

FOR SALE



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AGRICULTURAL PROPERTIES
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Alta ID Citrus and Vines



93.55± Acres
Fresno County, California

- Alta Irrigation District
- Organic Plantings
- Great Farming Location

Exclusively Presented By:
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Alta ID Citrus and Vines

93.55± Acres

\$3,100,000

DESCRIPTION:

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

LOCATION:

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

LEGAL:

Fresno County APNs: 373-170-30 and 373-070-09 & 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
10±acs	Moro Bloods	Organic
5±acs	Torroco Blood Navels	Organic
10±acs	Gold Nuggets	Conventional
6±acs	Navels	Organic
5±acs	Barnfield Navels	Organic
14±acs	Krissy Red Grapes	Organic
5±acs	Autumn Gold Navels	Organic
5±acs	Sanguinellis	Organic
4±acs	Cara Caras	Organic
12±acs	Open w/ trellis	Organic
5.3±acs	Open Ground	Conventional

SOILS:

Greenfield sandy loam, moderately deep, 0 to 3 percent slopes.
Ramona sandy loam, hard substratum.
San Joaquin loam, 0 to 3 percent slopes.

WATER:

The property receives irrigation water from Alta Irrigation District and four pumps and wells. Two wells have variable speed pumps. There is an irrigation reservoir with a 3AF capacity. This reservoir has not been plumbed into the system.

BUILDINGS:

There is one home and one mobile home located on the property that are each rented for \$750 per month. Also, there are three steel buildings and a small field office.

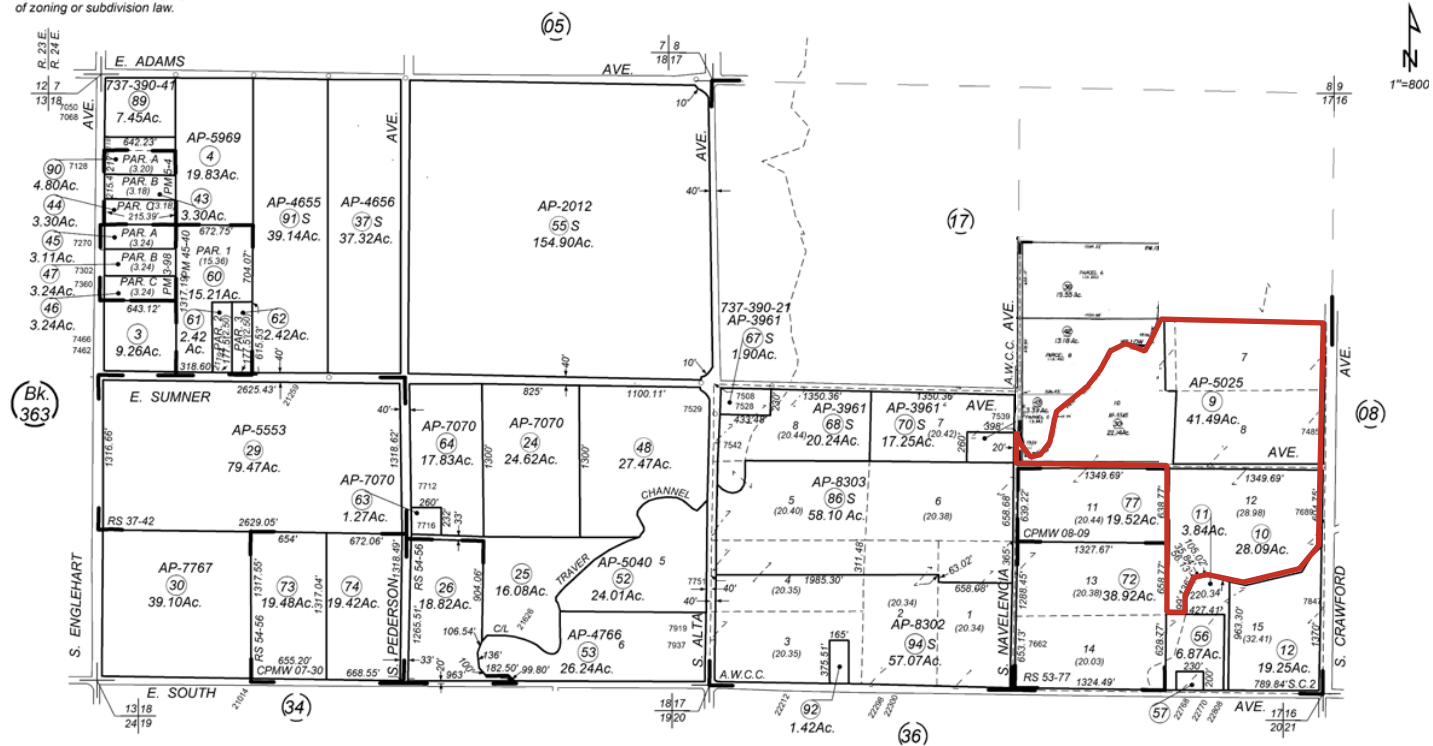
PRICE/TERMS:

The asking price is \$3,100,000.

-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

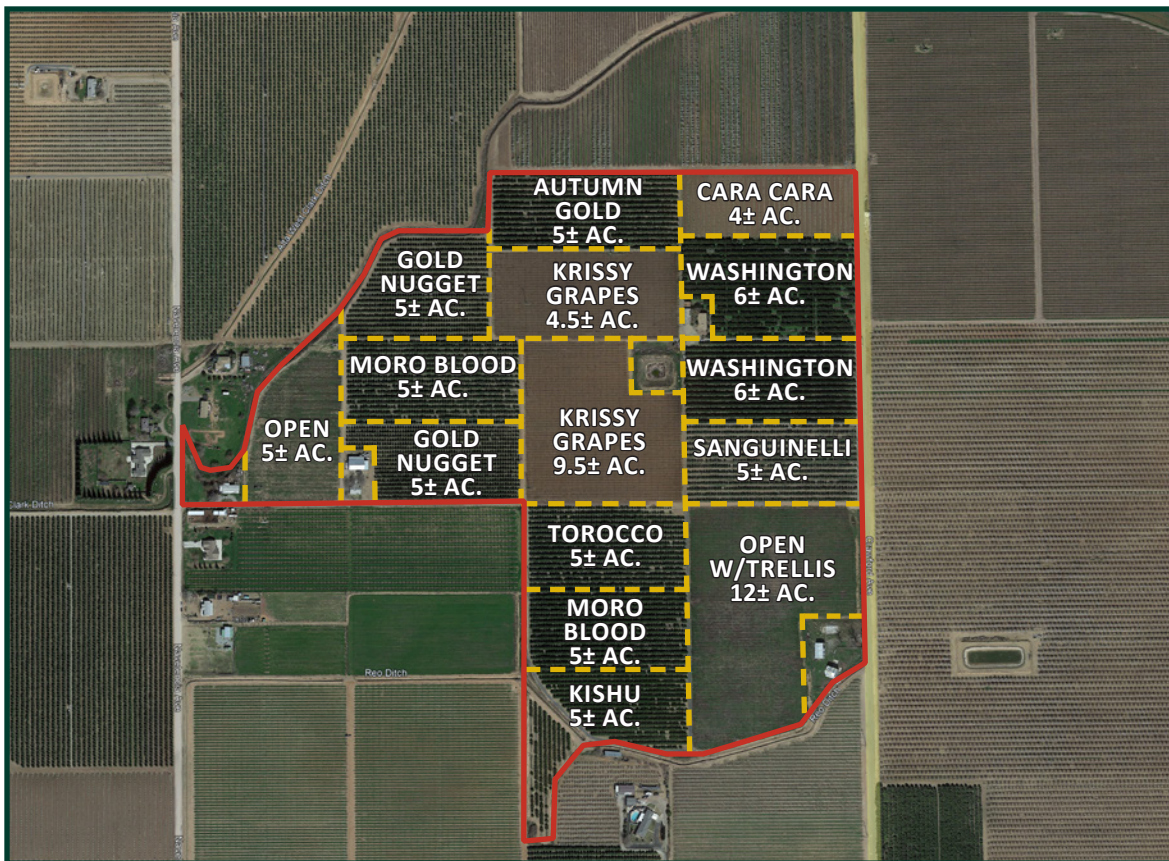
373-07

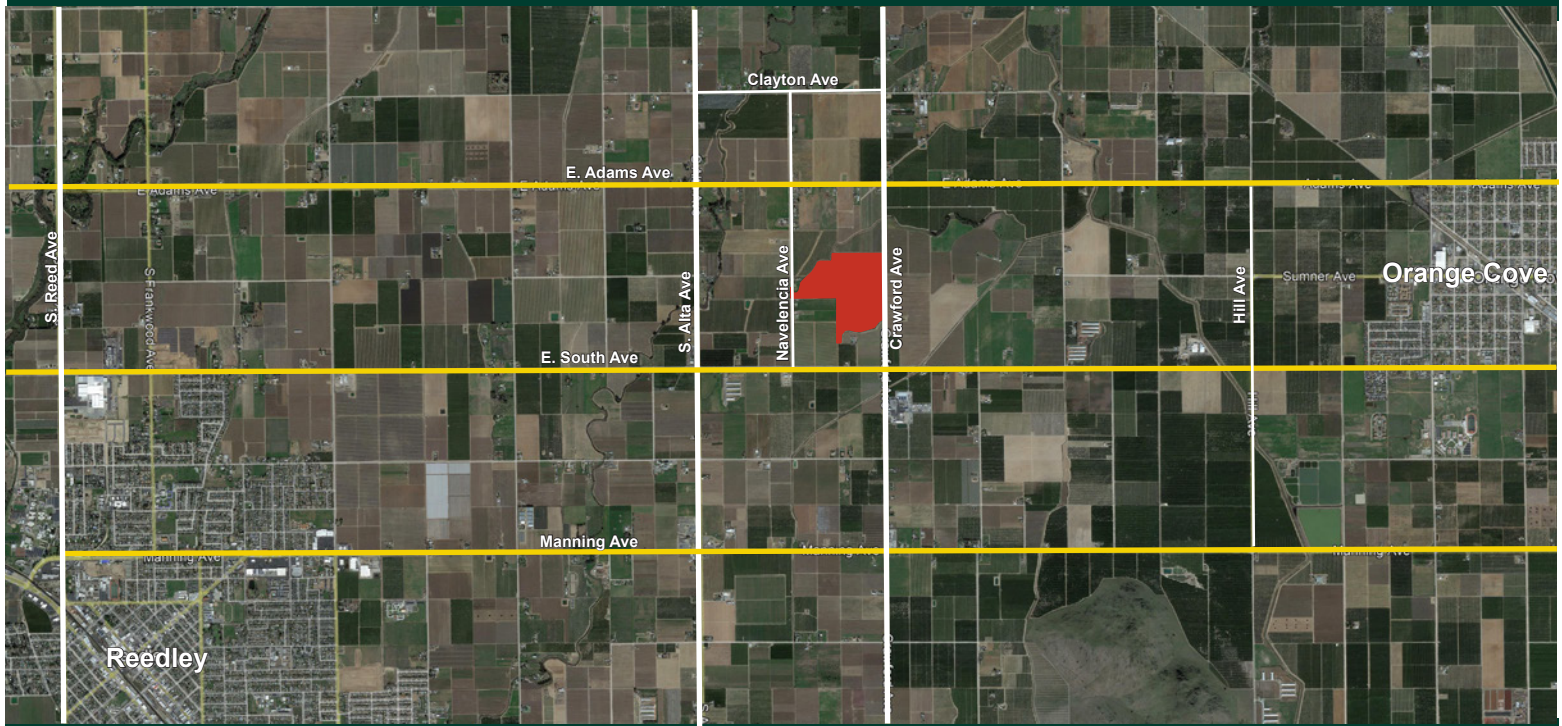


Agricultural Preserve
A.W. Clark Colony - R. S. Bk. 4, Pg. 40
Certificate of Parcel Map Waiver No. 07-30, Doc. 157475, 11-12-08
Certificate of Parcel Map Waiver No. 08-09, Doc. 158788, 11-13-08

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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