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***FOR SALE***

# **Sentinel Butte Citrus & Olive Ranch**



**30.05± Acres  
Tulare County, California**

- Olives
- Navels
- District Water

**Exclusively Presented By:  
Pearson Realty**



**CALIFORNIA'S LARGEST AG BROKERAGE FIRM**

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CA BRE #00020875



# Sentinel Butte Citrus & Olive Ranch

**30.05± Acres**

**\$1,000,000**

**DESCRIPTION:**

This navel and olive orchard is impeccably farmed and the property has unobstructed views of Woodlake's Sentinel Butte, foothills and snow covered mountain tops.

**LOCATION:**

The property is located on the north west corner of Avenue 360 and Road 204, north of the city of Woodlake, in Tulare County California.

**LEGAL:**

Tulare County APN's: 057-010-008 and 017.

**PLANTINGS:**

Block 3A is 6± acres of Fisher navels planted in 2004, spaced 21x18 feet and has 512 trees

Block 3B is 4± acres Rush T.I. navels planted in 2005, spaced 21x16 feet and has 460 trees

Block 4 is 10± acres of T.I. navels planted in 2000 and spaced 21x16 feet

Block 5 is 10± acres of Manzanillo olives planted in 1969, spaced 24x24 and has 766 trees

\*The olive border in the navel block is 24 Sevillano trees.

**WATER:**

Per the seller, 28 shares of Sentinel Butte Water Company stock are included and one domestic well in unknown condition. Annual water costs are \$350 per share. Also, there is a self cleaning filter and a new booster pump included.

**SOILS:**

San Joaquin loam

**WIND  
MACHINES:**

There are two ground powered propane wind machines. The 1,000 gallon tanks are leased.

**PRICE/TERMS:**

\$1,000,000 cash or possible seller financing to a qualified buyer.

# ASSESSOR'S PARCEL MAP

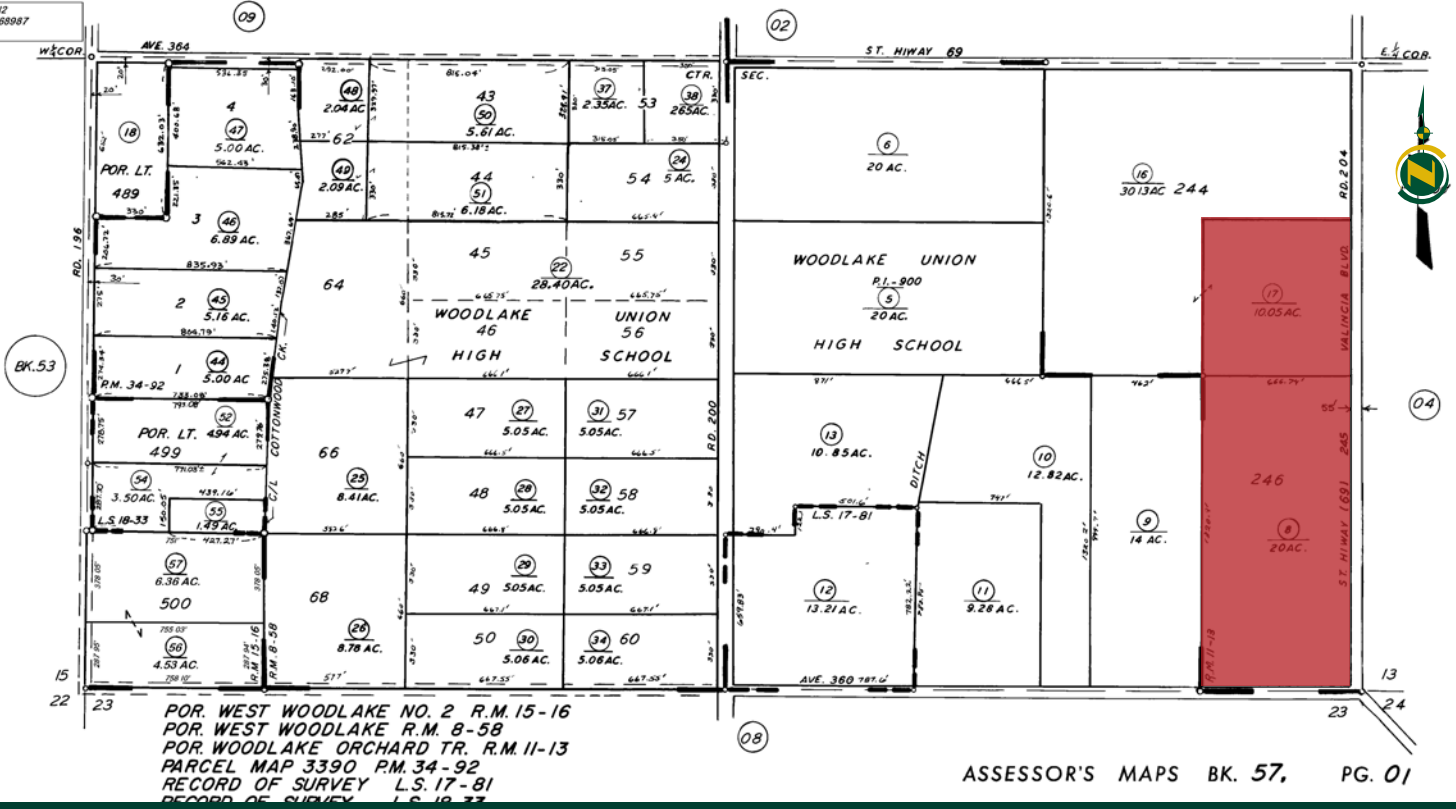
**DISCLAIMER**  
THIS MAP WAS PREPARED FOR LOCAL PROPERTY ASSESSMENT PURPOSES ONLY. THE PARCELS SHOWN HEREON MAY NOT COMPLY WITH STATE AND LOCAL SUBDIVISION ORDINANCES. NO LIABILITY IS ASSUMED FOR THE USE OF THE INFORMATION HEREON.

REVISED: 07/12/2012  
EASON: 2008-0068887  
AD TECH: RLW

S $\frac{1}{2}$  SEC. 14, T.17 S., R.26 E. M.D.B. & M.

TAX CODE AREA  
161-011

57-01



## PHOTOS





## LOCATION MAP



## REGIONAL MAP



## 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

1801 Oak Street, Ste 159  
Bakersfield, CA 93301  
661.334.2777



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