

COVE 37 RANCH

Fresno County, California

37.00± Acres

\$1,250,000

(\$33,784/Acre)



- Orange Cove Irrigation District
- Irrigation Pump & Well
- (4) Propane Windmachines



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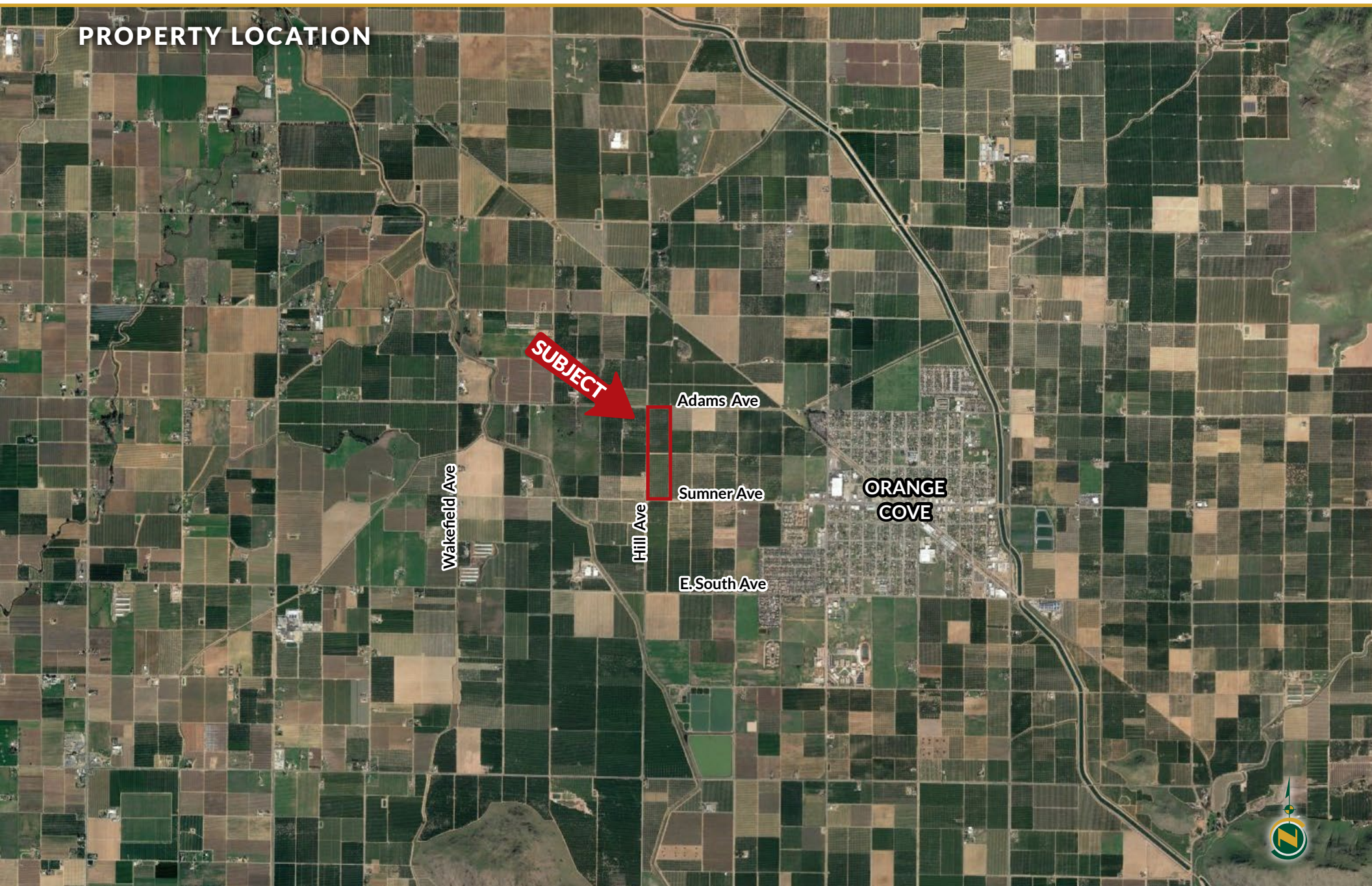


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PROPERTY LOCATION



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PROPERTY INFORMATION

LOCATION

The east side of Hill Avenue, between Adams and Sumner Avenues.
Approximately 1± mile west of the City of Orange Cove, Ca.

LEGAL

The W 1/2 of the W 1/2 of the NW 1/4 of Section 14, T15S, R24E,
M.D.B.&M. Fresno County APN: 375-040-22s.

ZONING

AE-20 (Ag Exclusive, 20 acre minimum parcel size). The property is
enrolled in the Williamson Act.

PLANTINGS

Acres	Variety	Crop	Age
19.0±	Late Lane	Navels	Mature
18.0±	Minneola	Tangelos	Mature

PRODUCTION

Available upon request.

WATER

Orange Cove Irrigation District
(1) irrigation pump and well
(2) OCID turn-outs.
Flood irrigation

SOILS

Greenfield sandy loam, 0-3% slopes
Hanford sandy loam, hard substratum
Madera sandy loam
Madera loam
Ramona sandy loam
Tujunga loamy sand, 0-3% slopes

WINDMACHINES

(4) propane windmachines

PRICE/TERMS

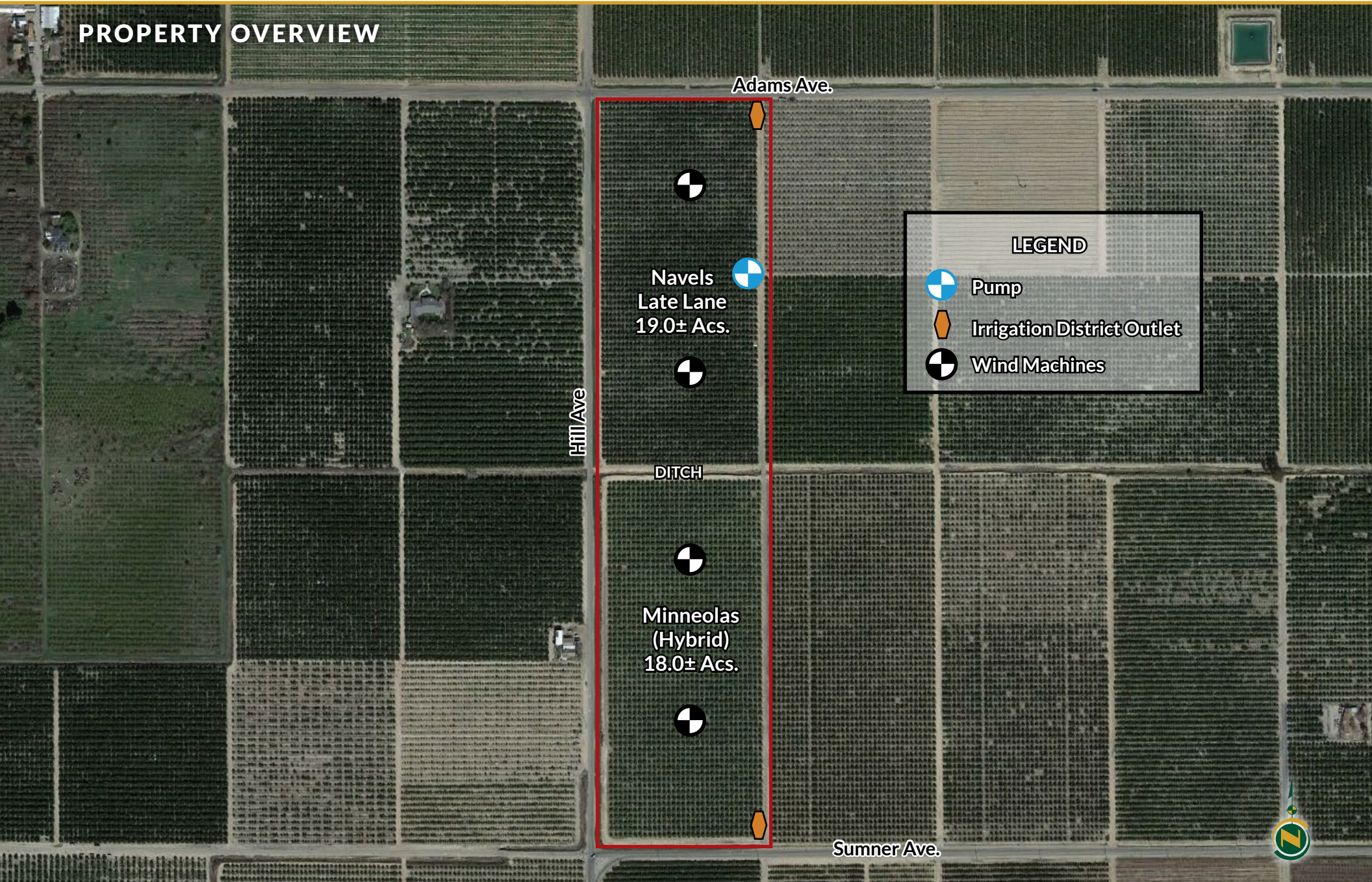
\$1,250,000 cash at the close of escrow. Buyer to reimburse the Seller
for cultural costs incurred towards the 2023/24 citrus crops through the
close of escrow.



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PROPERTY OVERVIEW



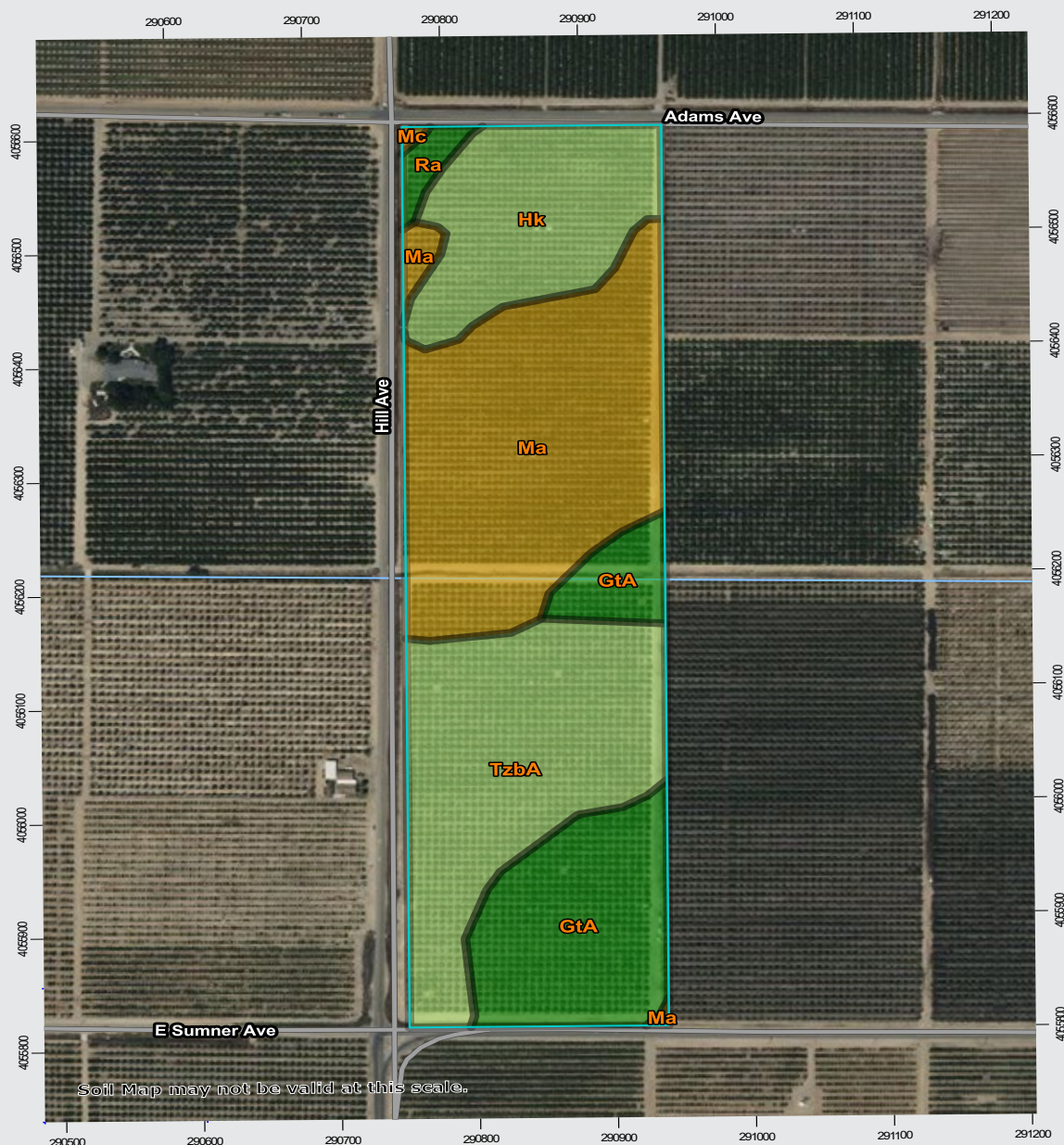
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SOILS MAP

California Revised Storie Index (CA)

Map unit symbol	Map unit name
GtA	Greenfield sandy loam, 0-3% slopes
Hk	Hanford sandy loam, hard substratum
Ma	Madera sandy loam
Mc	Madera loam
Ra	Ramona sandy loam
TzbA	Tujunga loamy sand, 0-3% slopes

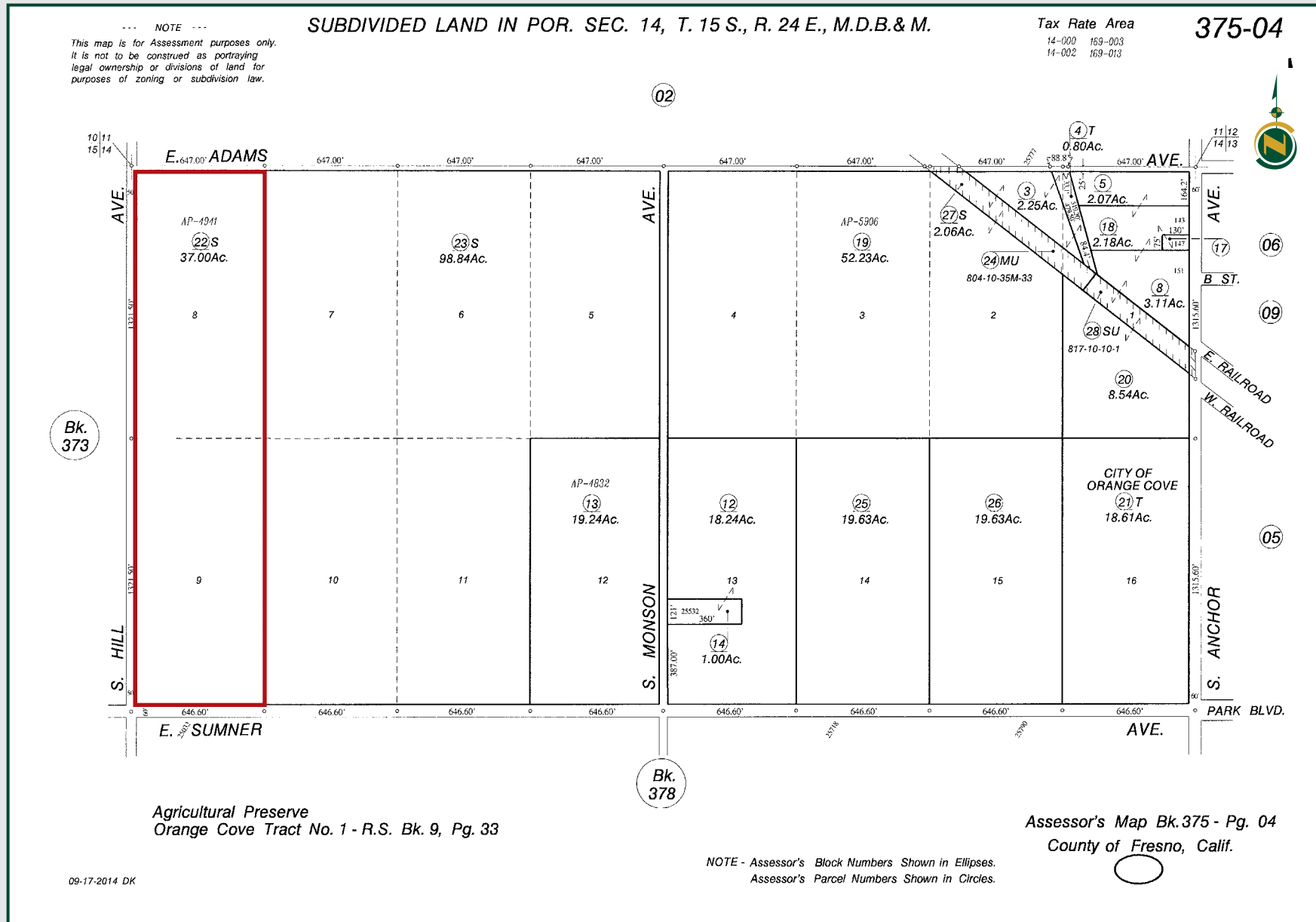


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PARCEL MAP



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PROPERTY PHOTOS



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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

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.