

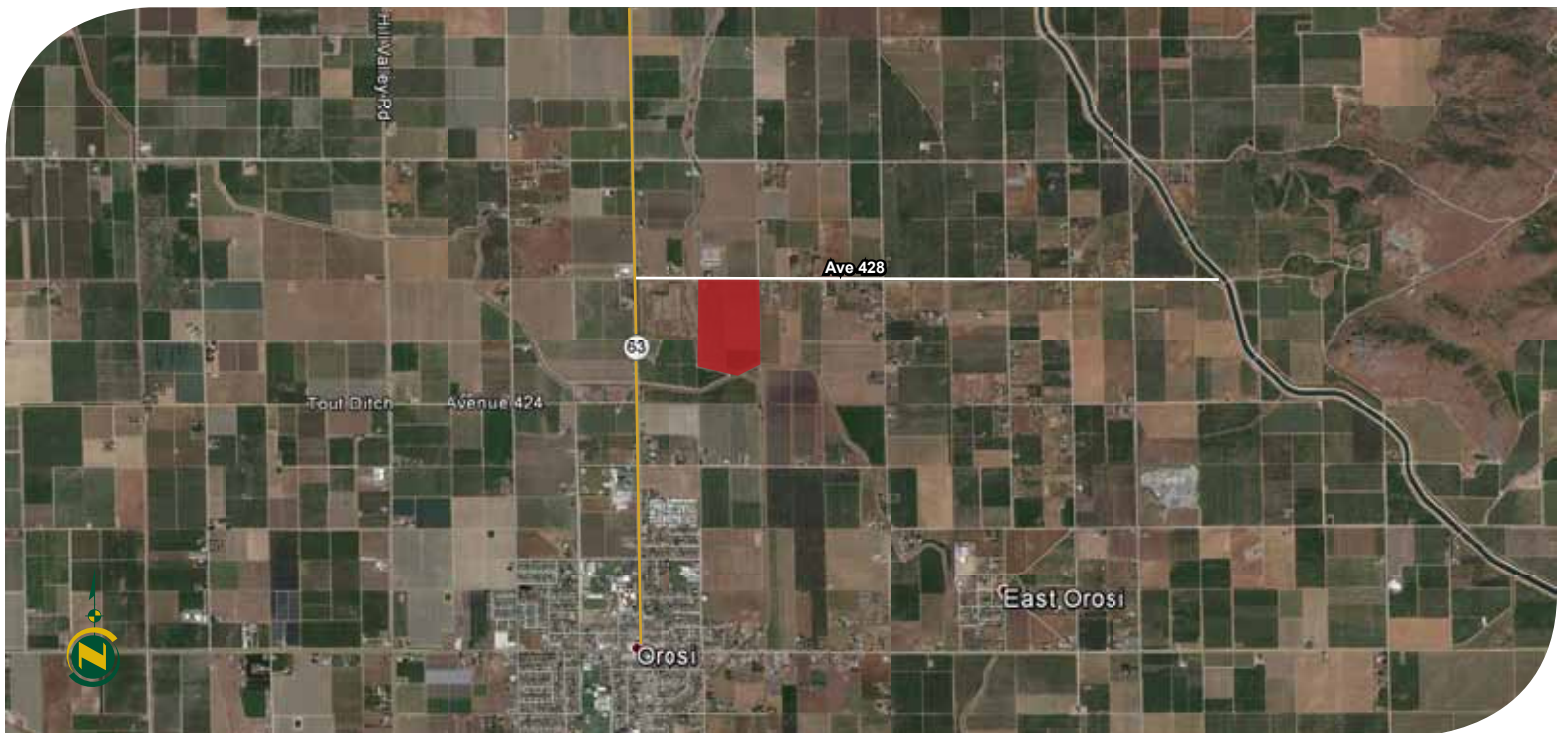


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FOR SALE

Orosi Area Farm Land



55± Acres
Tulare County, California

- Great Location
- Great Soils
- Dual Water Source

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Orosi Area Farm Land

55± Acres

\$1,075,000

LOCATION:	The property is on the south side of Avenue 428, 1/4 mile east of Road 128 (Highway 63) just north of the city of Orosi.
DESCRIPTION:	This property is planted to Thompson and Autumn Royal vineyards and early Wonderful pomegranates. It is adaptable to vineyards, deciduous trees, nuts or citrus.
LEGAL:	Tulare County APN: 025-020-001.
PLANTINGS:	53±ac of abandoned vineyard.
WATER:	The property is within the Orange Cove Irrigation District and has a 40±HP pump and well that is 300± feet deep. There is a second 145± foot well that is in an unknown condition.
SOILS:	139: Honcut sandy loam, 0 to 2% slopes. 152: San Joaquin loam, 0 to 2% slopes.
TAXES/ZONING:	The 2016/17 taxes are \$3,271.92. The zoning is AE-20. The property is not under the Williamson Act Contract.
BUILDINGS:	There is an older residence that is rented for \$600 per month.
PRICE/TERMS:	\$1,075,000. *Disclosure: The seller has disclosed that the domestic pump servicing the house is currently dry.

ASSESSOR'S PARCEL MAP

S¹/₂ SEC. 5, T.16S., R.25E., M.D.B. & M.

TAX CODE AREA U25-U2

068-015
068-017

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

REVISED 10/26/2012
REASON: 2000-005554
CAD TECH: RLW



PARCEL MAP 636, P.M. 7-36
RECORD OF SURVEY, L.S. 24-48
RECORD OF SURVEY, L.S. 27-9

ASSESSOR'S MAPS BK. 25, PG. 02.
COUNTY OF TULARE, CALIF.

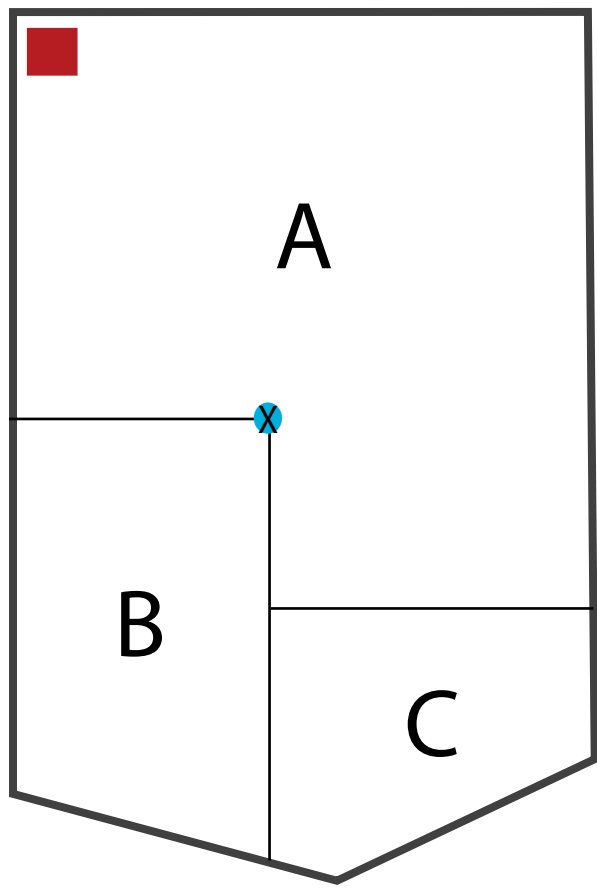
NOTE-ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES
ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES

PLANTING MAP

Legend

- 40± HP Pump
- OCID Meter
- House

A: Thompson Vines
B: Autumn Royal Vines
C: Early Wonderful Pomegranates



LOCATION MAP



REGIONAL MAP



We believe the information contained herein to be correct. It is obtained from sources which we regard as reliable, but we assume no liability for errors or omissions. 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.

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