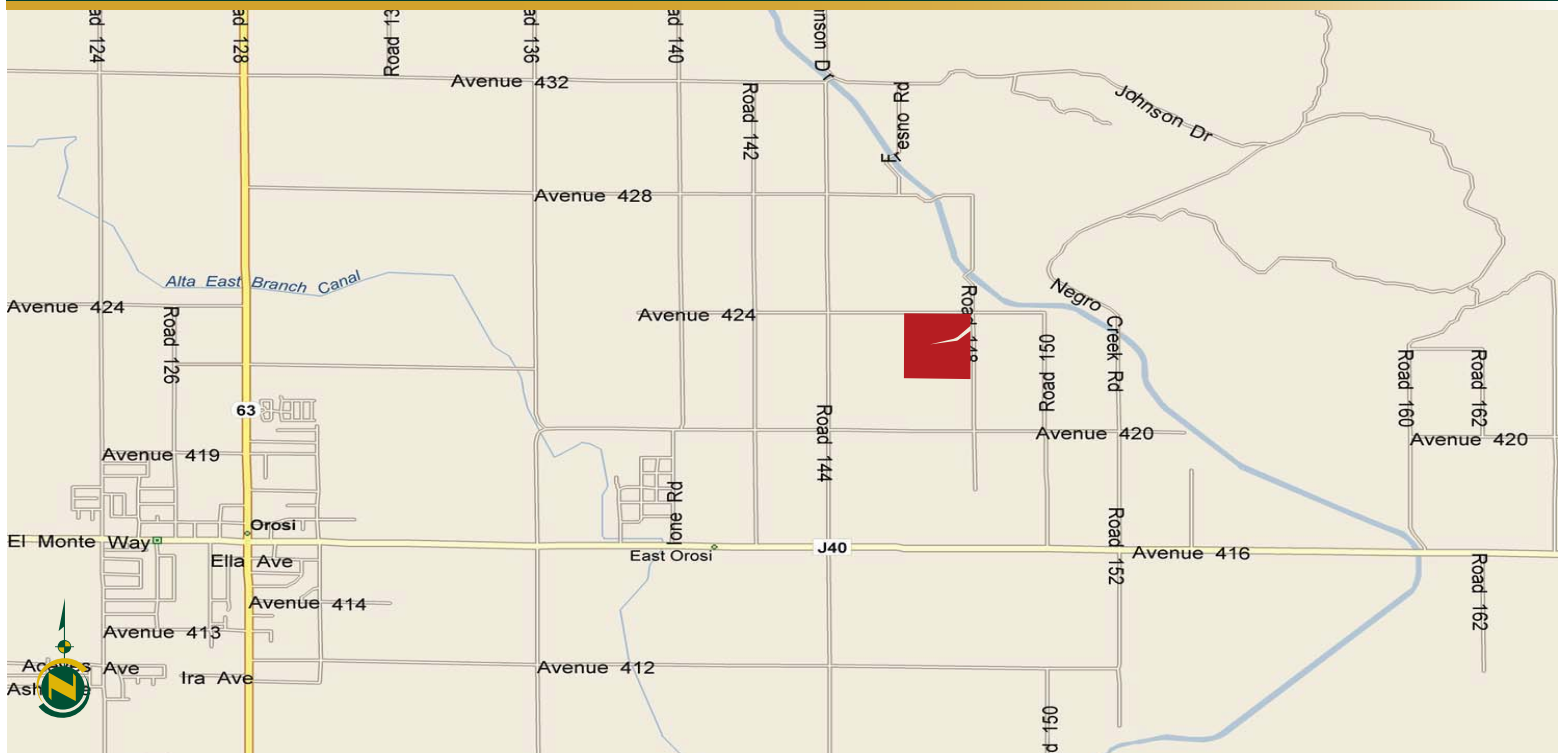
NOTE: Assessor's Parcel Numbers Shown in Circles
Assessor's Block Numbers Shown in Ellipses

CAD CONVERSION	10/14/2004	PHN
REVISION	DATE	TECH

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.