

# WOODLAKE CITRUS & OPEN

Tulare County, California

16.36± Acres

**\$327,200**  
(\$20,000/Acre)



- Mature Navels
- Good Soils
- Tax Benefits
- Ag Well and Electricity



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Tulare County, CA



## PROPERTY INFORMATION

### DESCRIPTION

Available for sale is a citrus ranch located near the City of Woodlake. The property features mature navels and good soils.

## LOCATION

The property is located off the west side of Highway 245 just north of Woodlake Airport.

## LEGAL AND ZONING

Tulare County APN: 060-230-001 and 007  
AE-20 (Agricultural Exclusive, 20 acre minimum).

## PLANTINGS

The ranch is planted to approximately 12± acres of Atwood navels with Washington replants. There are about 3± acres of open land on the west side of the property.

## WATER

Irrigation water is provided by one Ag pump and well. The trees are irrigated by a micro sprinkler irrigation system. The property is located in the East Kaweah GSA.

## SOILS

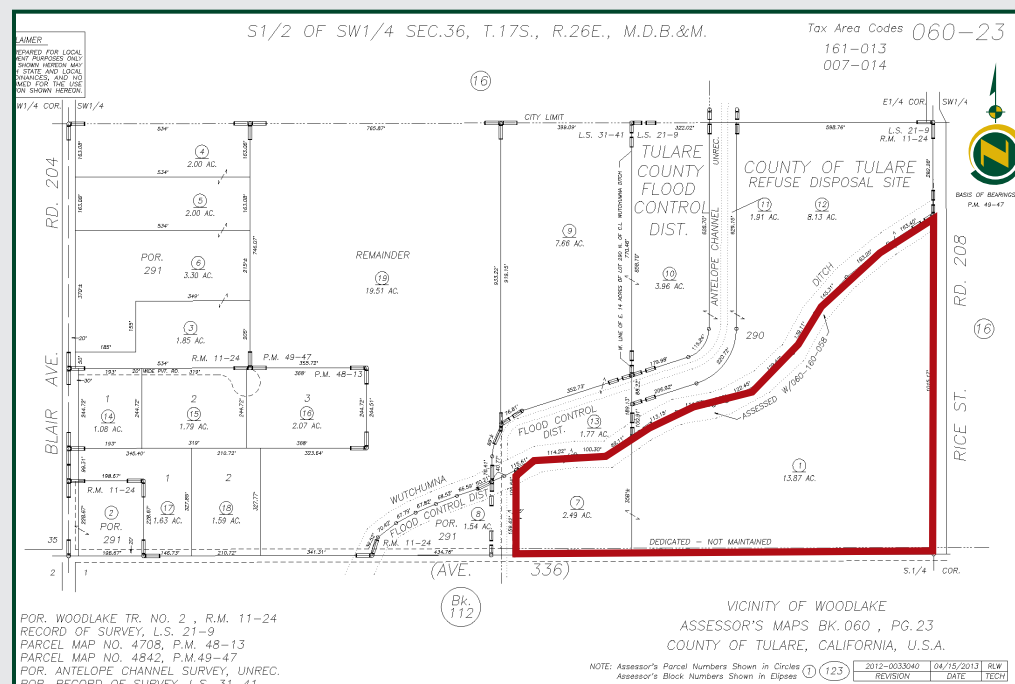
Grangeville silt loam, drained.  
San Emigdio loam.  
San Joaquin loam, 2 to 9 percent slopes.

## FROST

There is one diesel powered Orchard Rite wind machine for frost protection.

## PRICE/TERMS

\$327,200





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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.