

CITRUS AND OLIVE RANCH

Tulare County, California

59.66± Acres

\$1,252,800
(\$20,999±/Acre)



- Mature Olives and Citrus
- Good Farming Location
- Sentinel Butte Irrigation District



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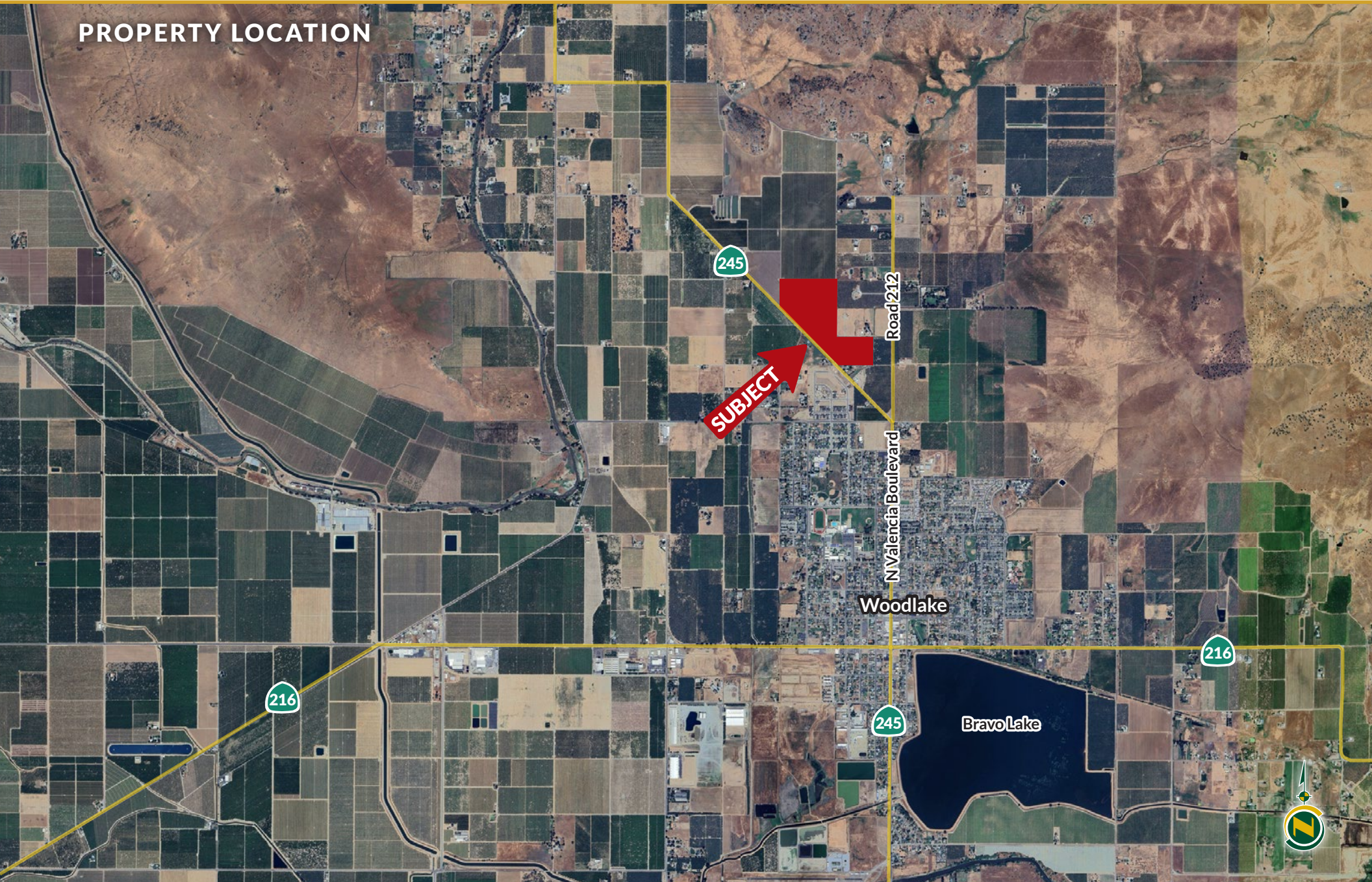


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PROPERTY LOCATION



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PROPERTY INFORMATION

DESCRIPTION

Available for sale is an olive and citrus ranch located just north of Woodlake, California. The property borders the city limits with residential development just south of the property.

LOCATION

The property is located on the north side of Olivera Drive (Highway 245) and west of Road 212, just north of the City of Woodlake, California.

LEGAL AND ZONING

Tulare County APN: 057-060-008, 057-060-009, 057-060-012, zoned AE-20. Tulare County APN: 057-050-011, zoned AE-40.

SOILS

San Joaquin loam, 2 to 9 percent slopes.
Yettem sandy loam, 0 to 2 percent slopes.

PLANTINGS

The property is planted to the following:
23± acres of Manzanilla olives planted in 1978.
24.9± acres of Manzanilla olives planted in 2003.
5.21± acres of TI navels planted in 1968.

WATER

The property is located in the East Kaweah GSA. The property includes Sentinel Butte water shares that will transfer to a buyer at close of escrow.

PRICE/TERMS

The asking price is \$1,252,860.

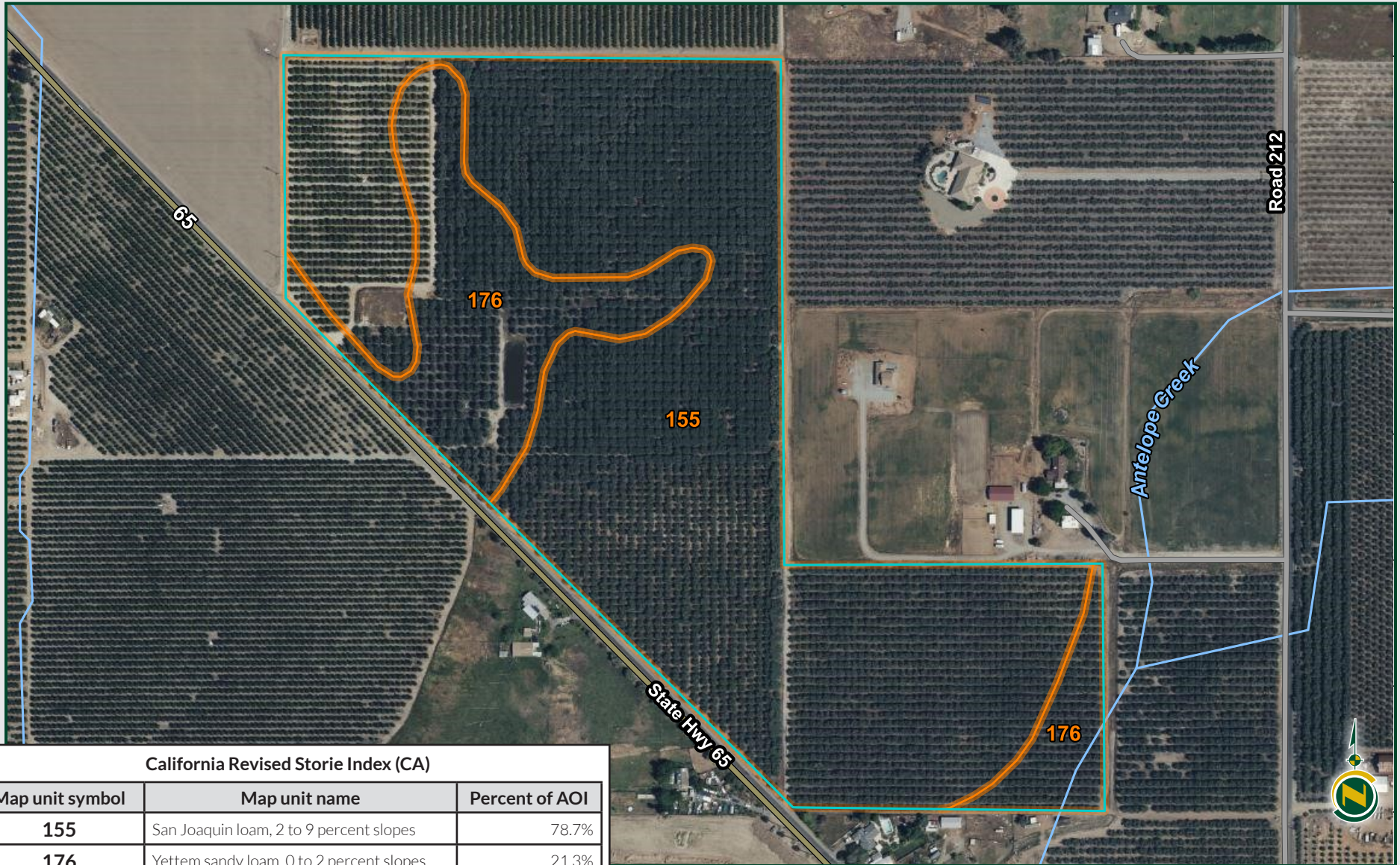


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SOILS MAP



California Revised Storie Index (CA)

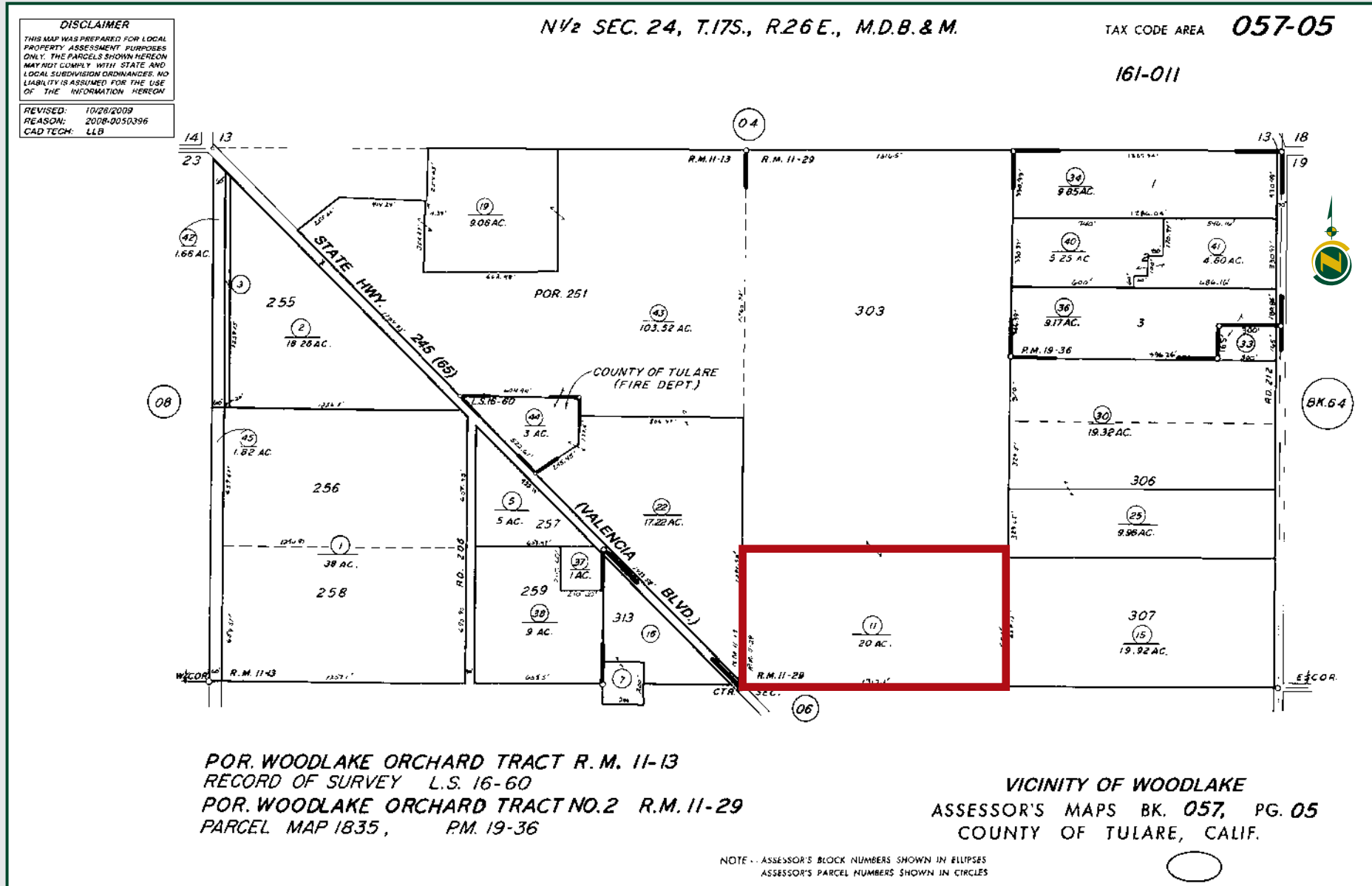
Map unit symbol	Map unit name	Percent of AOI
155	San Joaquin loam, 2 to 9 percent slopes	78.7%
176	Yetterm sandy loam, 0 to 2 percent slopes	21.3%
Total for Area of Interest		100.0%

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PARCEL MAP

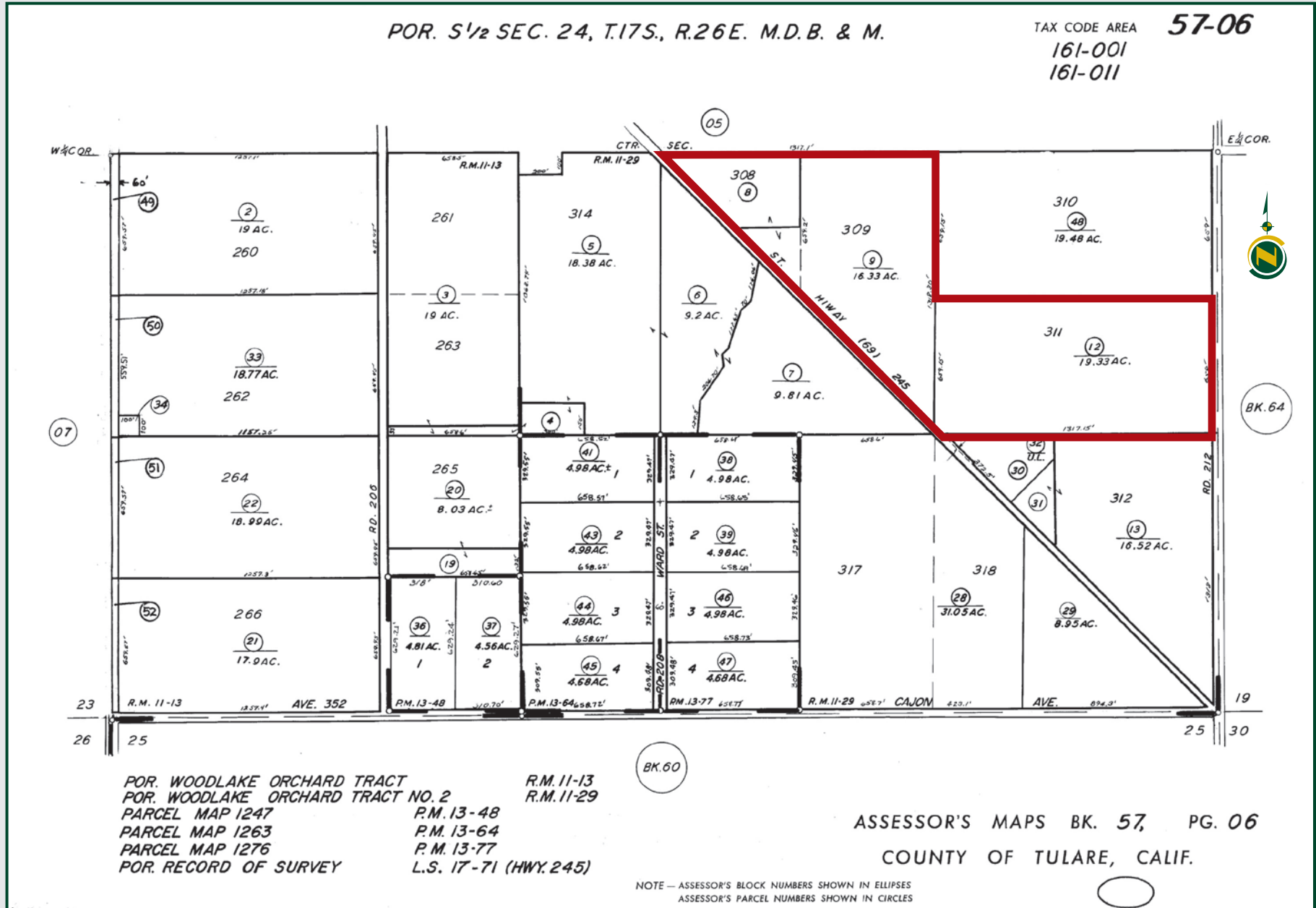


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PARCEL MAP



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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.