

FOR SALE



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OCID Citrus & Home



**31.86± Assessed Acres
Fresno County, California**

- Orange Cove Irrigation District Water
- Good Soils
- Specialty Citrus

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OCID Citrus & Home

31.86± Assessed Acres

\$995,000

DESCRIPTION:	Available for sale is a 31.86±ac citrus ranch and home located northwest of Orange Cove, California, in the Navelencia area. The property features acreage planted to navels, valencias, mandarins, and lemons.
LOCATION:	The property is located on the northeast corner of Navelencia Avenue and E. Central Avenue. The property address is 3812 Navelencia Ave, Reedley, CA 93654.
LEGAL:	Fresno County APN: 185-170-34.
PLANTINGS:	The ranch is planted to the following: 12±ac Zimmerman TI Navels 2±ac Myer Lemons 0.86±ac Yuzu Lemons 4±ac Gold Nugget Mandarins 5±ac Smith Red Blood Valencias 7±ac Olinda Valencias
WATER:	Irrigation water is provided by Orange Cove Irrigation District and two wells.
BUILDINGS:	The residence is a 2,238± square foot, three bed, two bath home built in 1958. The home is currently rented for \$950 per month.
FROST:	There are two wind machines for frost protection.
SOILS:	Atwater sandy loam, 0 to 3 percent slopes. Atwater sandy loam, 3 to 9 percent slopes. San Joaquin loam, 0 to 3 percent slopes.
PRICE/TERMS:	The asking price is \$995,000.

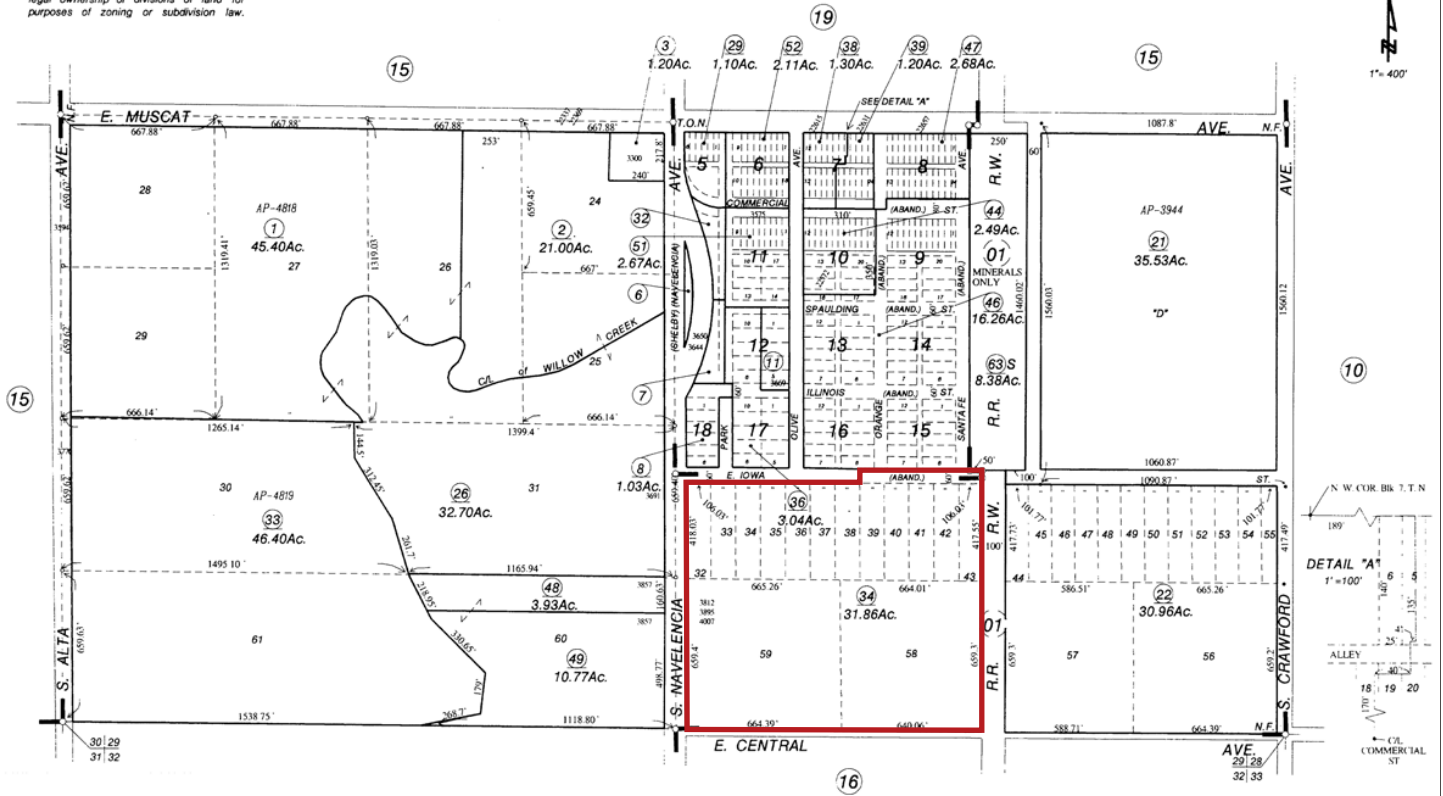
ASSESSOR'S PARCEL MAP

... NOTE ...
This map is for Assessment purposes only.
It is not to be construed as portraying
legal ownership or divisions of land for
purposes of zoning or subdivision law.

SUBDIVIDED LAND IN POR. SEC. 29, T.14 E., R.24 S., M.D.B. & M.

Tax Rate Area
153-C11

185-17



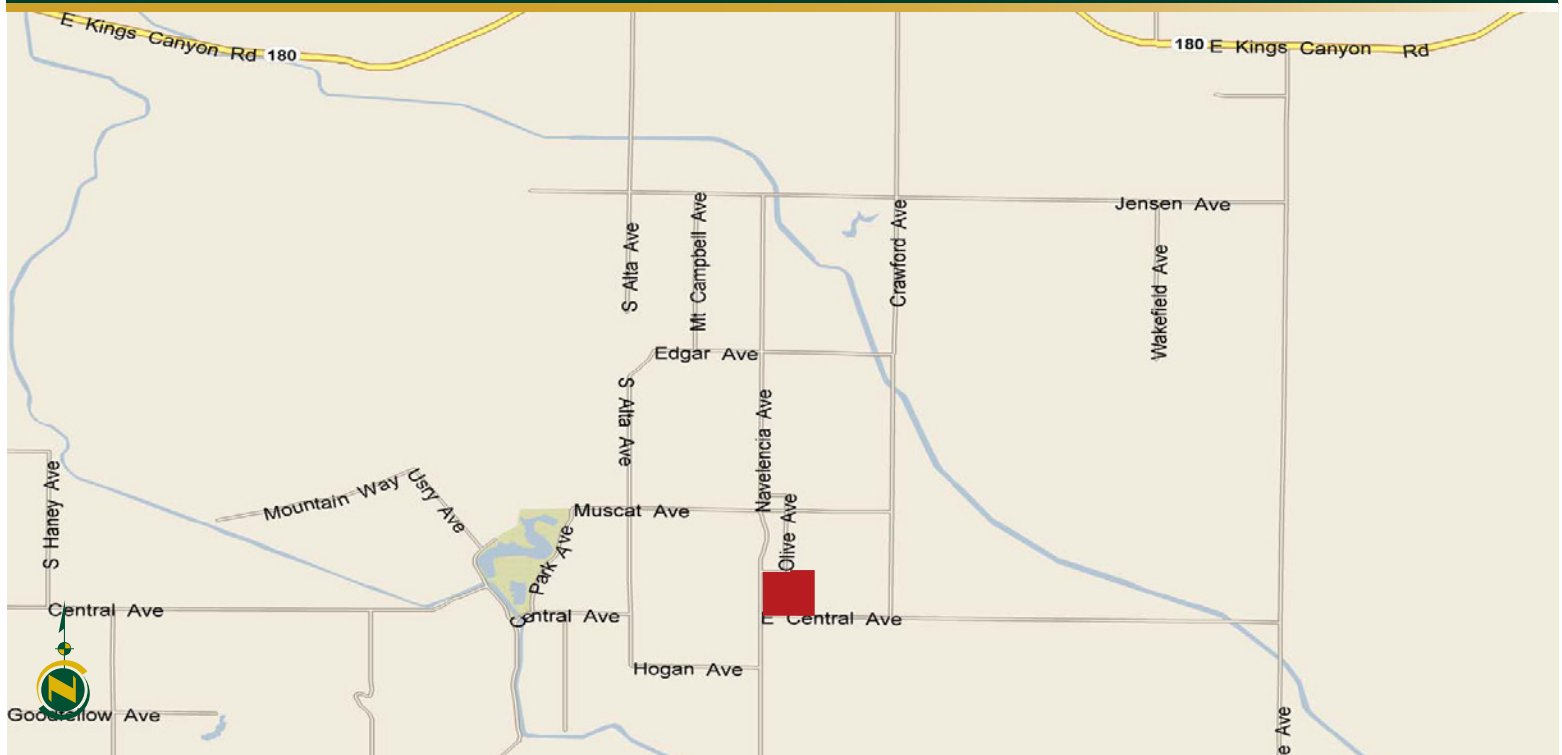
Agricultural Preserve
Navelencia Farms (Amended) - Plat Bk. 7, Pg. 88

Assessor's Map Bk.185 - Pg. 17

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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