

# FOR SALE



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## Alta ID Citrus and Open



**28.09± Acres**  
**Fresno County, California**

- Alta Irrigation District
- Organic Plantings
- Great Farming Location

**Exclusively Presented By:**  
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CA DRE #00020875



# Alta ID Citrus and Open

**28.09± Acres**

**\$975,000**

**DESCRIPTION:**

Available for sale is a citrus ranch and open ground with two sources of water located in the desirable farming area between Reedley and Orange Cove, California. The property features multiple varieties of citrus and open land ready to plant. The ranch is transitioning to being completely organic in the near future.

**LOCATION:**

The property is located on the west side of Crawford Avenue just north of South Avenue between the city of Reedley and town of Orange Cove, California.

**LEGAL:**

Fresno County APNs: 373-070-10

Zoned AE-20. Sumner Avenue was abandoned by county and totals 1.83± acres.

**PLANTINGS:**

The property is planted to the following:

<u>Acres</u>	<u>Planting</u>	<u>Designation</u>
5±acs	Kishu Mandarins	Transitional
5± acs	Moro Bloods	Organic
5±acs	Torroco Blood Navels	Organic
12±acs	Open w/ trellis	Organic

**SOILS:**

Ramona sandy loam and San Joaquin loam.

**WATER:**

The property receives irrigation water from Alta Irrigation District and one pump and well.

**BUILDINGS:**

There is a shop and miscellaneous outbuilding on the southeast corner of the property along Crawford Avenue.

**PRICE/TERMS:**

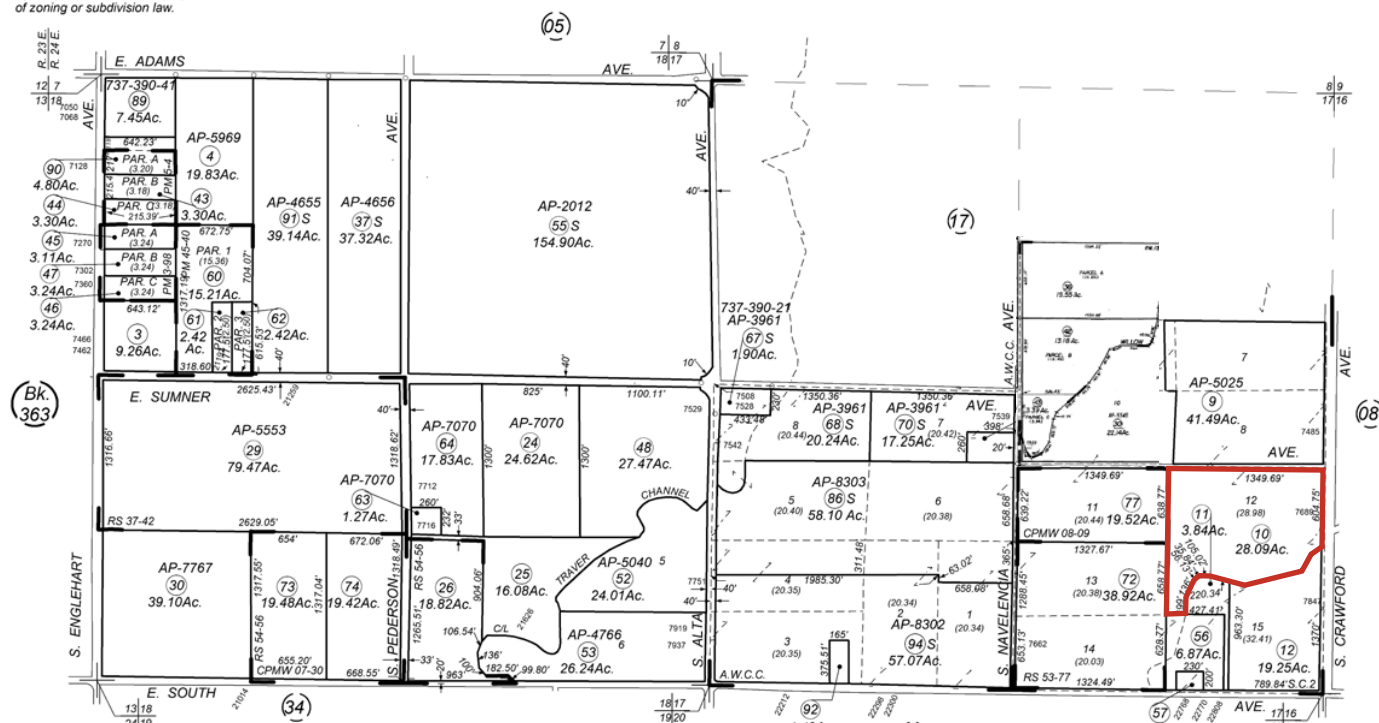
The asking price is \$975,000

This property can be purchased seperatly or with an additional 65.46± acre portion adjacent to the north border of this parcel.

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

Tax Rate Area  
169-001

373-07

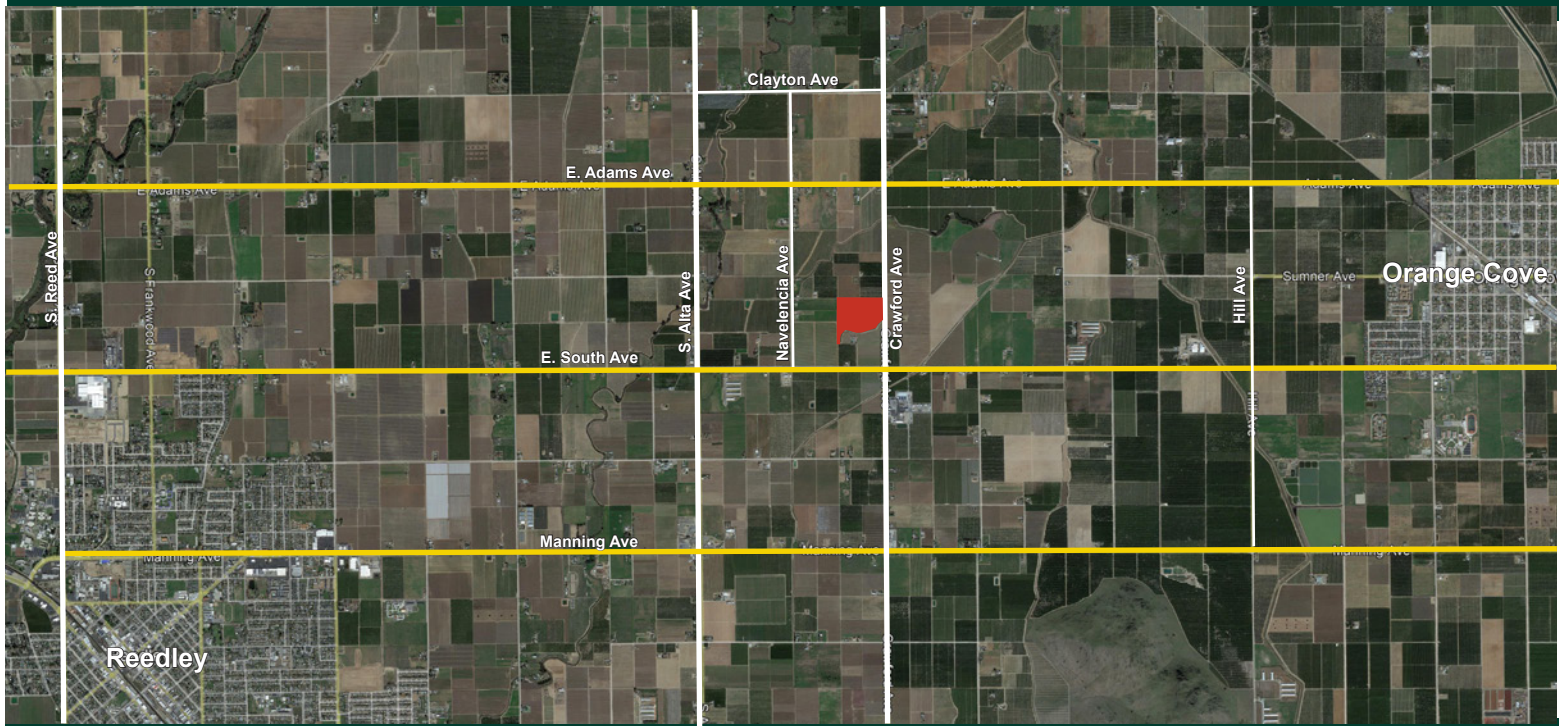


Agricultural Preserve  
A.W. Clark Colony - R. S. Bk. 4, Pg. 40  
Certificate of Parcel Map Waiver No. 07-30, Doc. 157475, 11-12-08  
Certificate of Parcel Map Waiver No. 08-09, Doc. 158788, 11-13-08

Parcel Map No. 1158 - Bk. 5, Pg. 4  
Record of Survey - Bk. 37, Pg. 42  
Record of Survey - Bk. 53, Pg. 77  
Record of Survey - Bk. 54, Pgs. 56-57

## PLANTING 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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