

39.42±
ASSESSED ACRES

WAWONA FARMS RANCH: G004

TULARE COUNTY, CALIFORNIA

EXCLUSIVELY PRESENTED BY
A DIVISION OF PEARSON COMPANIES



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DESCRIPTION

This 36.17-acre property in the Sanger-Reedley area of California known for tree fruit and citrus is planted to plums. The orchard features the Friar variety, planted in 2011. The farm is well-equipped with two wells both 15 HP along with Surface water from Alta Irrigation District.

LOCATION

South East corner of American Avenue and Alta Avenue.

ZONING

AE 20

FRESNO COUNTY APN

373-020-83

WATER

(2) 15 HP Turbine Pump and Well

Surface Water From Alta Irrigation District

Flood Irrigated

BUILDINGS

None

PLANTINGS

Friar Plums planted in 2011 on Citation Root Stock 16'x9' spacing

PRICE/TERMS

\$1,265,950 cash at the close of escrow. Buyer to reimburse seller for cultural costs accrued towards the 2025 growing crop.

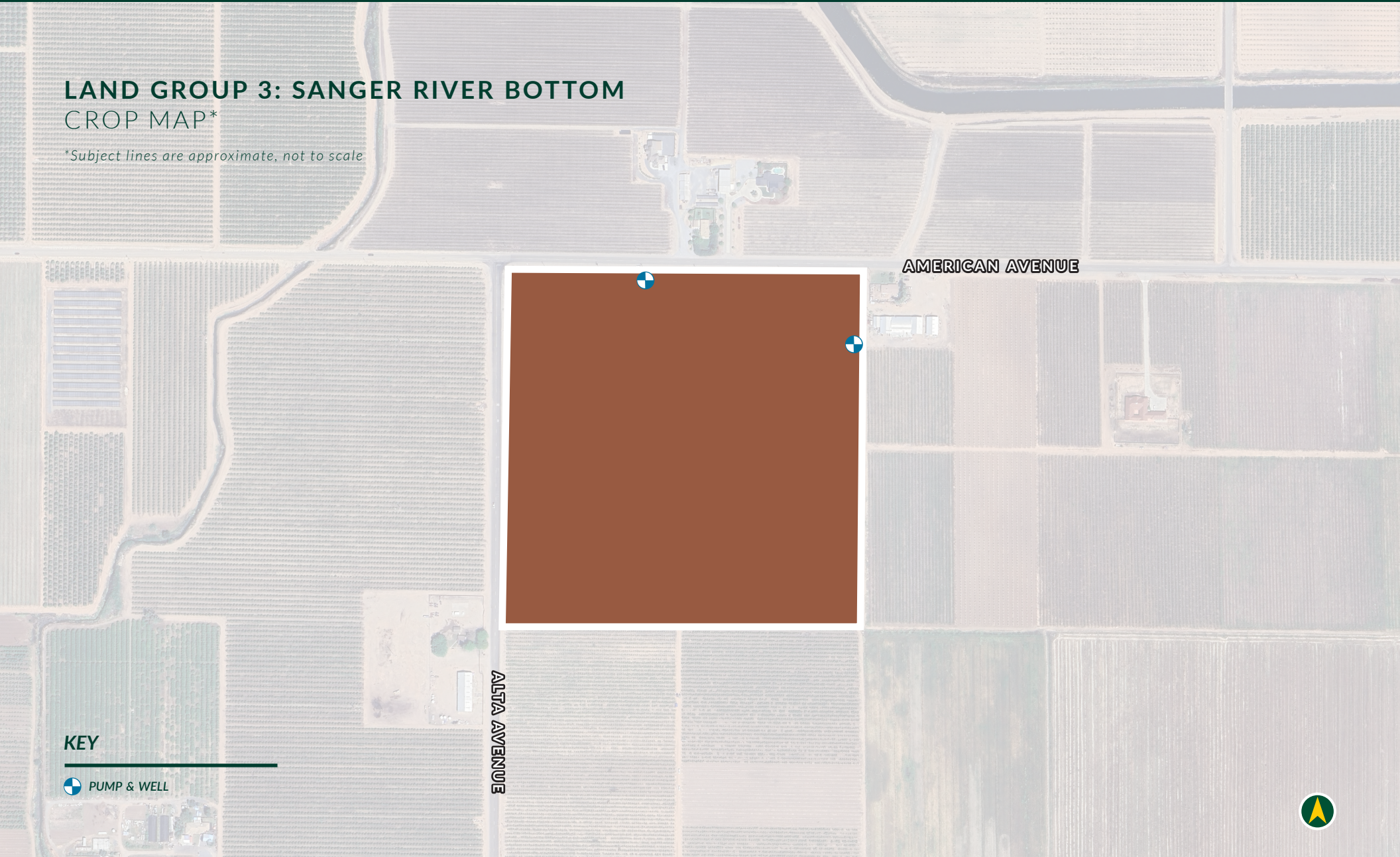
MAP
OVERVIEW

*Subject lines are approximate, not to scale



LAND GROUP 3: SANGER RIVER BOTTOM
CROP MAP*

**Subject lines are approximate, not to scale*



KEY

 PUMP & WELL



LAND GROUP 3: SANGER RIVER BOTTOM								
RANCH #	FARMABLE ACRES	ASSESSED ACRES	PLANT DATE	CROP	VARIETY	DISTRICT	APN	WELL(s)
G004						AID	373-020-83	(2) 15HP Turbine
G004A	36.17		2011	Plum	Friar	AID		
TOTALS	36.17	39.42						(2) WELLS





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