

39.09±
ASSESSED ACRES

ORANGE COVE AREA CITRUS
FRESNO COUNTY, CALIFORNIA

\$1,504,965

EXCLUSIVELY PRESENTED BY:
A DIVISION OF PEARSON COMPANIES



FRESNO

7480 N. Palm Ave, Ste 101
Fresno, CA 93711
559.432.6200

VISALIA

3447 S. Demaree St.
Visalia, CA 93277
559.732.7300

BAKERSFIELD

4900 California Ave., #210B
Bakersfield, CA 93309
661.334.2777

All information contained herein is deemed reliable but not guaranteed by seller nor broker and should be independently verified by potential buyers. We assume no liability for errors or omissions.



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**PROPERTY
HIGHLIGHTS:**

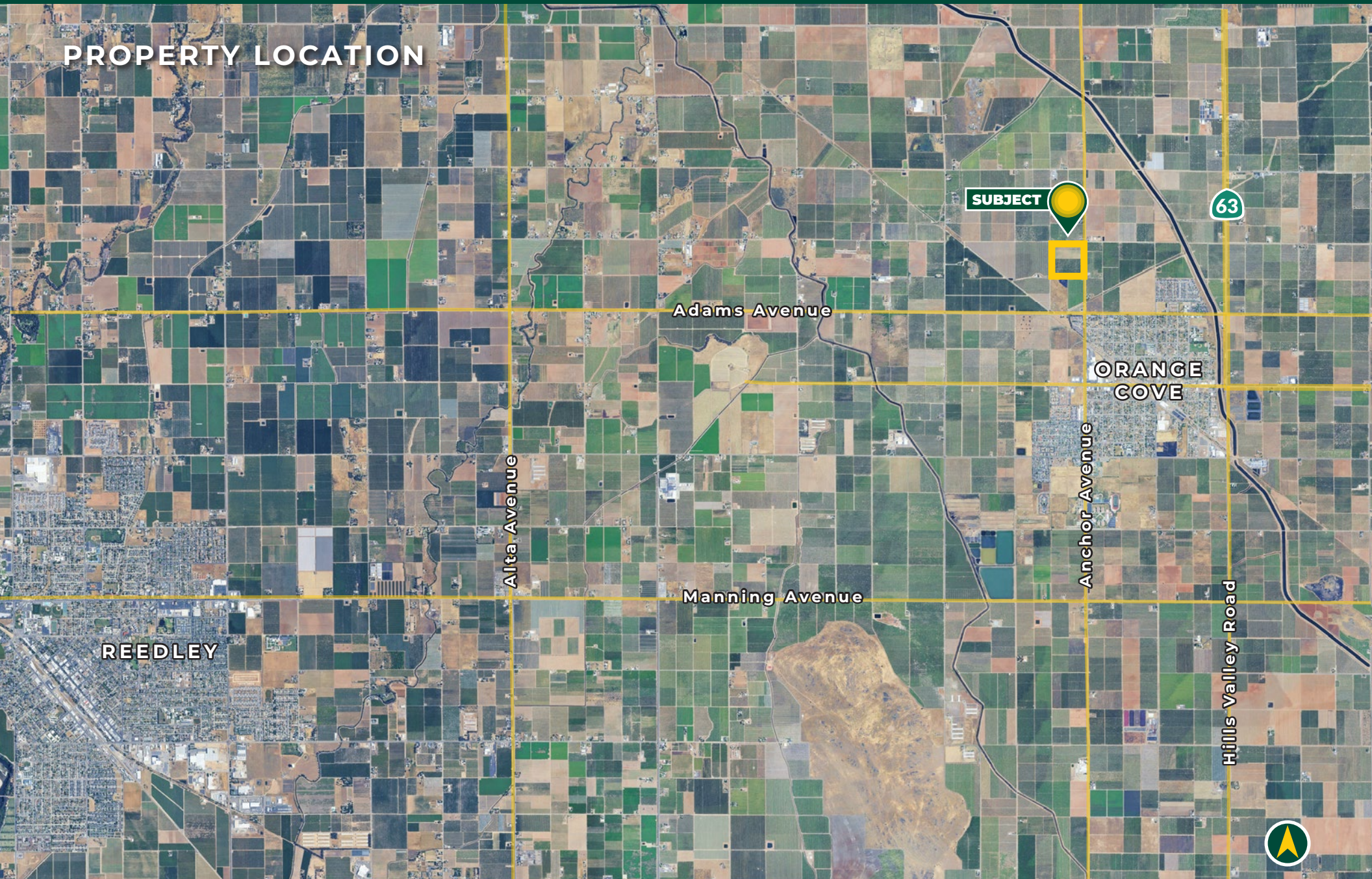
- TWO SOURCES OF WATER
- PRODUCING ORCHARDS
- PRIME CITRUS GROWING RELIGION

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PROPERTY LOCATION



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PROPERTY INFORMATION

DESCRIPTION

This turn-key citrus grove is located in the desirable Orange Cove Area. The ranch consists of three citrus varieties and has two sources of water that includes two wells plus Orange Cove Irrigation District Water. The property also has four diesel powered wind machines for frost protection. The orchard is irrigated with a newer sprinkler and filter station.

LOCATION

The property is located on the west side of S. Anchor Avenue where E. Clayton Avenue dead ends.

LEGAL

Fresno County APN 375-020-17s, 39.09± acres. The property is located in a portion of Section 11, Township 15S, Range 24E, specifically in NE 1/4 of the SE 1/4 of Section 11.

ZONING

The property is zoned AE-20, Agriculture Exclusive.

PLANTINGS

- 8.25± acres Powell navels planted in 2012 with 21'x16' spacing.
- 8.75± acres Cara Cara navels planted in 2012 with 21'x16' spacing.
- 20.00± acres Valencia Oranges planted in 1964 with 21'x18' spacing.

SOILS

Mostly San Joaquin loam, 0 to 3 percent slopes with some Alamo clay and San Joaquin sandy loam, 0 to 3 percent slopes.

WATER

Two pumps and wells and Orange Cove Irrigation District that is filtered and feeds a fanjet irrigation system.

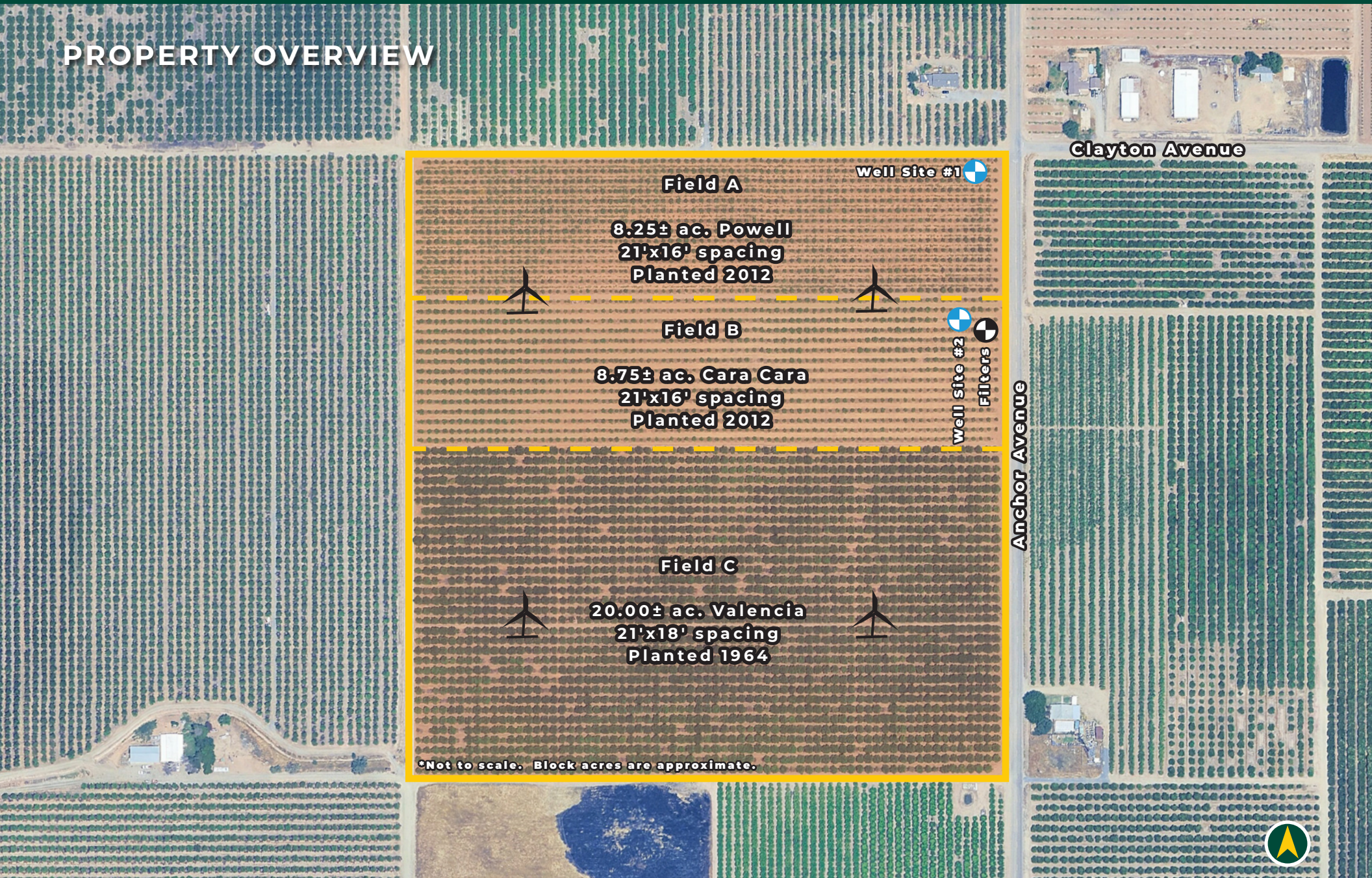
FROST PROTECTION

Four diesel powered wind machines.

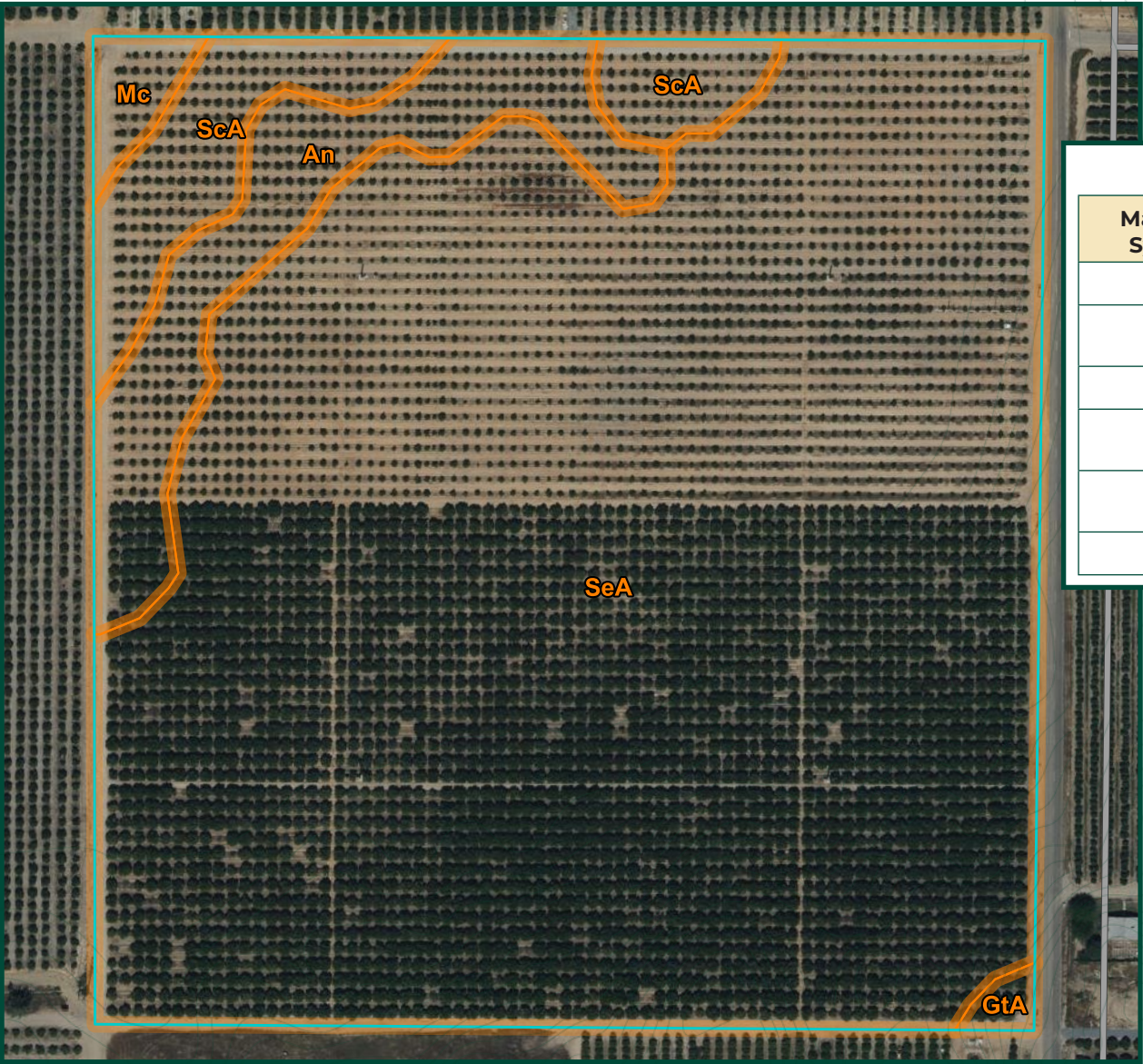
PRICE/TERMS

The asking price is \$1,504,965. All cash at close of escrow.
(Current crops are available with cultural cost reimbursement.)

PROPERTY OVERVIEW



SOIL MAP



Soil Map		
Map Unit Symbol	Map Unit Name	Percent of AOI
An	Alamo clay	7.6%
GtA	Greenfield sandy loam, 0 to 3 percent slopes	0.4%
Mc	Madera loam	1.1%
ScA	San Joaquin sandy loam, 0 to 3 percent slopes	5.8%
SeA	San Joaquin loam, 0 to 3 percent slopes	85.1%
Totals for Area of Interest		100.0%



PROPERTY PHOTOS



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THE CENTRAL VALLEY**

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