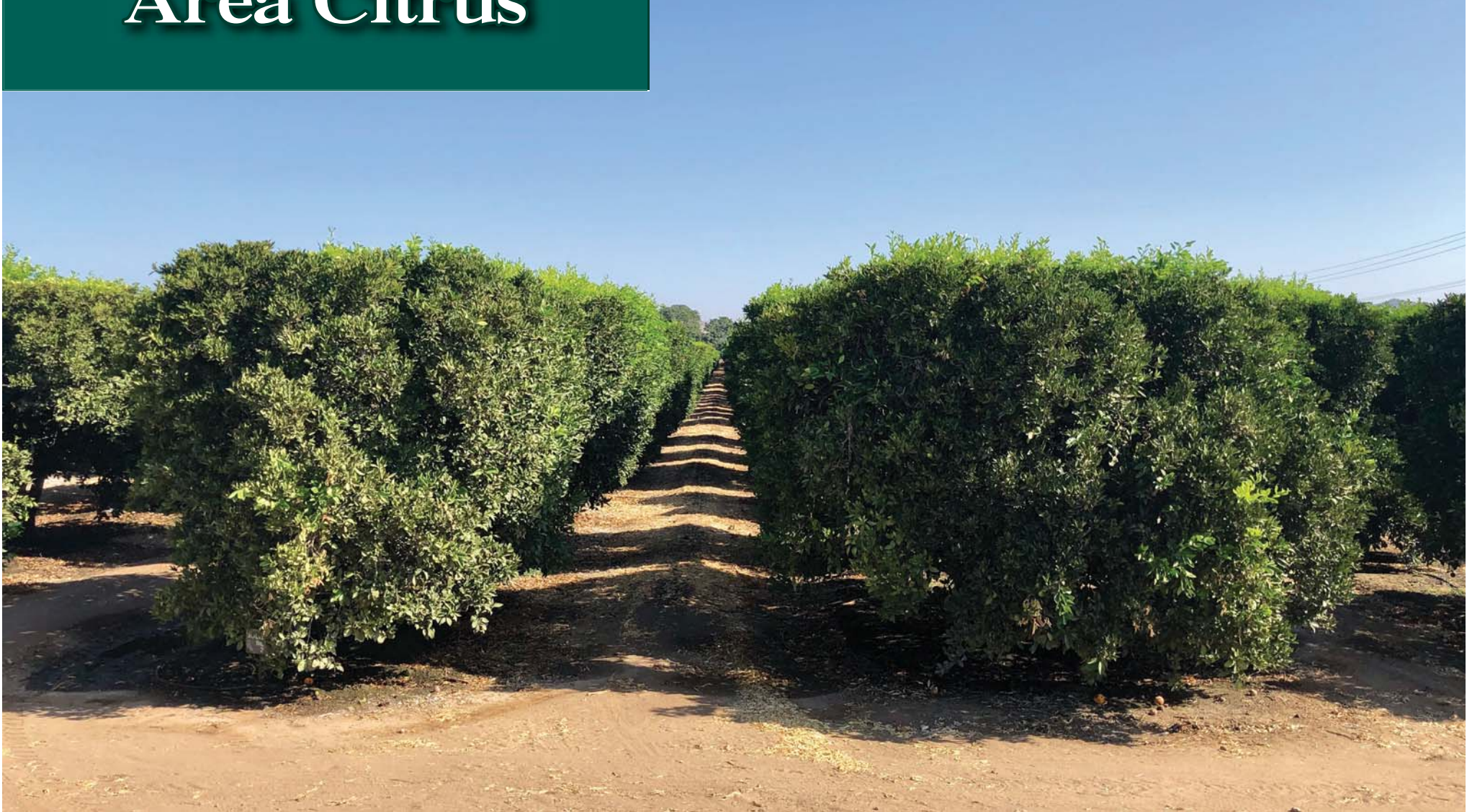


Cutler Orosi Area Citrus

16.72± ACRES
Tulare County, CA

\$373,000



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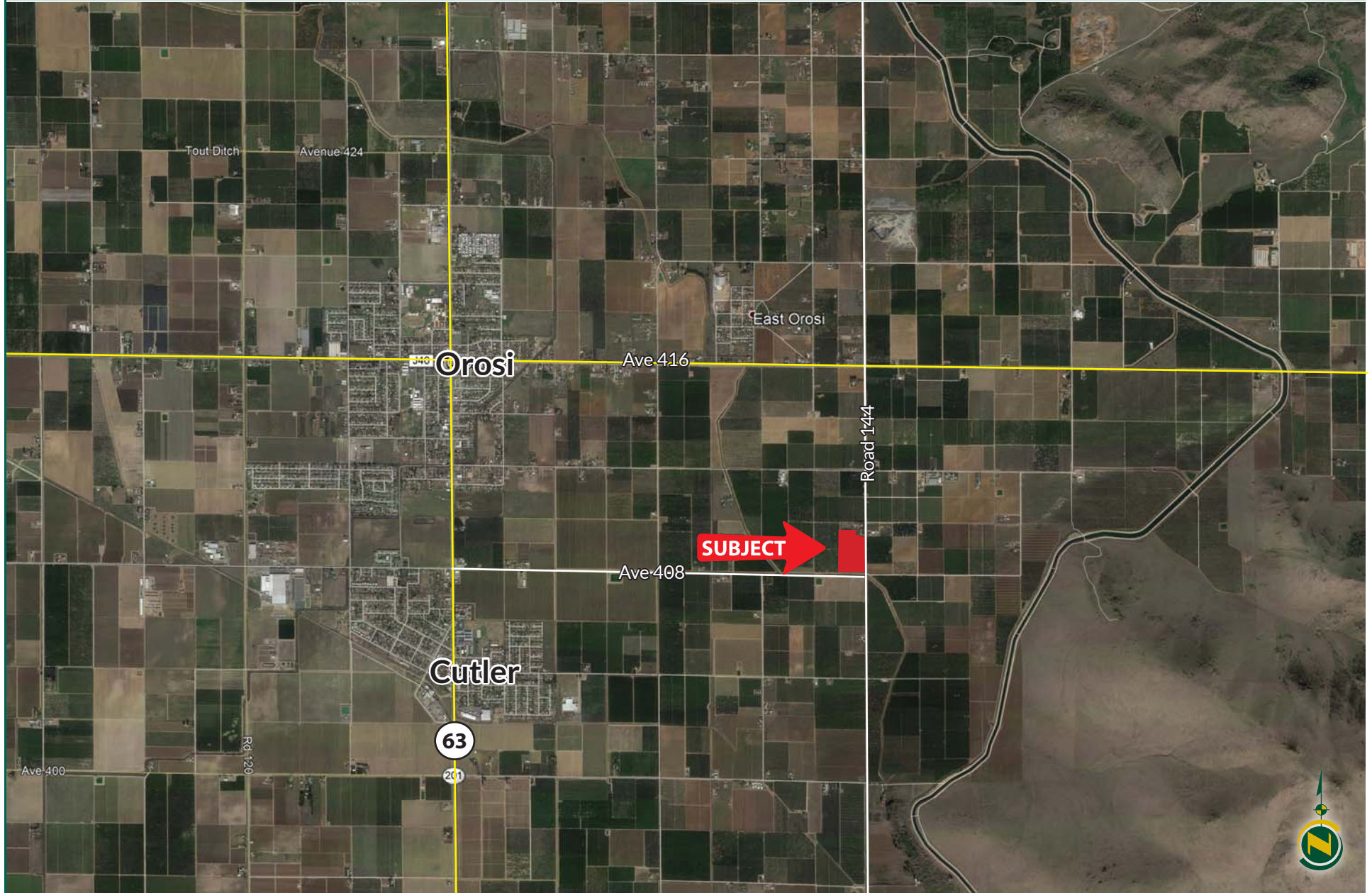
All information contained herein is deemed reliable but not guaranteed by seller nor broker and should be independently verified by potential buyers. We assume no liability for errors or omissions.

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Location Aerial



Property Details

LOCATION:

The property is located on the northwest corner of Road 144 and Avenue 408 southeast of Orosi, California.

DESCRIPTION:

This is a nicely farmed mid-season Old Line Navel grove located in the Orange Cove Irrigation District (OCID) southeast of Orosi in Tulare County.

PLANTING INFORMATION:

Old Line Navel oranges approximately 40± years old.

LEGAL DESCRIPTION:

Tulare County APN: 025-140-040.
Zoning is AE-20.

Parcel	2019-20 Taxes	Williamson Act
025-140-040	\$2,432.90	No

SOILS:

Exeter Loam, 0 to 2% slopes.
San Joaquin Loam, 0 to 2% slopes.

WATER/IRRIGATION:

The property receives irrigation water from OCID and has an offsite well.

PRICE/TERMS:

\$373,000 (\$22,308/ac).

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Planting & Irrigation Map



LEGEND

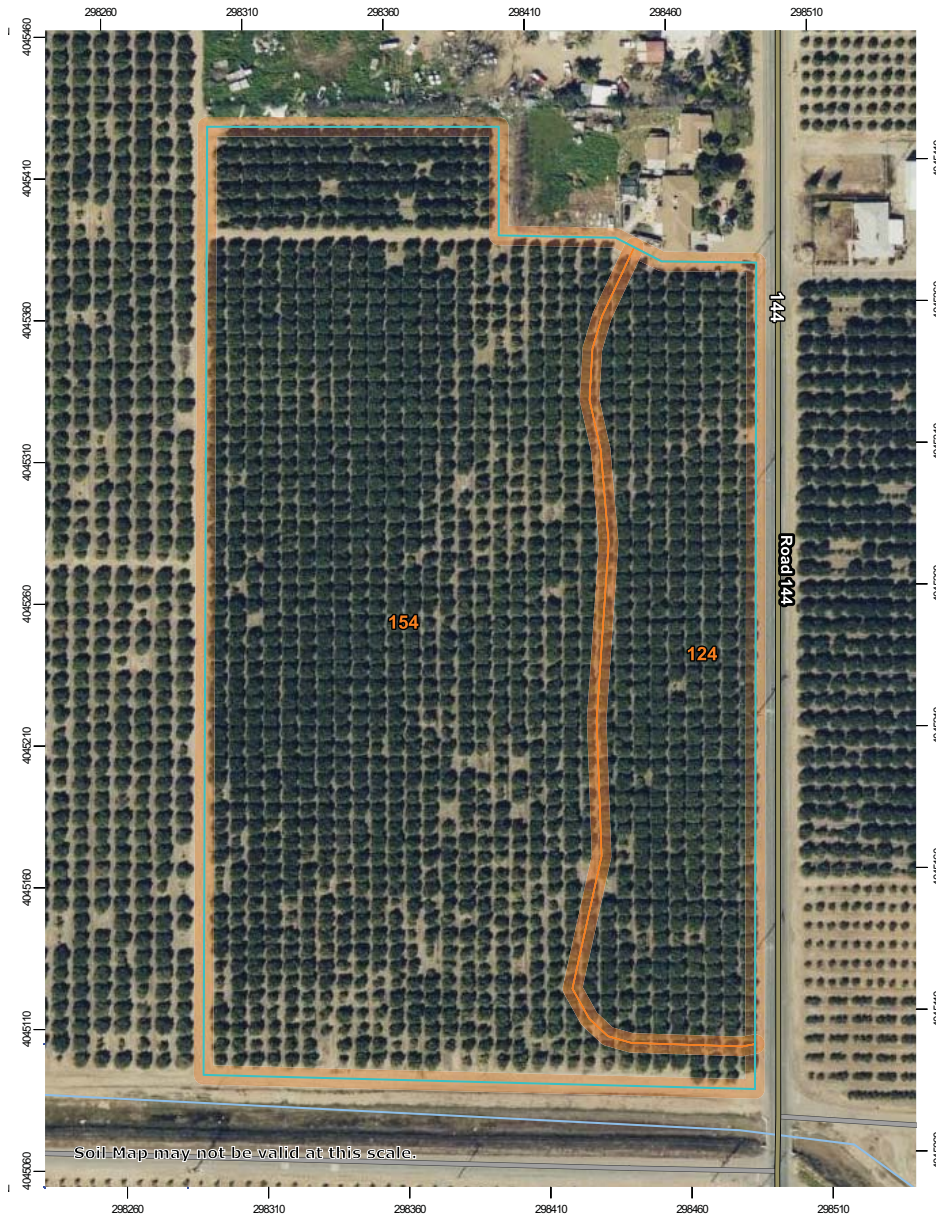
-  Off-Site Well
-  O.C.I.D. Meter

Cutler Orosi Area Citrus

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Soils



Map Unit Legend

Map Unit Symbol	Map Unit Name	Percent of AOI
124	Exeter loam, 0 to 2 percent slopes	25.0%
154	San Joaquin loam, 0 to 2 percent slopes	75.0%
Totals for Area of Interest		100.0%



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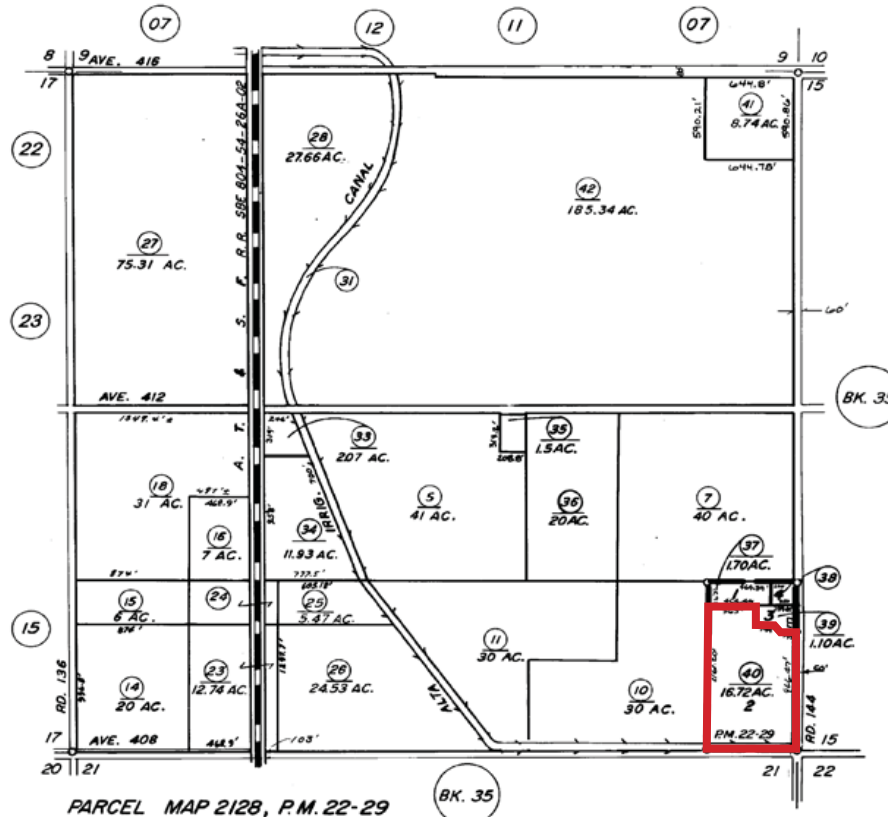


Assessor's Parcel Map

DISCLAIMER
THIS MAP WAS PREPARED FOR LOCAL PROPERTY ASSESSMENT PURPOSES ONLY. THE PARCELS SHOWN HEREON MAY NOT COMPLY WITH STATE AND LOCAL SUBDIVISION ORDINANCES. NO LIABILITY IS ASSUMED FOR THE USE OF THE INFORMATION HEREON.

SEC. 16, T.16S., R.25E., M. D. B. & M.

TAX CODE AREA **25-14**
68-003
68-004
68-005
68-015
68-017



ASSESSOR'S MAPS BK. 25, PG. 14.
COUNTY OF TULARE, CALIF.

NOTE-ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES
ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES

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Photographs



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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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