

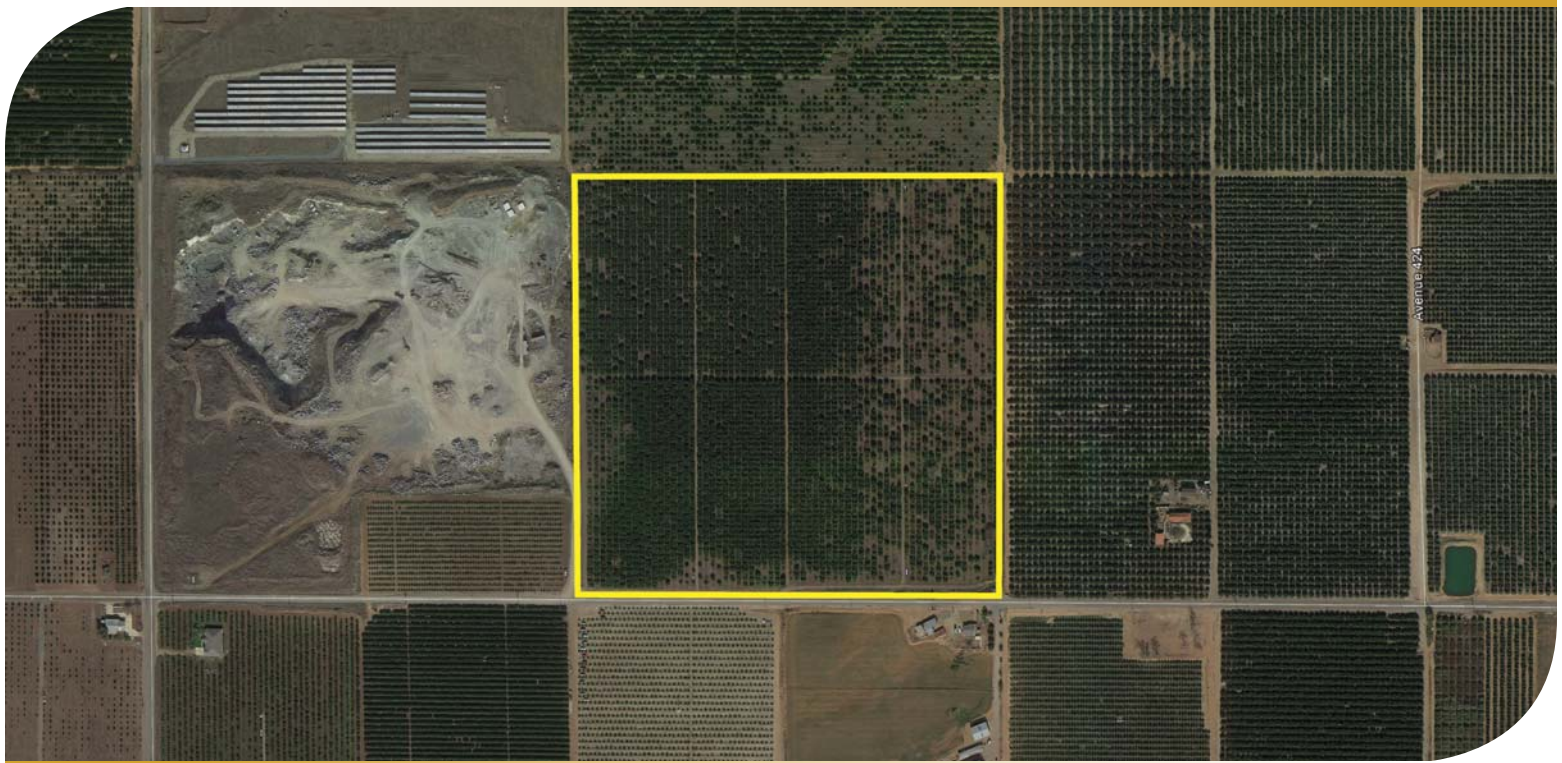
FOR SALE



**PEARSON
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AGRICULTURAL PROPERTIES
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Organic Navel & Valencia Oranges



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

- OCID Irrigation Water
- Ag Well
- Four Wind Machines

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Organic Navel & Valencia Oranges

39.42± Assessed Acres

\$880,000

DESCRIPTION:

This acreage consists of 30± acres of mature navel oranges and 10± acres of mature Valencia oranges with an organic designation. The property is located in the Orange Cove Irrigation District (OCID) and has an Ag well. The 36.87± acre property directly to the north is also for sale under the same owner.

LOCATION:

The property is located on the north side of Avenue 420, ¼ mile east of Road 144, just east of Oroshi, California.

LEGAL:

Tulare County APN: 035-240-007.
Zoning: AE-20.
The property is under the Williamson Act contract.

PLANTINGS:

10± acres of Valencia oranges and 30± acres of Navel oranges.

WATER:

The property receives OCID water and has an Ag well that produces approximately 200± GPM.

FROST CONTROL:

There are four ground powered propane wind machines plus well water for frost protection.

SOILS:

Predominantly San Joaquin loam, 0 to 2 percent slopes.
San Joaquin loam, 2 to 9 percent slopes.
Porterville clay, 0 to 2 percent slopes.
Porterville clay, 2 to 9 percent slopes.

PRICE/TERMS:

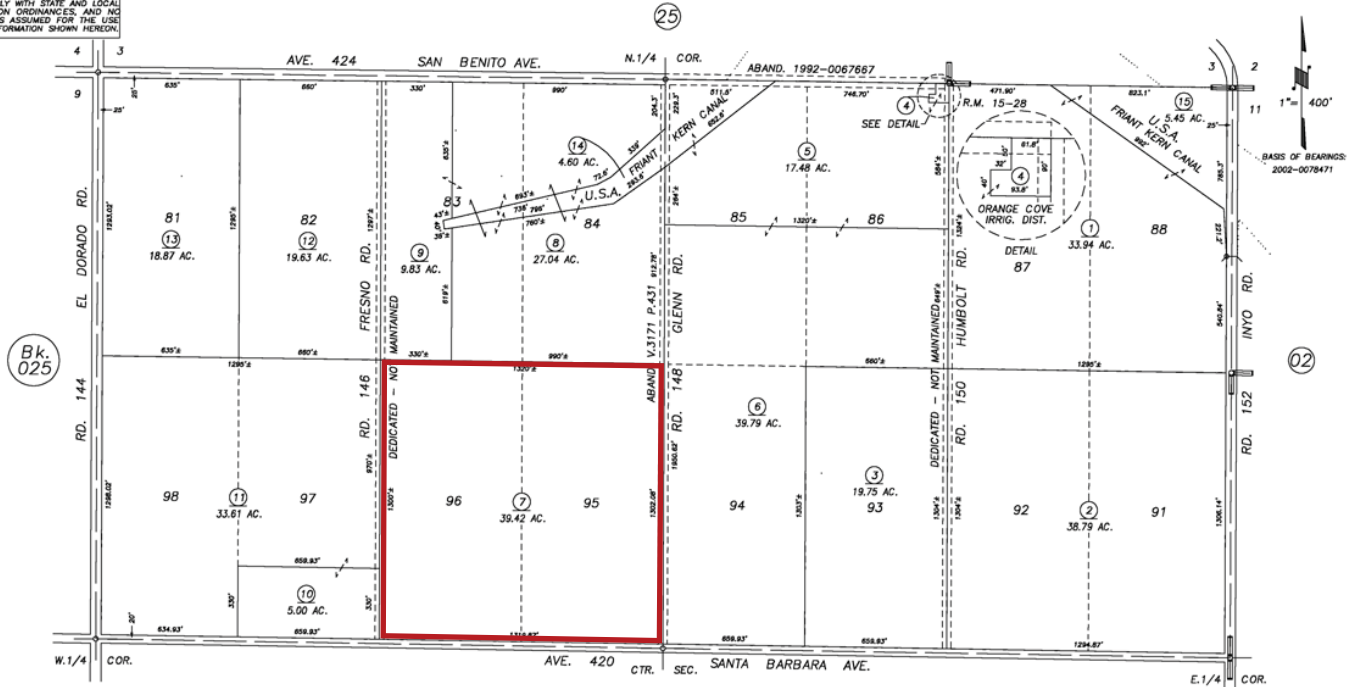
The asking price is \$880,000 cash at close of escrow. Growing crops are negotiable with reimbursement of cultural expenses.

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 , PG.24
COUNTY OF TULARE, CALIFORNIA, U.S.A.

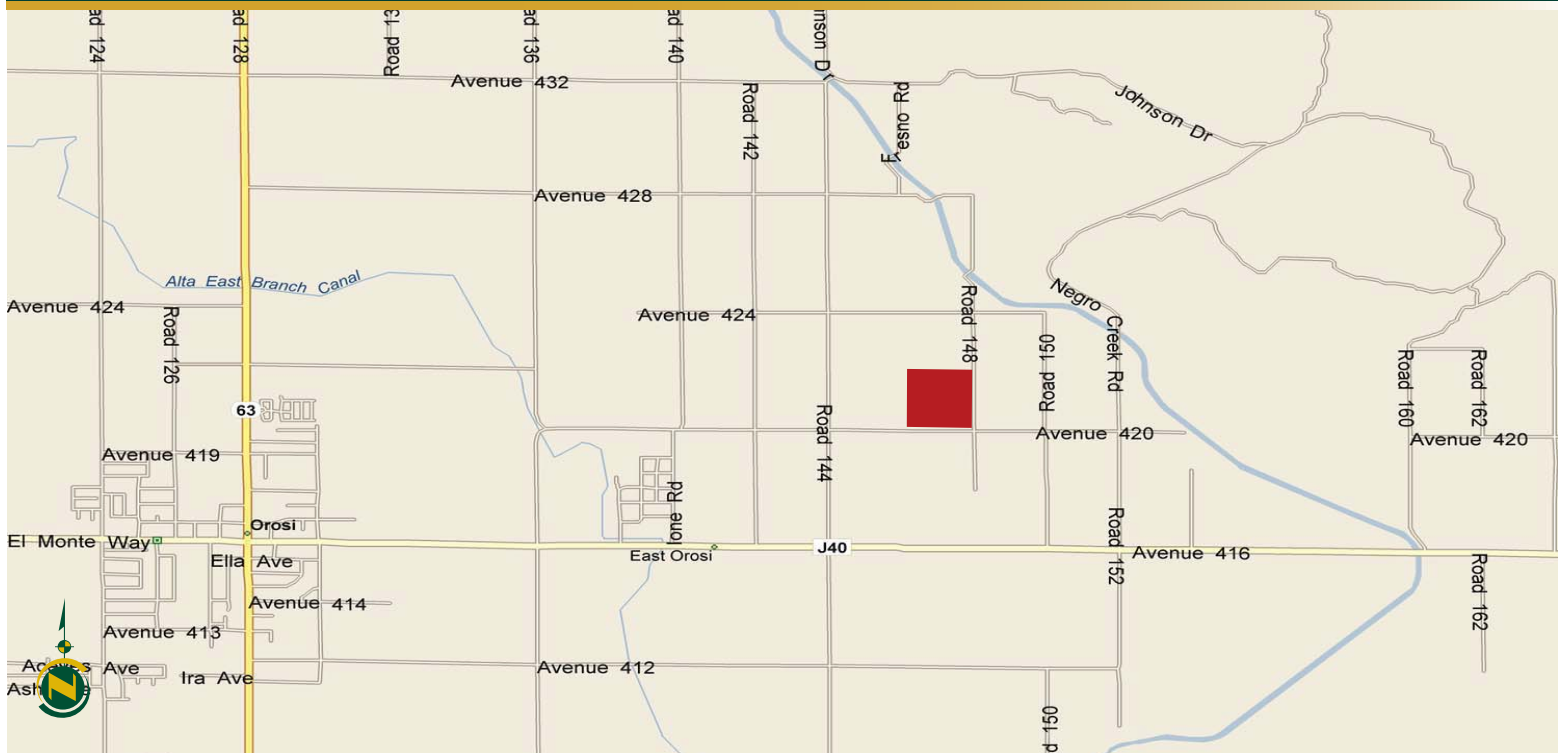
NOTE: Assessor's Parcel Numbers Shown in Circles
Assessor's Block Numbers Shown in Ellipses

123	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

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