

ORANGE COVE CITRUS

Fresno County, California

14.63± Acres

\$579,000
(\$39,576/Acre)



- Orange Cove Irrigation District
- Agricultural Well
- Near City Limits



**PEARSON
REALTY**
AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

Offices Serving The Central Valley

FRESNO

7480 N. Palm Ave, Ste 101
Fresno, CA 93711
559.432.6200

VISALIA

3447 S. Demaree Street
Visalia, CA 93277
559.732.7300

BAKERSFIELD

4900 California Ave., #210B
Bakersfield, CA 93309
661.334.2777

www.pearsonrealty.com

Exclusively Presented by:

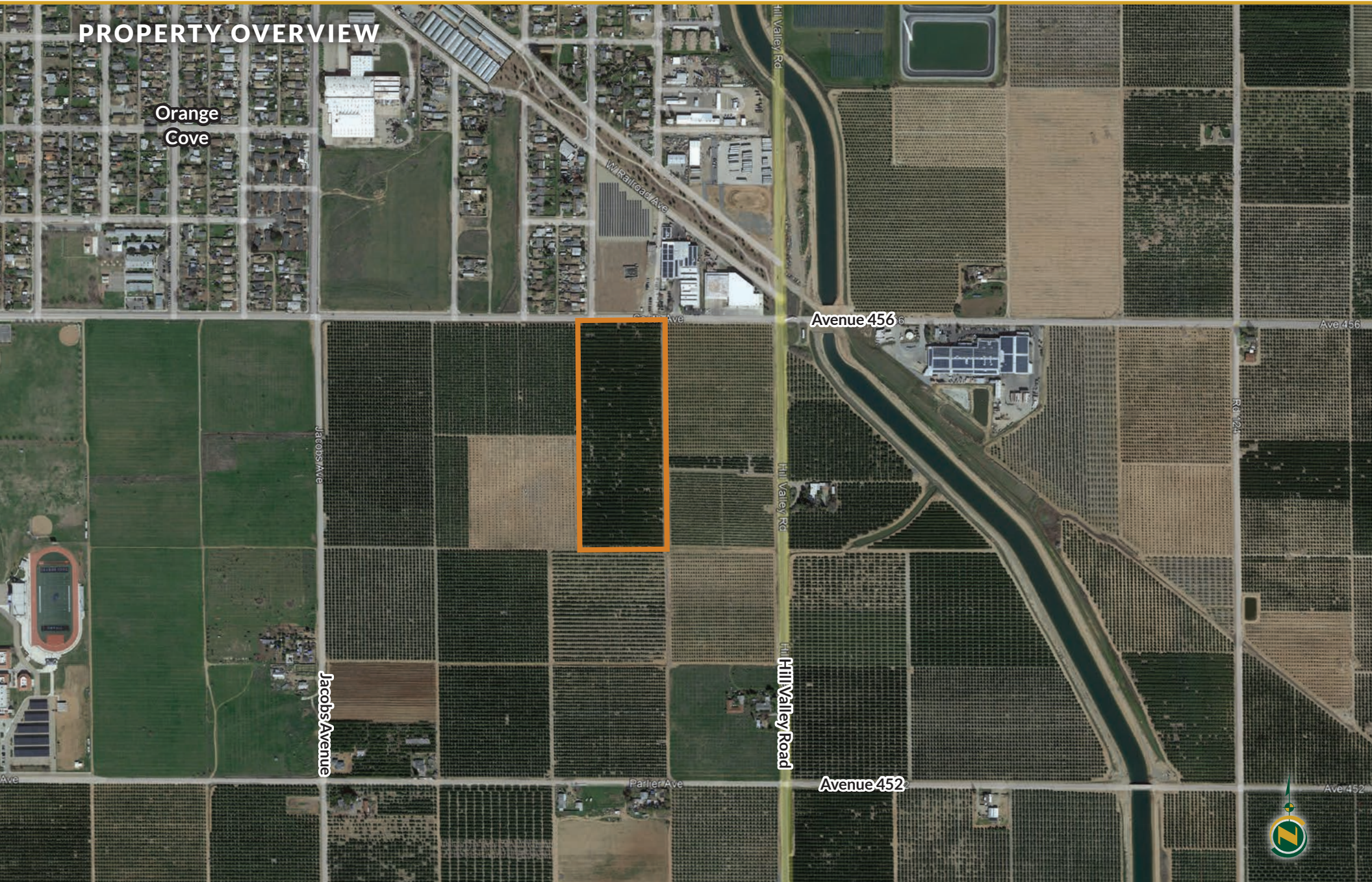


ORANGE COVE CITRUS

14.63± Acres
Fresno County, CA



PROPERTY OVERVIEW



PROPERTY INFORMATION

DESCRIPTION

Available for sale is a 14.63± acre citrus ranch with two sources of water located just outside the city limits of Orange Cove, California.

LOCATION

The property is located on the south side of South Avenue (Avenue 456), and west of South Hills Valley Road. The property is located on the south side of Orange Cove, California, just outside the city limits, but within the sphere of influence.

LEGAL

Fresno County APN: 378-022-14.

ZONING

Zoned AL-20.

PLANTINGS

The property is planted to mature Valencia oranges.

WATER

Irrigation water is provided by one Ag well and Orange Cove Irrigation District.

SOILS

- San Joaquin loam, 0 to 3 percent slopes
- Cometa loam, 2 to 9 percent slopes

PRICE/TERMS

The asking price is \$579,000.



ORANGE COVE CITRUS

14.63± Acres
Fresno County, CA



PROPERTY OVERVIEW



District Outlet



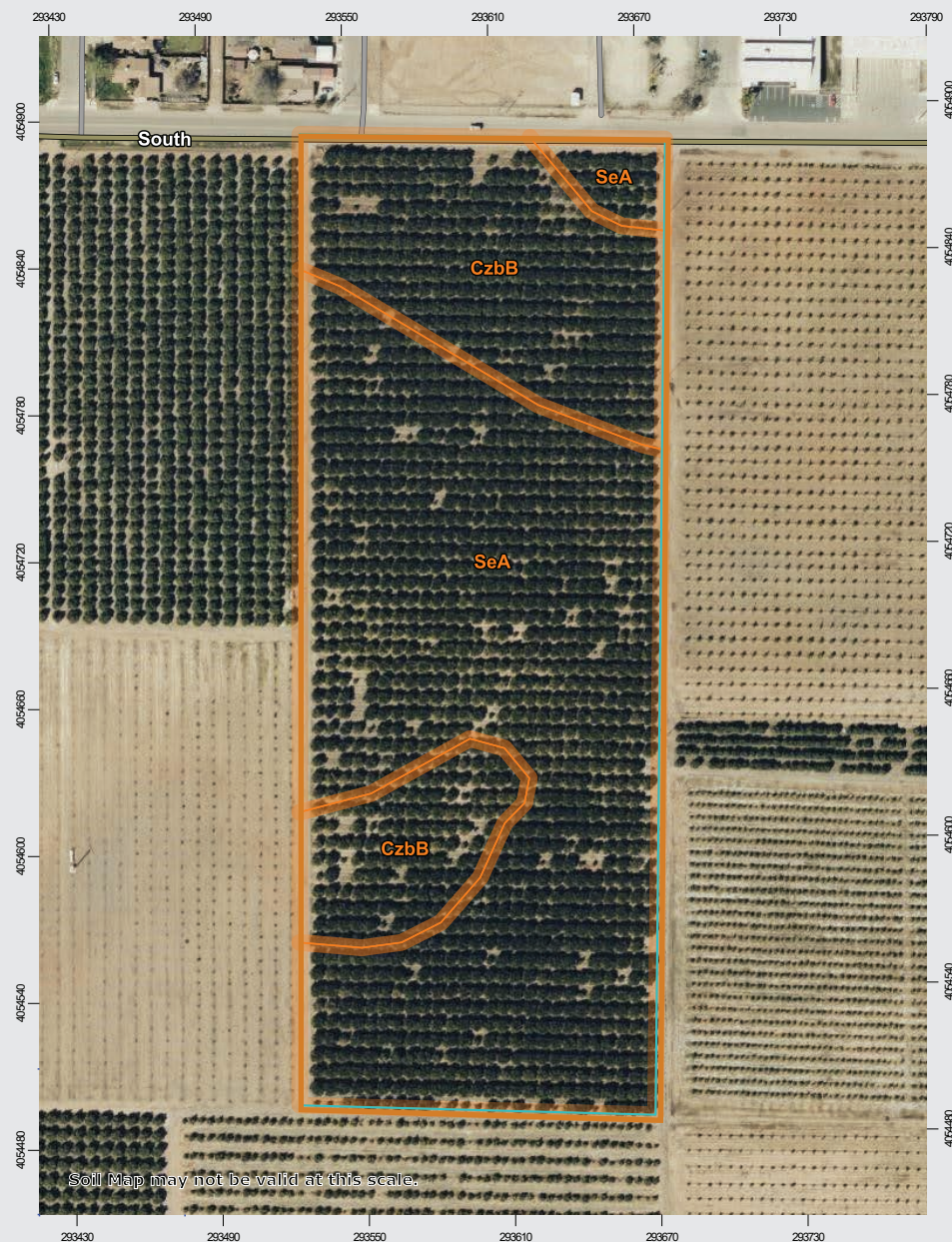
Ag Well

ORANGE COVE CITRUS

14.63± Acres
Fresno County, CA



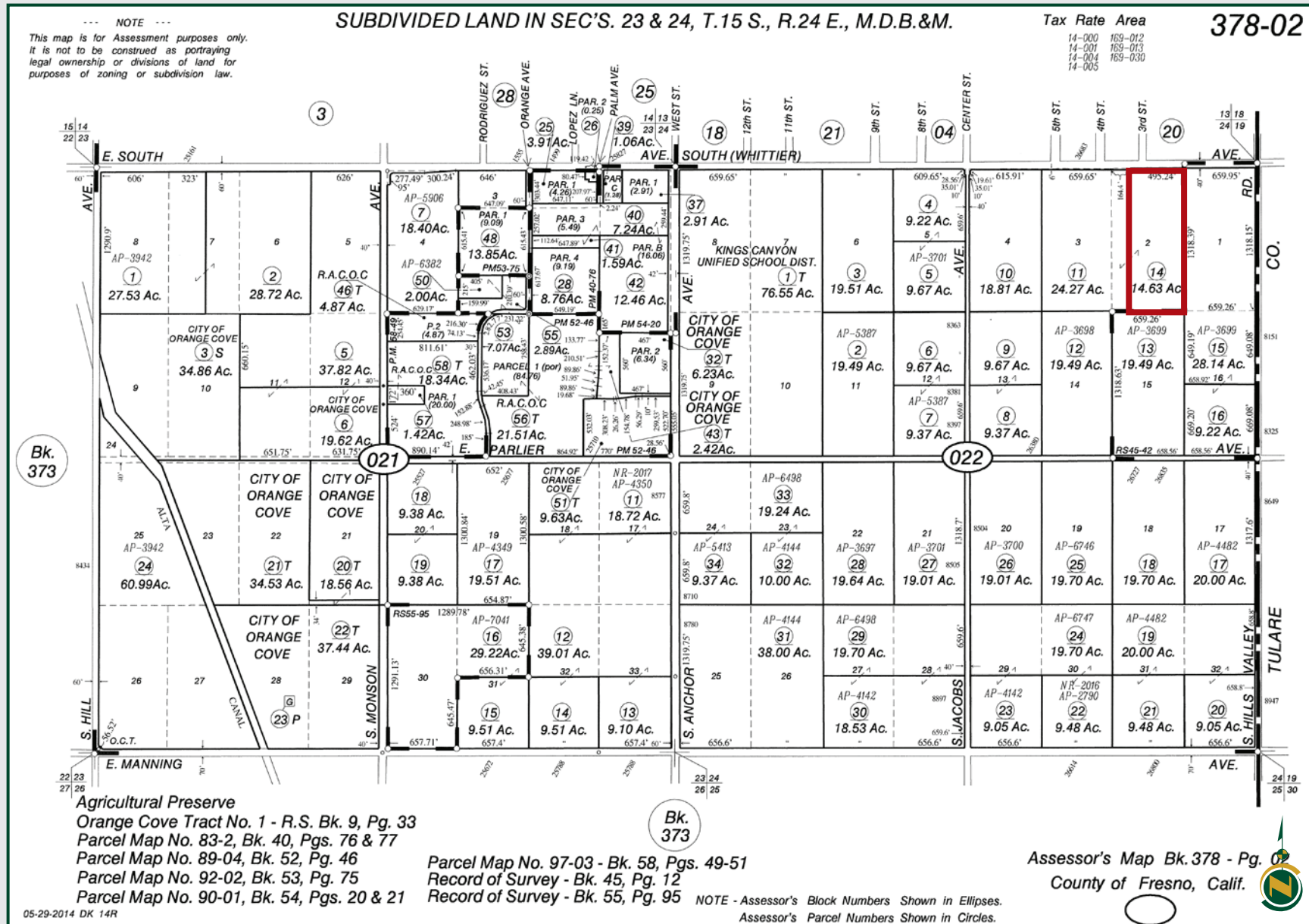
SOILS MAP



Map unit symbol	Map unit name	% of AOI
CzbB	Cometa loam, 2 to 9 percent slopes	30.4%
SeA	San Joaquin loam, 0 to 3 percent slopes	69.6%
Total for area of interest		100.0%



PARCEL MAP



ORANGE COVE CITRUS

14.63± Acres
Fresno County, CA



PROPERTY PHOTOS



ORANGE COVE CITRUS

14.63± Acres
Fresno County, CA



Offices Serving The Central Valley

FRESNO

7480 N. Palm Ave, Ste 101
Fresno, CA 93711
559.432.6200

VISALIA

3447 S. Demaree Street
Visalia, CA 93277
559.732.7300

BAKERSFIELD

4900 California Ave., #210B
Bakersfield, CA 93309
661.334.2777



www.pearsonrealty.com

DRE# 00020875



**Download Our
Mobile App!**

<http://pearsonrealty.com/mobileapp>



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

Policy on cooperation:

All real estate licensees are invited to offer this property to prospective buyers. Do not offer to other agents without prior approval.