

FOR SALE



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Elderwood Citrus Ranch



**29.17± Assessed Acres
Tulare County, California**

- Mature Navels & Valencias
- Ag Wells
- Good Location

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Elderwood Citrus Ranch

29.17± Assessed Acres

\$584,000

DESCRIPTION:	The ranch is fully planted to mature navel and valencia trees, and lies between the foothills of Elderwood, just north of Woodlake.
LOCATION:	The ranch is located on the southeast corner of Millwood Drive and Avenue 368, Tulare County, California.
LEGAL:	Tulare County APNs: 057-100-001 & 004. Zoning: AE-40 The property is under the Williamson Act Contract.
WATER:	This property has three wells which are owned and serviced regularly. All three wells have had the 5±HP pumps replaced and the wells blown within the last 3 years. Each well has professionally installed back-flow prevention valves. Two of the three wells have concrete pads surrounding the casing and graded to prevent surface water contamination. The wells are approximately 103± to 119± feet deep.
PLANTINGS:	The property consists of 5± acres of TI navels, 17± acres of Washington navels and 8± acres of Valencia oranges.
SOILS:	San Joaquin loam, 0 to 2 percent slopes. San Joaquin loam, 2 to 9 percent slopes.
PRICE/TERMS:	The asking price is \$584,000.

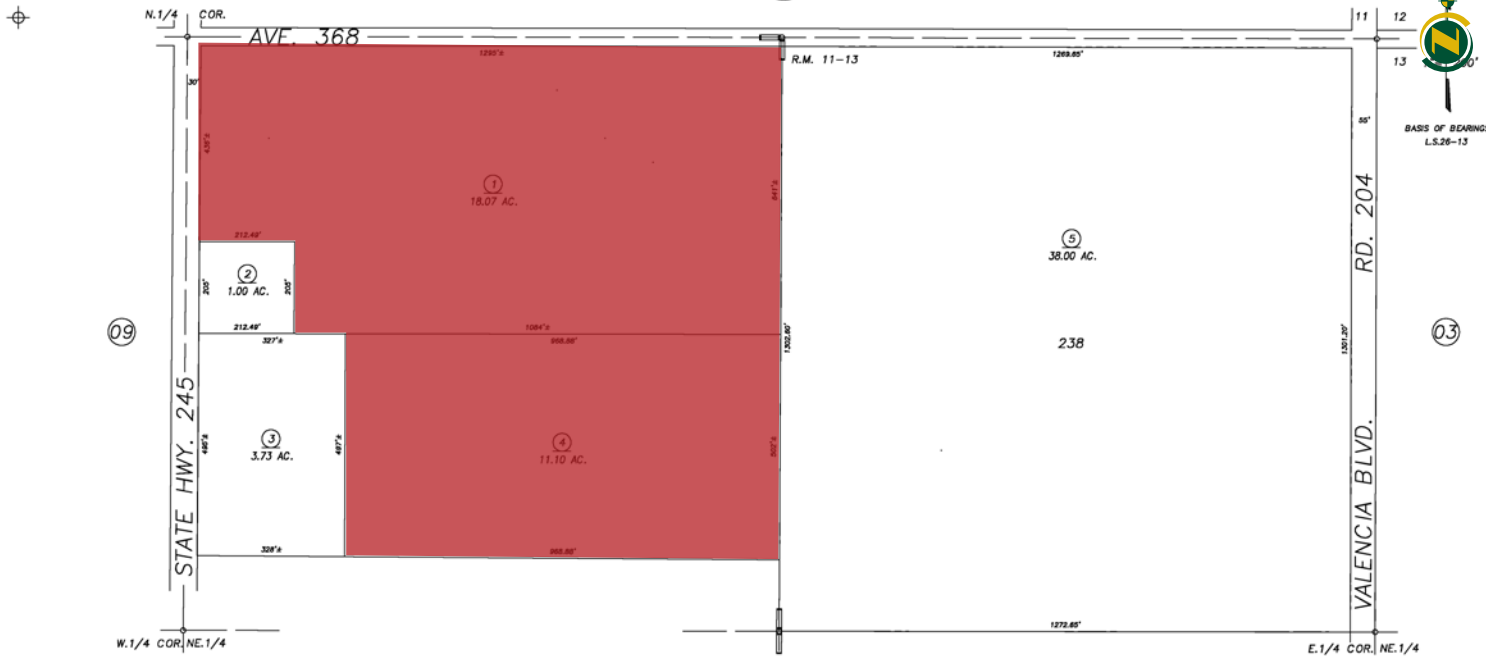
ASSESSOR'S PARCEL MAP

N1/2 NE1/4 SEC.14, T.17S., R.26E., M.D.B.&M.

Tax Area Codes 057-10
161-011

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

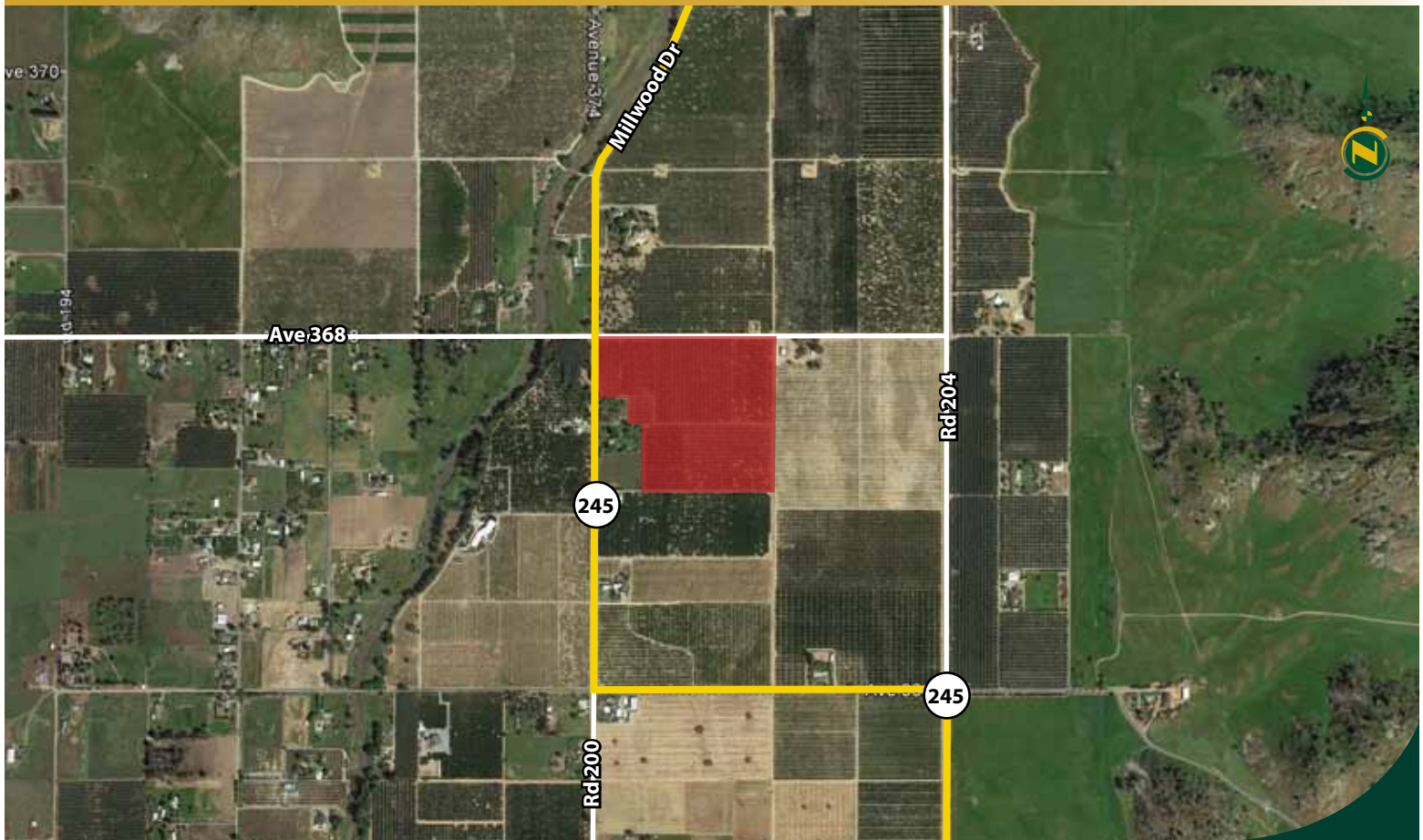
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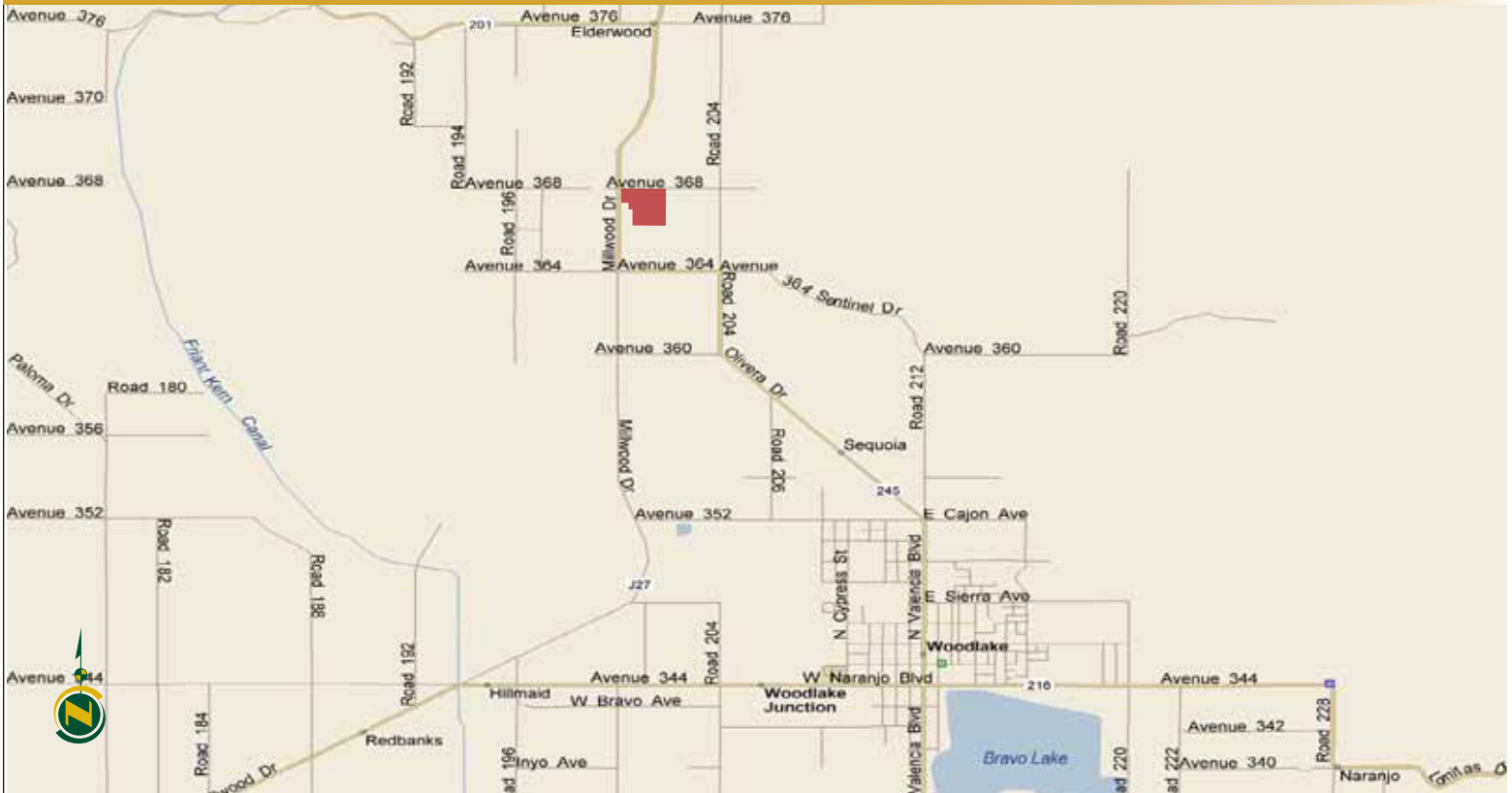
POR. WOODLAKE ORCHARD TRACT, R.M. 11-13

VICINITY OF WOODLAKE
ASSESSOR'S MAPS BK.057 , PG.10
COUNTY OF TULARE, CALIFORNIA, U.S.A.

AERIAL MAP



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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