

OROSI AREA ALMONDS AND CITRUS

Tulare County, California

54.20± Acres

\$1,400,000
(\$25,830±/Acre)

PRICE REDUCED



- Two Sources of Water
- Mature Plantings
- Good Location and Soil



**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:

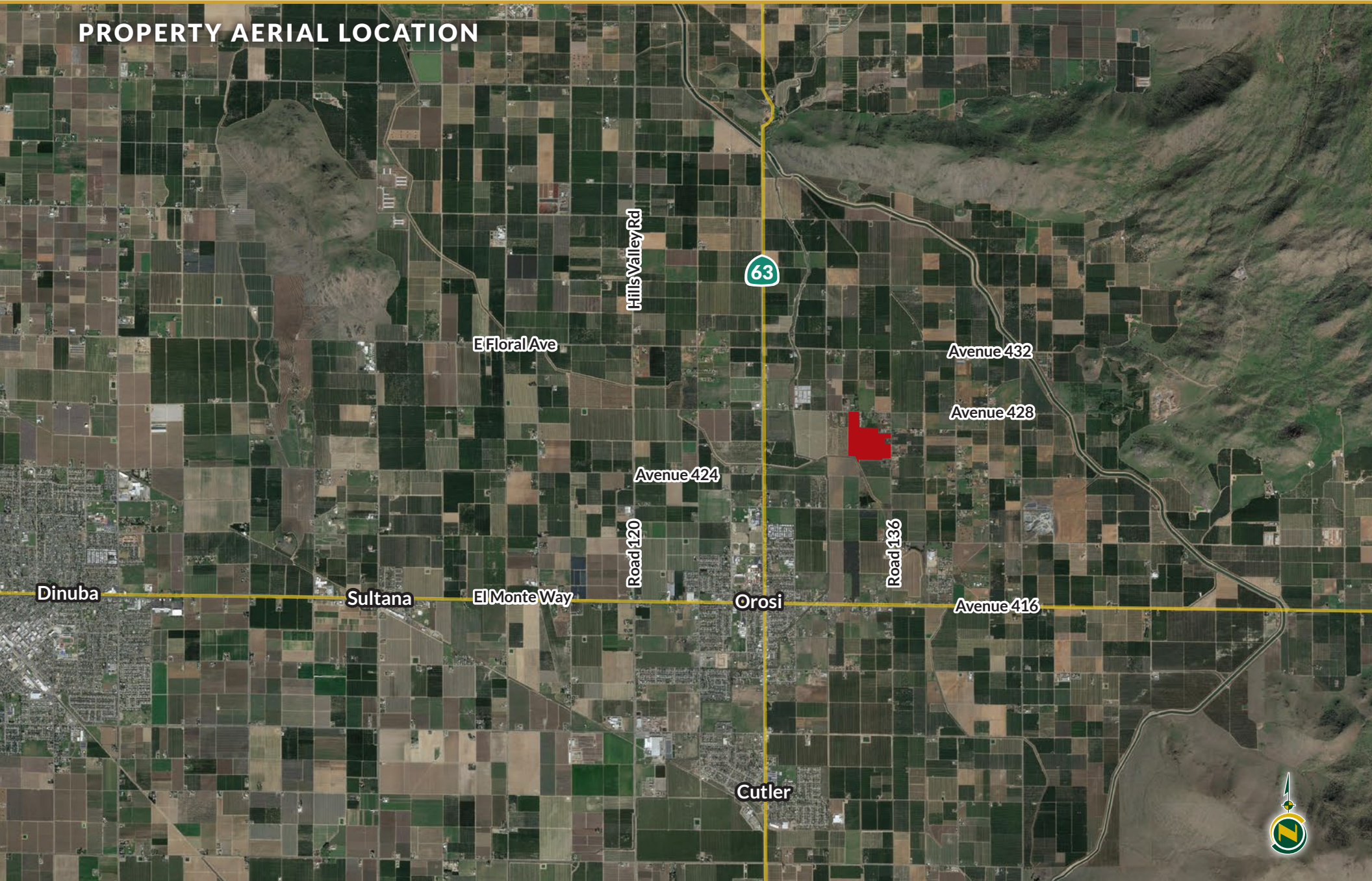


OROSI AREA ALMONDS AND CITRUS

54.20± Acres
Tulare County, CA



PROPERTY AERIAL LOCATION



OROSI AREA ALMONDS AND CITRUS

54.20± Acres
Tulare County, CA



PROPERTY INFORMATION

DESCRIPTION

Available for sale is a citrus and almond orchard located northeast of Orosi, California that features two sources of irrigation water.

LOCATION

The property is located on the west side of Road 136 and south side of Avenue 428, just northeast of Orosi, California.

LEGAL

Tulare County APNs: 025-020-004, 012 and 039.

ZONING

ARE-20 (Agricultural, Rural, Exclusive, 20 acre minimum).

PLANTINGS

- 13± acres of Atwood navels on Carrizo rootstock planted in 2000. Spacing is 22'x18'.
- 4.8± acres of Washington navels on Carrizo rootstock planted in 2000. Spacing is 22'x18'.
- 34.2± acres of Almonds consisting of 50% Nonpareil, 25% Monterey, and 25% Aldrich. The trees are on Nemaguard and Krymsk rootstock planted in 2014. Spacing is 22'x16'.

WATER

The property receives irrigation water from Orange Cove Irrigation District through two outlets and from three pumps and wells. The property is located in the Kings River East GSA.

SOILS

San Joaquin Loam, 0 to 2% slopes.

FROST

There are three propane wind machines located on the citrus blocks for frost protection.

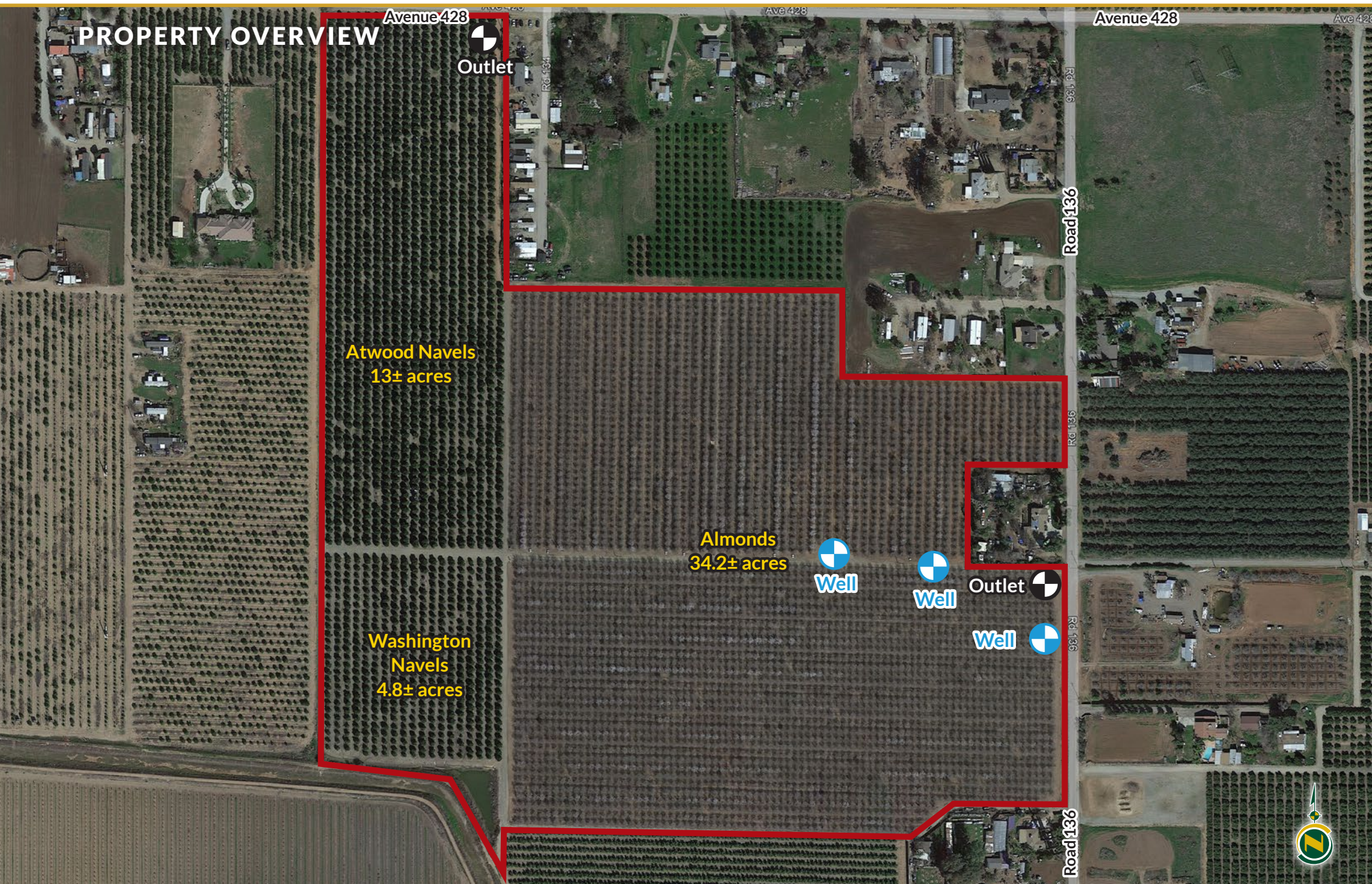
PRICE/TERMS

The asking price is \$1,400,000.



OROSI AREA ALMONDS AND CITRUS

54.20± Acres
Tulare County, CA

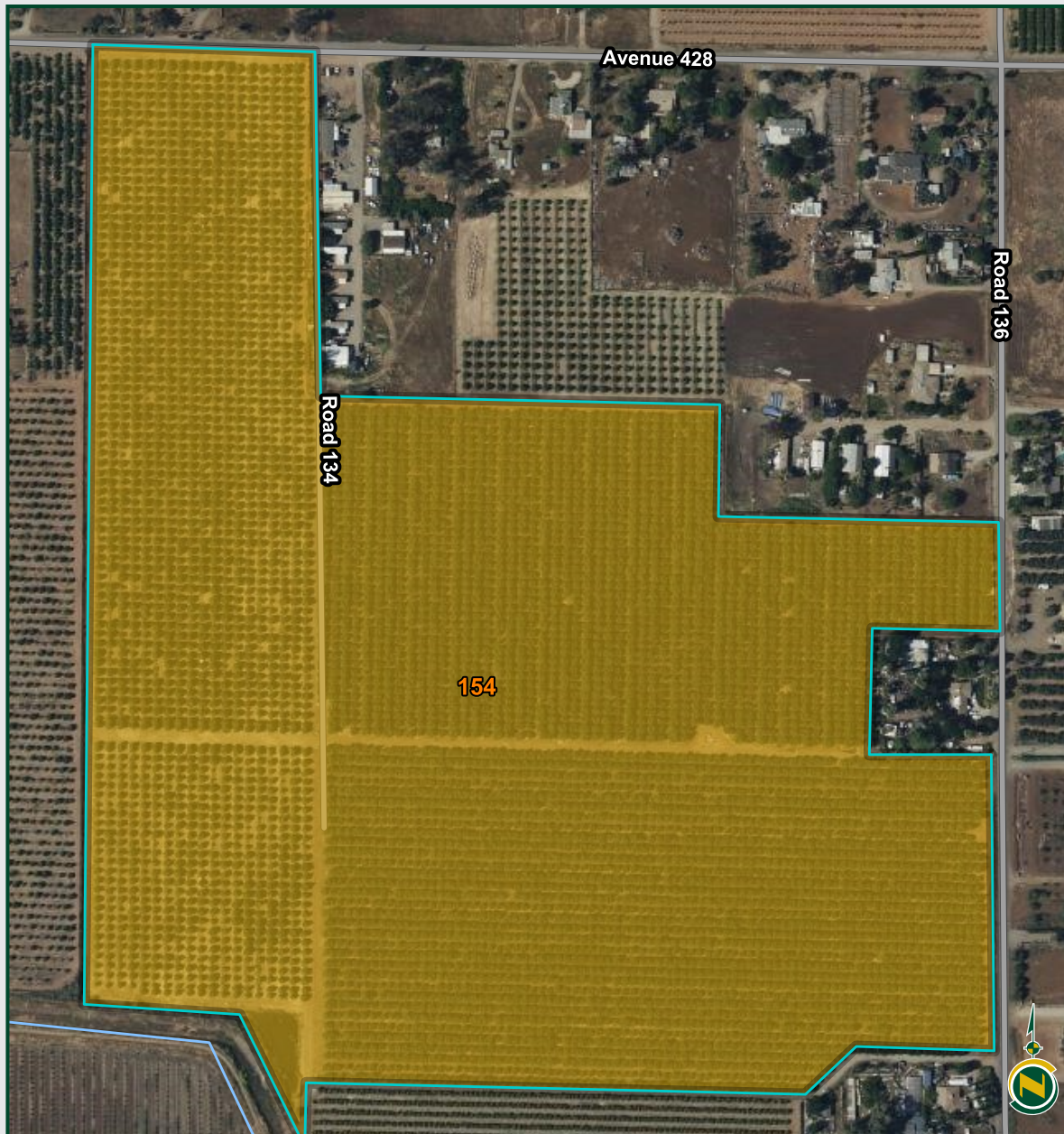


OROSI AREA ALMONDS AND CITRUS

54.20± Acres
Tulare County, CA



SOILS MAP



California Revised Storie Index (CA)

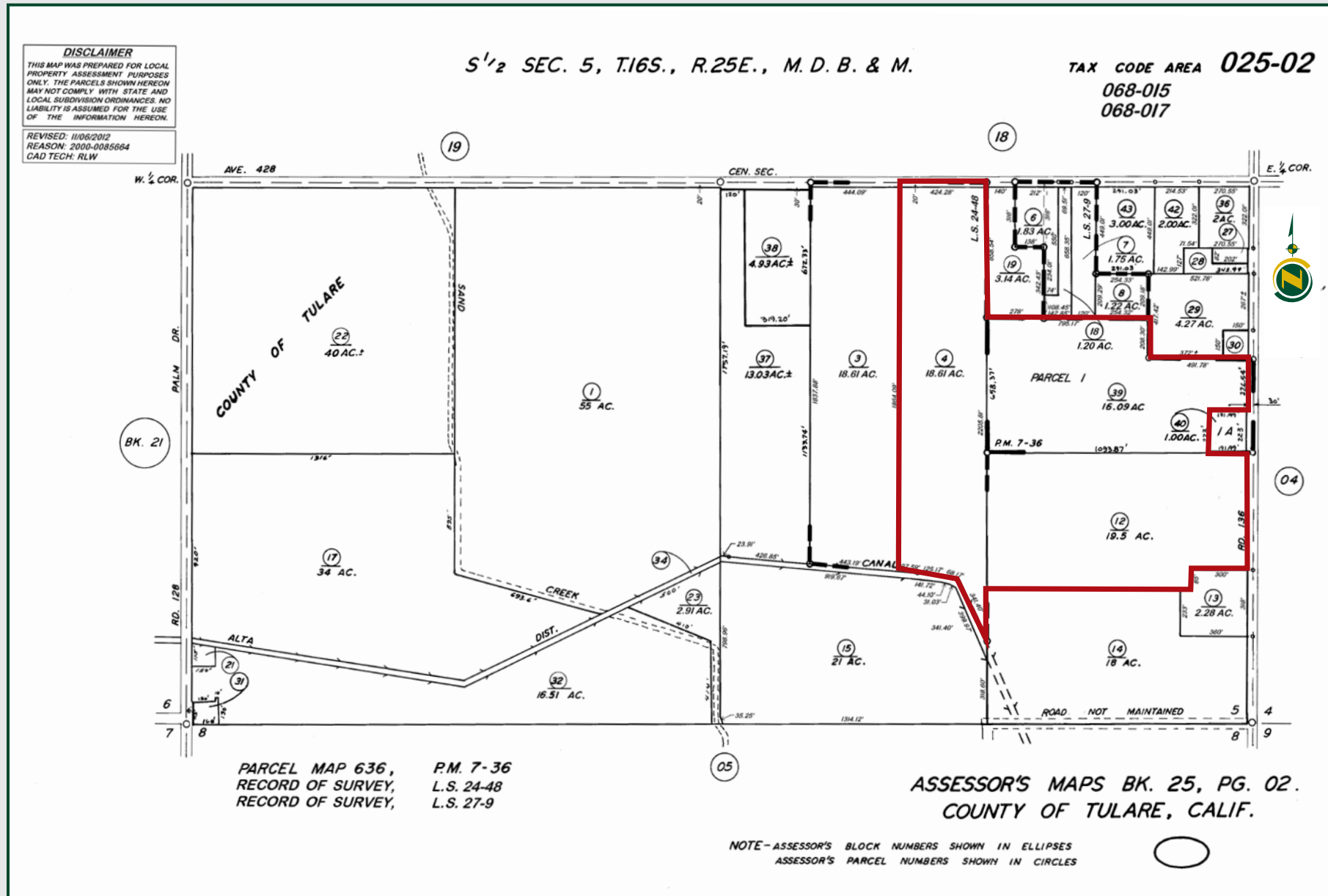
Map unit symbol	Map unit name	Percent AOI
154	San Joaquin loam, 0 to 2 percent slopes	100.0%
Total		100.0%

OROSI AREA ALMONDS AND CITRUS

54.20± Acres
Tulare County, CA



PARCEL MAP



OROSI AREA ALMONDS AND CITRUS

54.20± Acres
Tulare County, CA



PROPERTY PHOTOS



OROSI AREA ALMONDS AND CITRUS

54.20± Acres
Tulare 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



**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.