

OCID CITRUS RANCH

Fresno County, California

65.79± Acres

\$1,842,120
(\$28,000/Acre)

PRICE REDUCED



• Two Sources of Water • Mature Plantings • Home Site



**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:

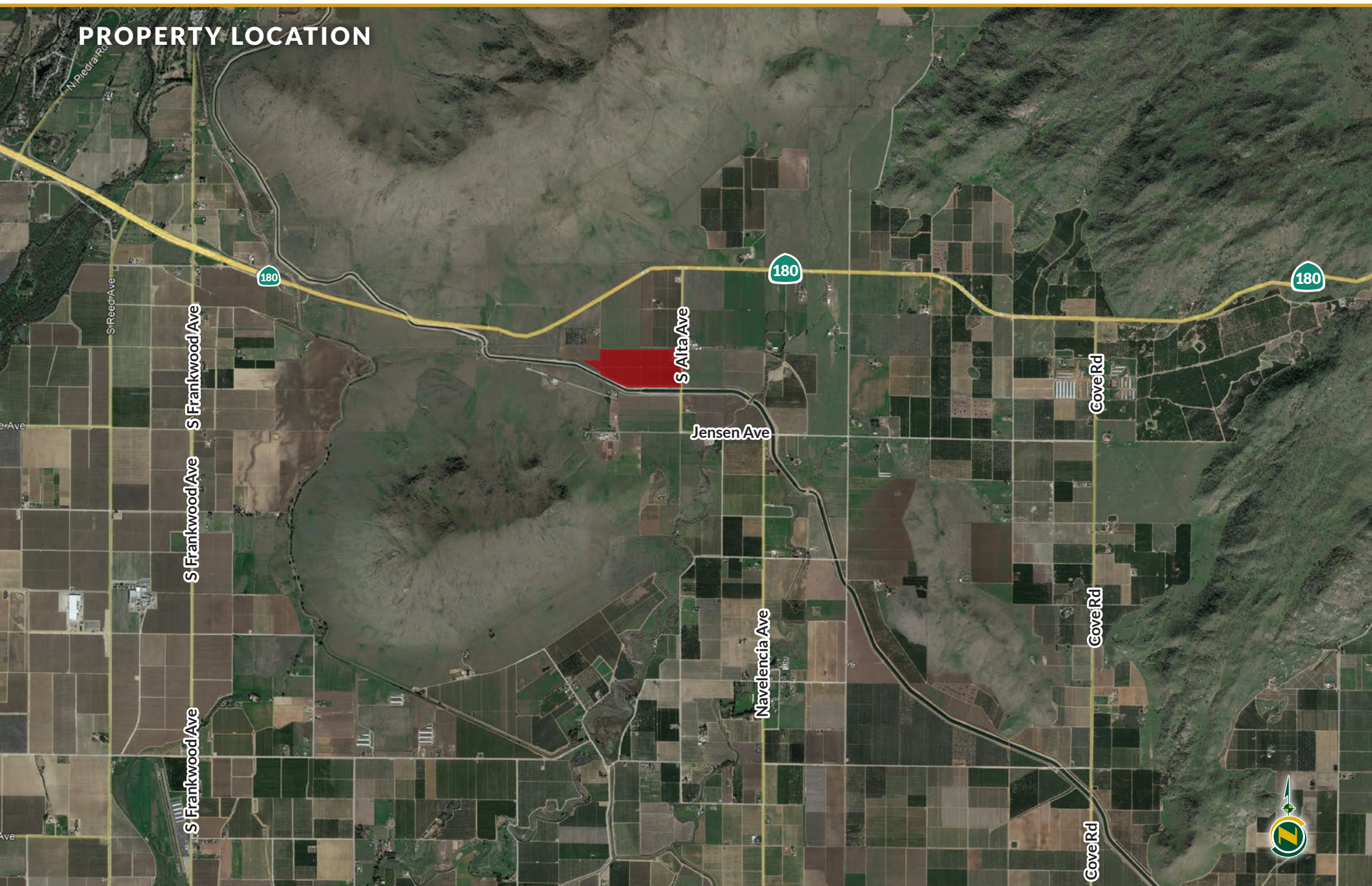


OCID CITRUS RANCH

65.79± Acres
Fresno County, CA



PROPERTY LOCATION



PROPERTY INFORMATION

DESCRIPTION

Available for sale is a nicely farmed 65± acre citrus ranch that features two sources of irrigation water and good citrus varieties.

LOCATION

The property is located on the west side of S. Alta Avenue approximately 0.25 mile north of Jensen Avenue and 0.50 mile south of Highway 180.

LEGAL

Fresno County APNs: 185-061-07, 11, 12s

ZONING

185-061-07 is zoned AE-20.
All other parcels are zoned AE-40.

PLANTINGS

- 5.5± acres of Cara Cara on Sour rootstock.
- 8.25± acres of Chislett navels on Sour rootstock.
- 8.5± acres of Chislett navels on Sour rootstock.
- 8.5± acres of Powell navels on Sour rootstock.
- 8.5± acres of Autumn Gold navels on Sour rootstock.
- 8.4± acres of Powell navels on Sour rootstock.
- 8.5± acres of Autumn Gold navels on Sour rootstock.
- 4.5± acres of Powell navels on Sour rootstock.
- 1.4± acres of W. Murcott mandarins.
- 0.5± acres of Lane Late navels.
- 0.25± acres of Late Lane navels.

SOILS

Porterville clay 0 to 3% slopes.

WATER

The property receives irrigation water from Orange Cove Irrigation District and three Ag wells. Two of the wells are located on a neighboring parcel. There is a recorded easement for the offsite wells. The property is located on the Kings River East GSA.

FROST

There are seven wind machines for frost protection.

PRICE/TERMS

The asking price is \$1,842,120 or \$28,000 per acre.

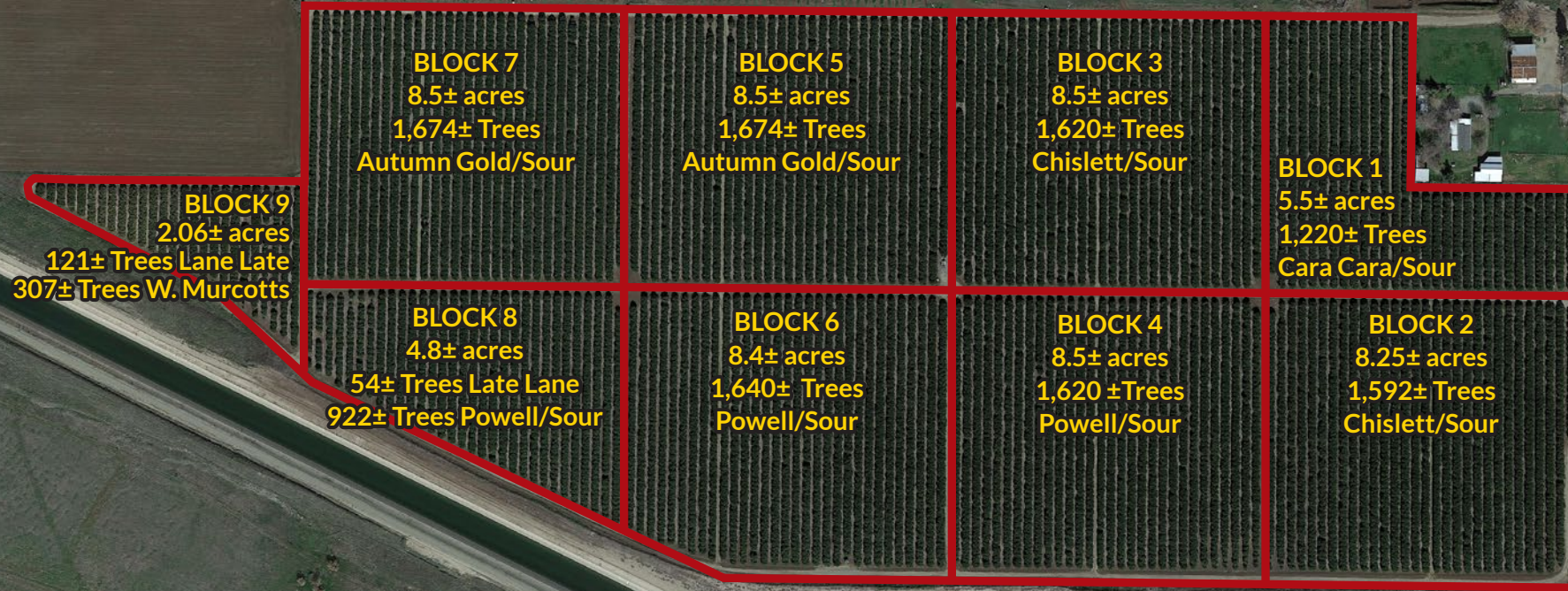


OCID CITRUS RANCH

65.79± Acres
Fresno County, CA



PROPERTY OVERVIEW



S Alta Ave

S Alta Ave



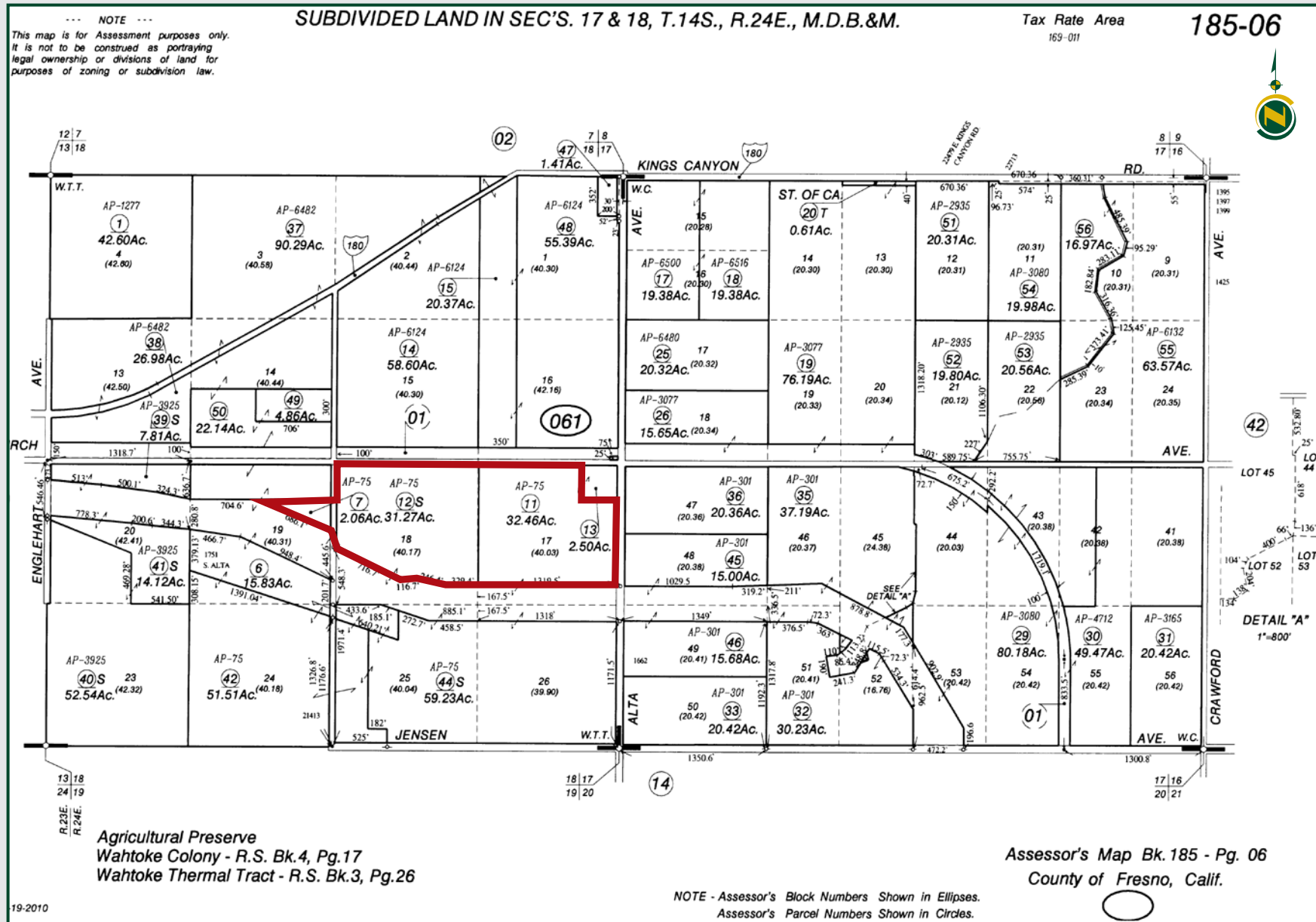
SOILS MAP



California Revised Storie Index (CA)

Map unit symbol	Map unit name	Percent of AOI
PxA	Porterville clay, 0 to 3 percent slopes	100%
Totals for Area of Interest		100%

PARCEL MAP



OCID CITRUS RANCH

65.79± Acres
Fresno County, CA



PROPERTY PHOTOS



OCID CITRUS RANCH

65.79± 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>



Download on the
App Store



GET IT ON
Google Play

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.