

# ORANGE COVE CITRUS

Tulare and Fresno Counties, California

**\$12,875,000**

(\$29,362/Acre)



**438.50± Acres**

- Orange Cove Irrigation District
- Irrigation Pumps & Wells
- Quality Citrus Groves
- Good Variety Mix
- 43 Windmachines

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Since 1919*



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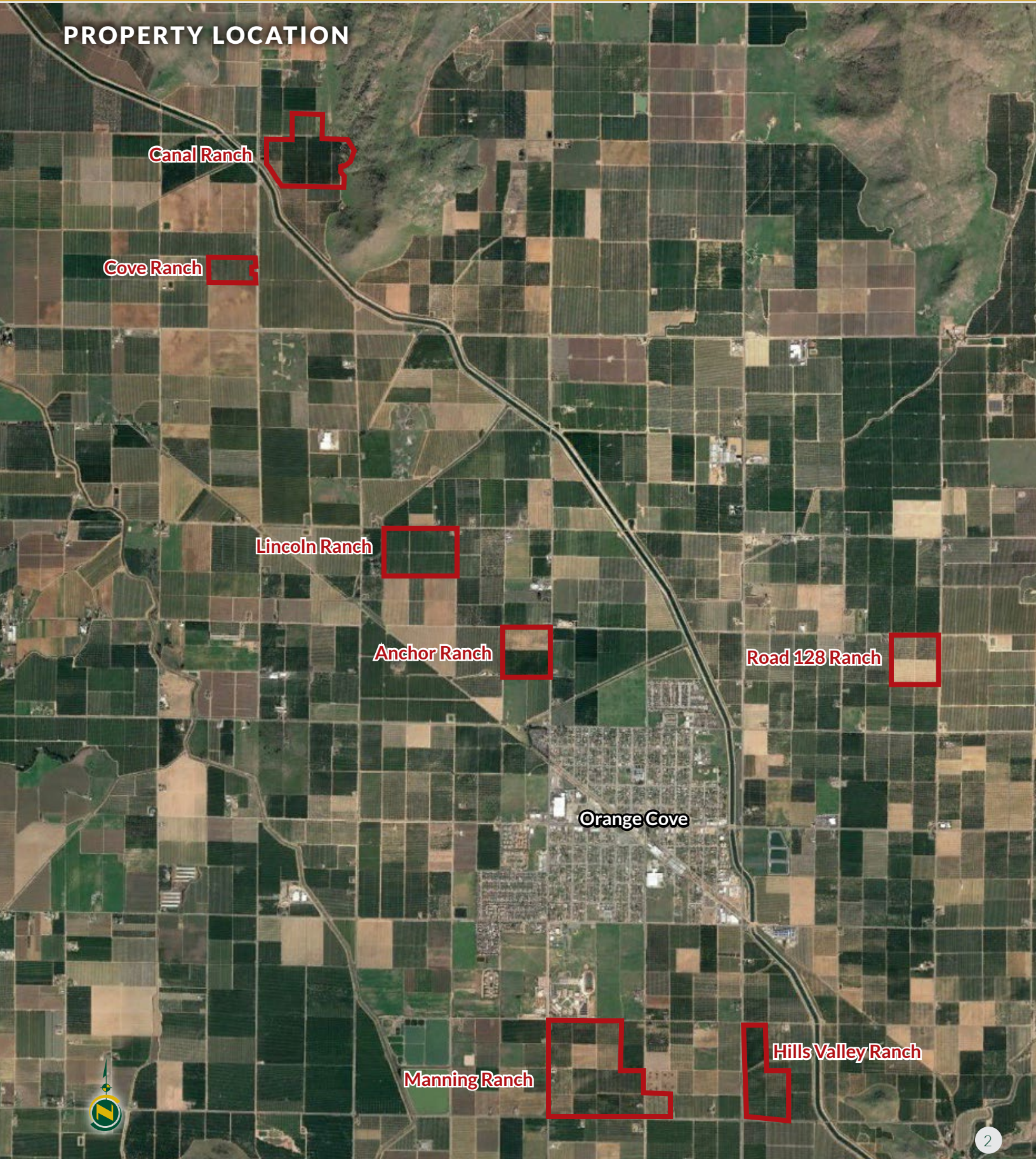


# ORANGE COVE CITRUS

438.50± Acres  
Tulare & Fresno Counties, CA



## PROPERTY LOCATION





## PROPERTY INFORMATION

### DESCRIPTION

A premium investment opportunity located in a desirable citrus growing region on the east side of the Central San Joaquin Valley. The 438.50± acres includes 410.05± net acres of producing citrus situated on 7 separate ranches. A list of the ranches is provided below.

### RANCH SUMMARY

Canal Ranch	83.18± assessed acres
Cove Ranch	20.01± assessed acres
Lincoln Ranch	58.65± assessed acres
Anchor Ranch	39.09± assessed acres
Road 128 Ranch	40.00± assessed acres
Hills Valley Ranch	54.04± assessed acres
Manning Ranch	143.53± assessed acres

### LOCATION

Five of the seven ranches are located within a 1± mile radius around the City of Orange Cove. The remaining two ranches are located north of American Avenue on the east and west sides of Cove Avenue, approximately 3.5± miles north of Orange Cove.

### WATER/IRRIGATION

The properties have both irrigation pumps and wells and Class I surface water entitlement from Orange Cove Irrigation District. There are 14 irrigation pumps & wells with additional booster pumps and filters. Water is distributed throughout the orchards by flood and/or an extensive mini-sprinkler irrigation system.

### FROST PROTECTION

Frost protection for the citrus is provided by 43 wind machines powered by propane or diesel engines.

### BUILDINGS

The Manning Ranch headquarters site includes a 5,000± sq. ft. metal shop and a small wood storage shed. Also situated on the property are two older tenant houses; one with 2,296± sq. ft. and the other with 1,139± sq. ft.

### CROP SUMMARY

The ranch citrus plantings include producing and young Navels, Valencias, lemons and Minneolas. A crop summary is provided below

<u>NAVELS</u>	<u>237.30± NET ACRES</u>
Cara Cara	(32.25± acres)
Late Lane	(13.45± acres)
Fisher	(17.40± acres)
Atwood	(18.30± acres)
Washington	(98.30± acres)
Powell	(35.15± acres)
Chisletts	( 9.10± acres)
Parent	(10.00± acres)
Unknown	( 3.35± acres)

<u>VALENCIAS</u>	<u>132.40± NET ACRES</u>
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<u>LEMONS</u>	<u>24.70± NET ACRES</u>
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<u>MINNEOLAS</u>	<u>15.65± ACRES</u>
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### PRICE/TERMS

\$12,875,000 cash at the close of escrow. Buyer to reimburse the Seller for cultural costs incurred towards the 2023/24 crops through the close of escrow. Buyer to provide Seller with a pipeline easement and water sharing agreement on the Canal Ranch with Seller's adjoining 41± acre parcel.



## PRODUCTION BY YEAR (BINS/ACRE)

Citrus Type	Variety	Block	Acres ±	2018-2019	2019-2020	2020-2021	2021-2022	4 Yr Avg
<b>CANAL RANCH</b>								
Navels	Washington	A	7.85	10	21	20	10	15
Navels	Washington	B	5.00	11	22	20	10	16
Valencia	Unknown	C	10.20	30	22	24	17	23
Valencia	Unknown	D	9.50	29	35	33	14	28
Valencia	Unknown	E	10.10	44	37	17	30	32
Valencia	Unknown	F	9.40	40	36	24	14	28
Navels	Washington	G	5.80	N/R	10	4	16	10
Valencia	Unknown	H	4.20	41	39	27	18	31
Tangelo	Minneola	I	6.40	17	17	15	8	14
Lemons	Lisbon	J	6.70	51	41	26	55	43
<b>COVE RANCH</b>								
Navels	Unknown	A	3.35	52	21	20	12	26
Valencia	Unkown	A&B	16.20	54	20	31	13	30
<b>LINCOLN RANCH</b>								
Navels	Washington	A	17.85	25	26	16	22	22
Navels	Washington	B	18.60	27	31	20	18	24
Navels	Washington	C	18.50	34	41	16	26	29
Overall Average:				28	33	17	22	25
<b>ANCHOR RANCH</b>								
Navels	Powell	A	8.25	10	13	15	18	14
Navels	Cara Cara	B	8.75	8	14	15	14	13
Valencia	Unknown	C	20.00	35	15	30	9	22
<b>ROAD 128 RANCH</b>								
Navels	Powell	A	8.90	Immature	Immature	1	4	3
Navels	Chislett	C	9.10	24	27	26	21	24
Navesl	Cara Cara	D	9.30	N/R	26	28	24	26
<b>HILLS VALLEY RANCH</b>								
Lemon	Lisbon	L7	18.00	71	52	69	43	59
Valencia	Unknown	F	9.30	36	23	23	23	26
Valencia	Unknown	G	10.20	31	18	7	14	18
Valencia	Unknown	H	15.60	28	14	14	16	18

## PRODUCTION BY YEAR (BINS/ACRE) (CONT'D.)

Citrus Type	Variety	Block	Acres ±	2018-2019	2019-2020	2020-2021	2021-2022	4 Yr Avg.
<b>MANNING RANCH</b>								
Tangelos	Minneola	A1	9.25	24	13	30	20	22
Navels	Cara Cara	A2	9.50	9	16	23	34	20
Navels	Unknown	B	9.25	30	37	43	21	33
Navels	Fisher	C	9.25	13	10	14	18	14
Navels	Atwood	D	9.30	9	17	9	17	13
Navels	Atwood	E	9.00	9	23	18	23	18
Navels	Washington	A	8.70	18	19	22	19	20
Navels	Washington	B	7.60	21	21	20	18	20
Navels	Fisher	C	8.15	9	14	N/R	10	11
Navels	Cara Cara	E	4.70	Immature	5	9	11	8
Navels	Late Lane	F	4.20	Immature	Immature	2	5	4
Valencia	Unknown	G	8.70	38	21	33	20	28
<b>MANNING RANCH</b>								
Citrus Type	Variety	Block	Acres±	2018-2019	2019-2020	2020-2021	2021-2022	4 Yr Avg.
<b>MANNING RANCH</b>								
Navels	Washington	B	8.40	35	42	30	31	34
Valencia	Unknown	#14	9.00	28	21	23	20	23



## LEGAL

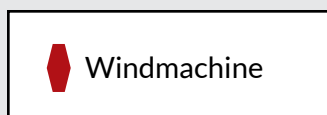
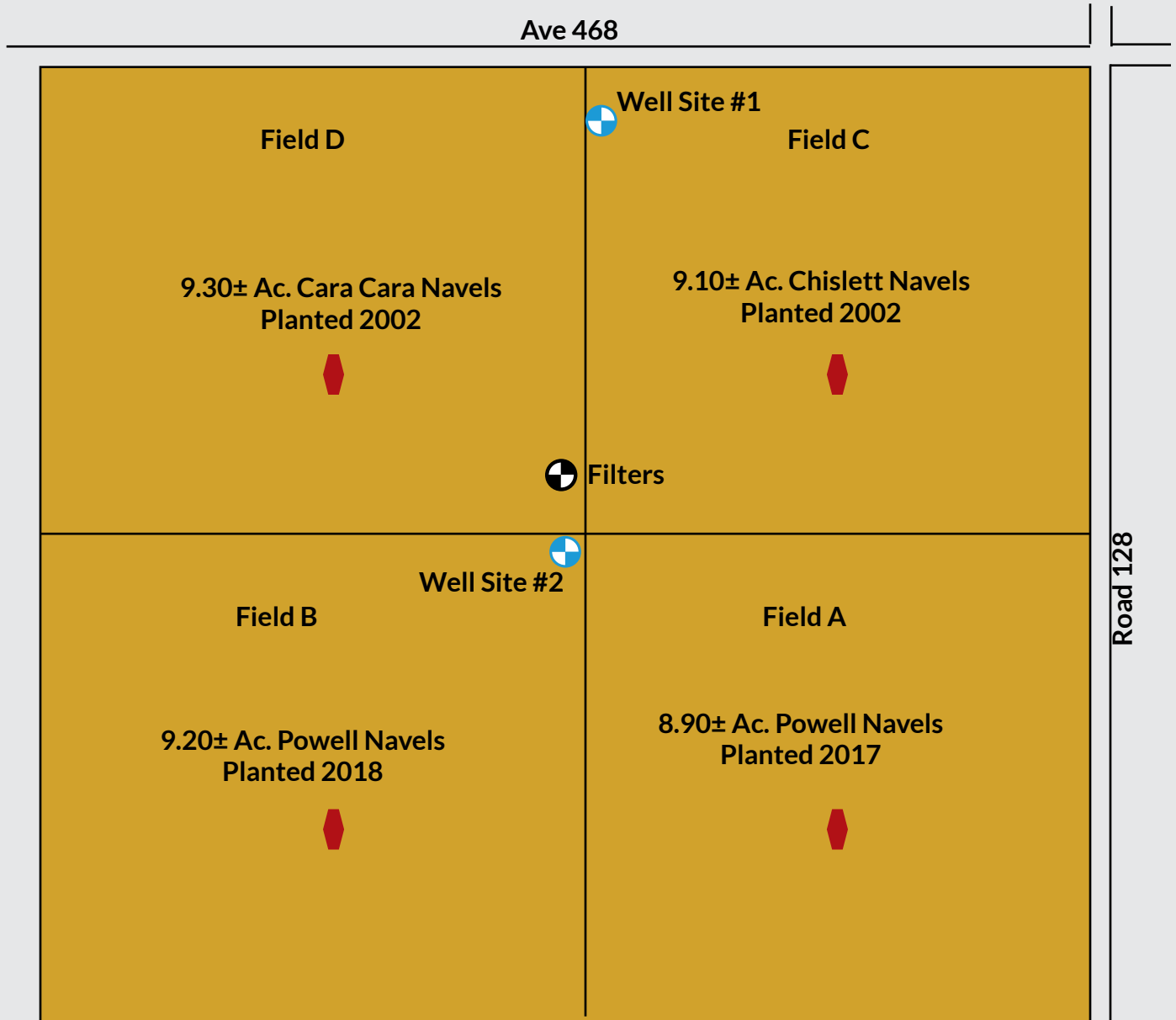
PROPERTY NAME	APN	ASSESSED ACRES	2022 TAXES
<b>MANNING RANCH (Fresno County)</b>			
	378-022-28	19.64	\$1,939
	378-022-29	19.70	\$1,568
	378-022-33	19.24	\$1,662
	378-022-31	38.00	\$5,047
	378-022-32	10.00	\$942
	378-022-34	9.37	\$812
	378-022-23	9.05	\$809
	378-022-30	18.53	\$2,247
<b>TOTAL</b>		<b>143.53</b>	
<b>CANAL RANCH (Fresno County)</b>			
	185-260-29	69.04	\$5,865
	185-250-23S	14.14	\$1,351
<b>TOTAL</b>		<b>83.18</b>	
<b>COVE RANCH (Fresno County)</b>			
	185-260-35S	20.01	\$1,930
<b>TOTAL</b>		<b>20.01</b>	
<b>LINCOLN RANCH (Fresno County)</b>			
	375-020-03	19.55	\$2,650
	375-020-35	29.55	\$3,501
	375-020-36	9.55	\$2,572
<b>TOTAL</b>		<b>58.65</b>	
<b>ANCHOR RANCH (Fresno County)</b>			
	375-020-17S	39.09	\$3,733
<b>TOTAL</b>		<b>39.09</b>	
<b>HILLS VALLEY RANCH (Tulare County)</b>			
	005-060-037	35.75	\$3,180
	005-060-038	18.29	\$2,674
<b>TOTAL</b>		<b>54.04</b>	
<b>RD. 128 RANCH (Tulare County)</b>			
	005-012-005	40.00	\$2,420
<b>TOTAL</b>		<b>40.00</b>	
<b>GRAND TOTAL</b>		<b>438.50</b>	



ROAD 128 RANCH



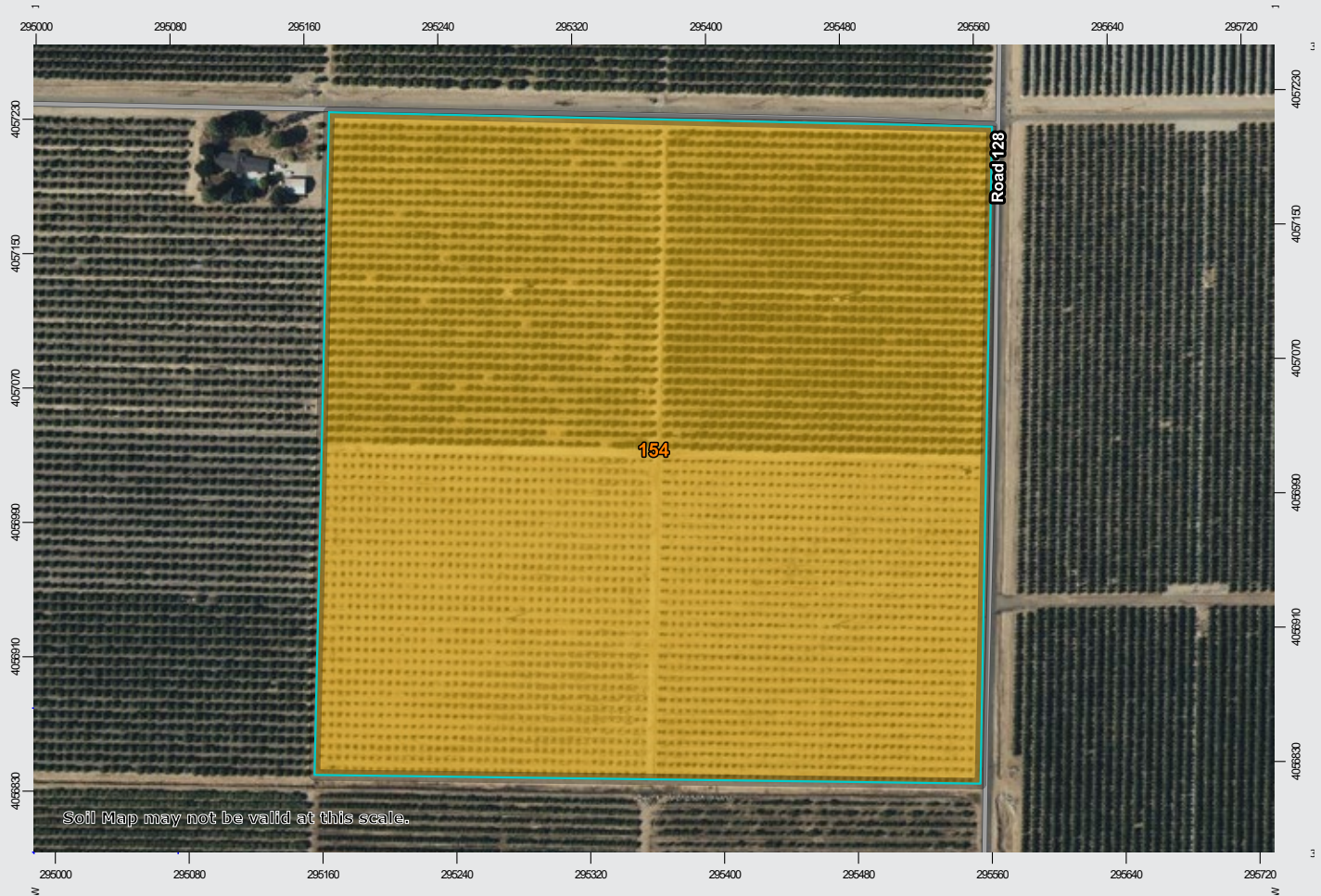
## PLANTING MAP - ROAD 128 RANCH



NOT TO SCALE  
BLOCK ACRES APPROXIMATE



## SOILS MAP - ROAD 128 RANCH



California Revised Storie Index (CA)	
Map unit symbol	Map unit name
154	San Joaquin loam, 0-2% slopes

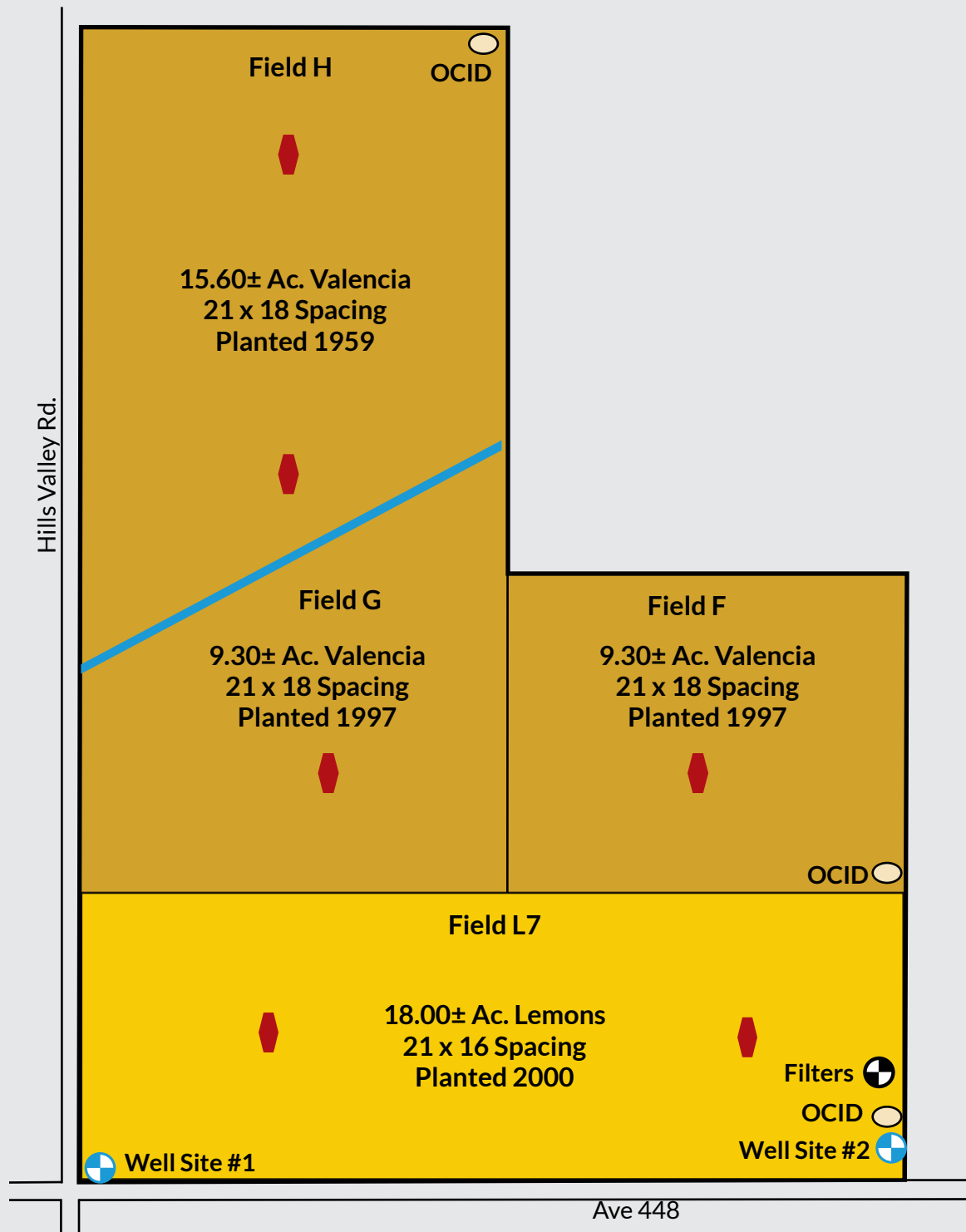



## HILLS VALLEY RANCH





## PLANTING MAP - HILLS VALLEY RANCH



 Windmachine



NOT TO SCALE  
BLOCK ACRES APPROXIMATE

## SOILS MAP - HILLS VALLEY RANCH



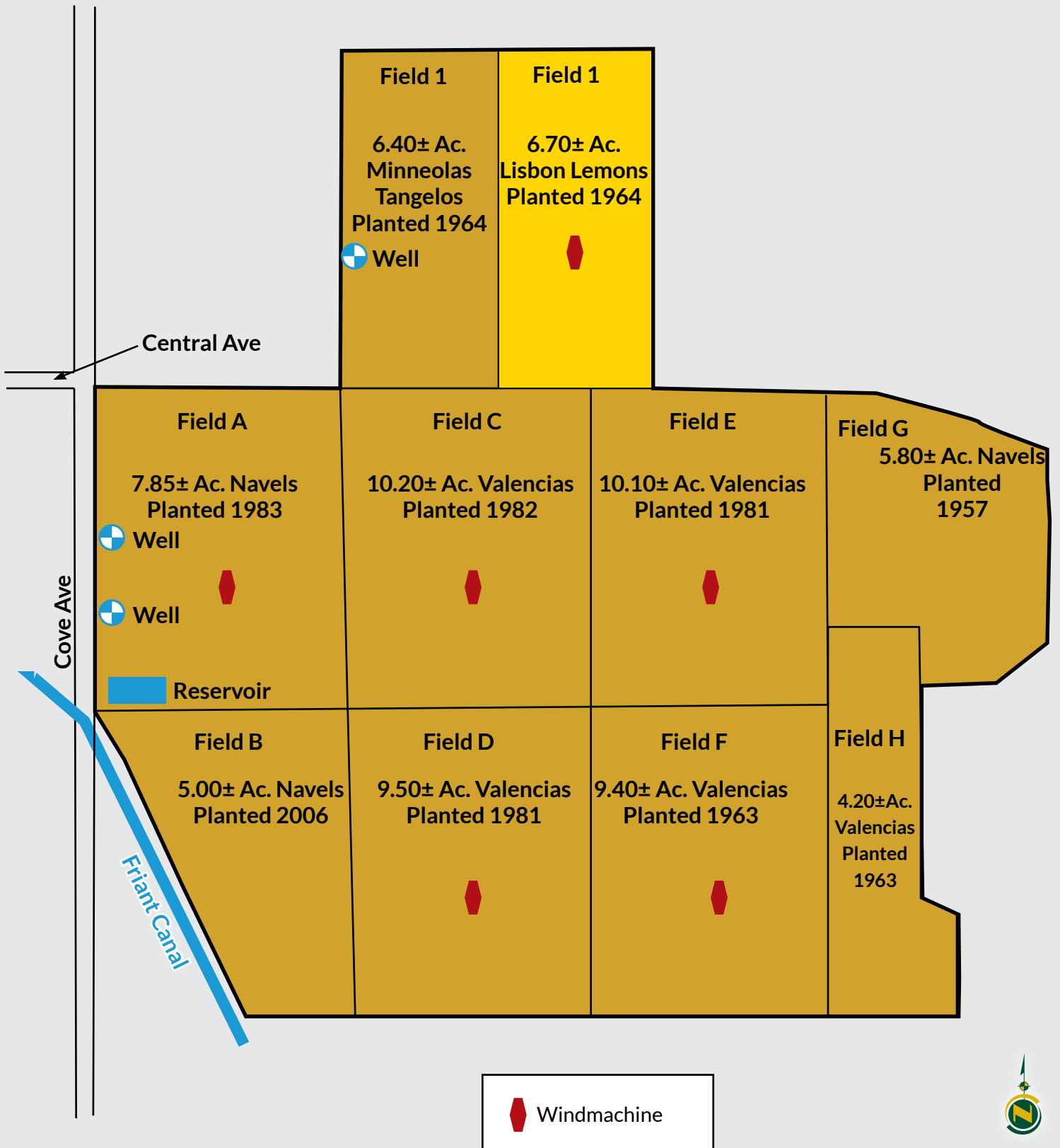
California Revised Storie Index (CA)	
Map unit symbol	Map unit name
154	San Joaquin loam, 0-2% slopes



CANAL RANCH



## PLANTING MAP - CANAL RANCH



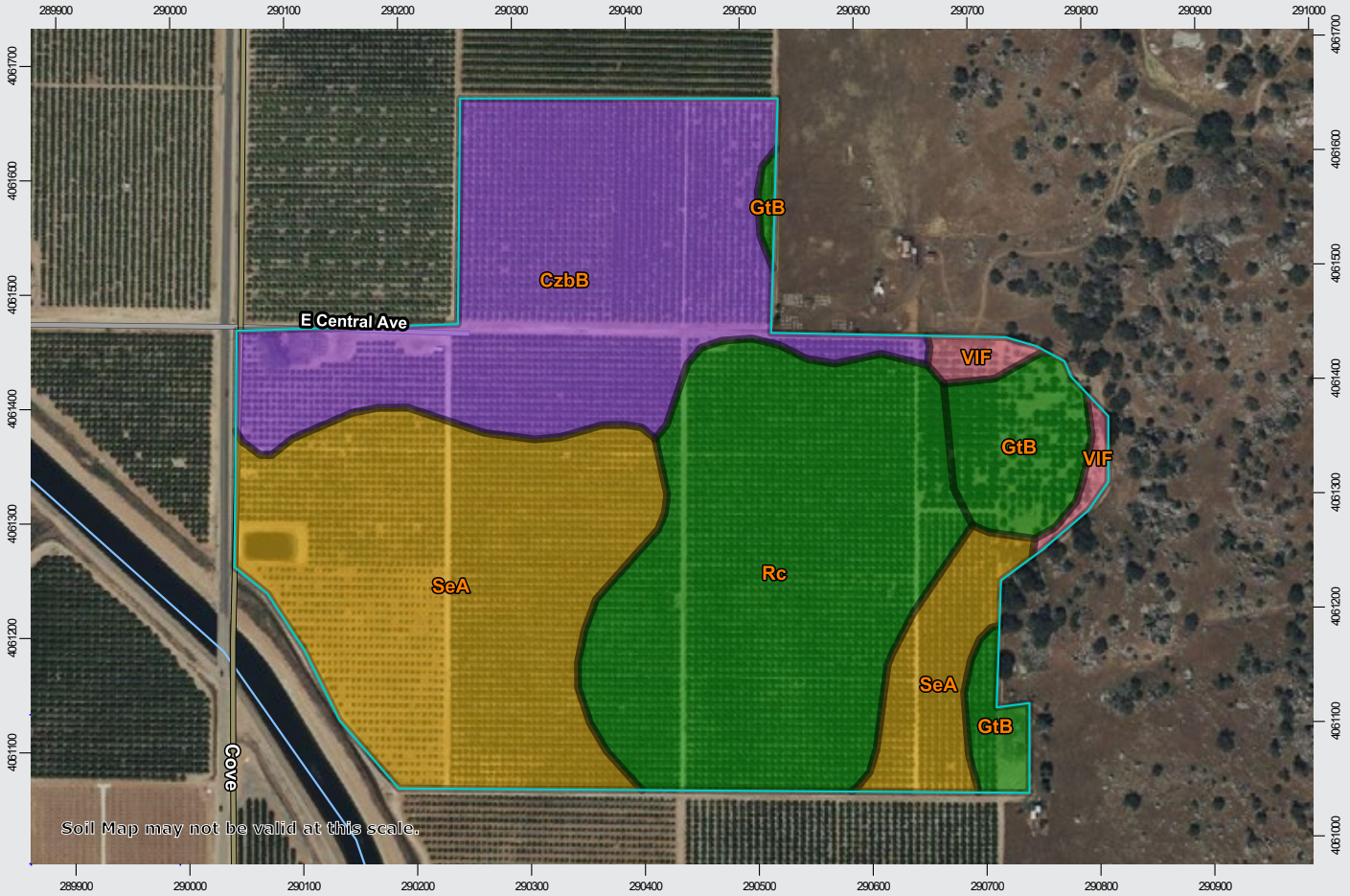
Windmachine



NOT TO SCALE  
BLOCK ACRES APPROXIMATE



## SOILS MAP - CANAL RANCH



California Revised Storie Index (CA)	
Map unit symbol	Map unit name
<b>SeA</b>	San Joaquin loam, 0-3% slopes
<b>Rc</b>	Ramona loam
<b>CzbB</b>	Cometa loam, 2-9% slopes
<b>GtB</b>	Greenfield sandy loam, 3-9% slopes
<b>VIF</b>	Vista very rocky coarse sandy loam, shallow, 30 to 70% slopes

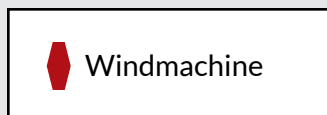
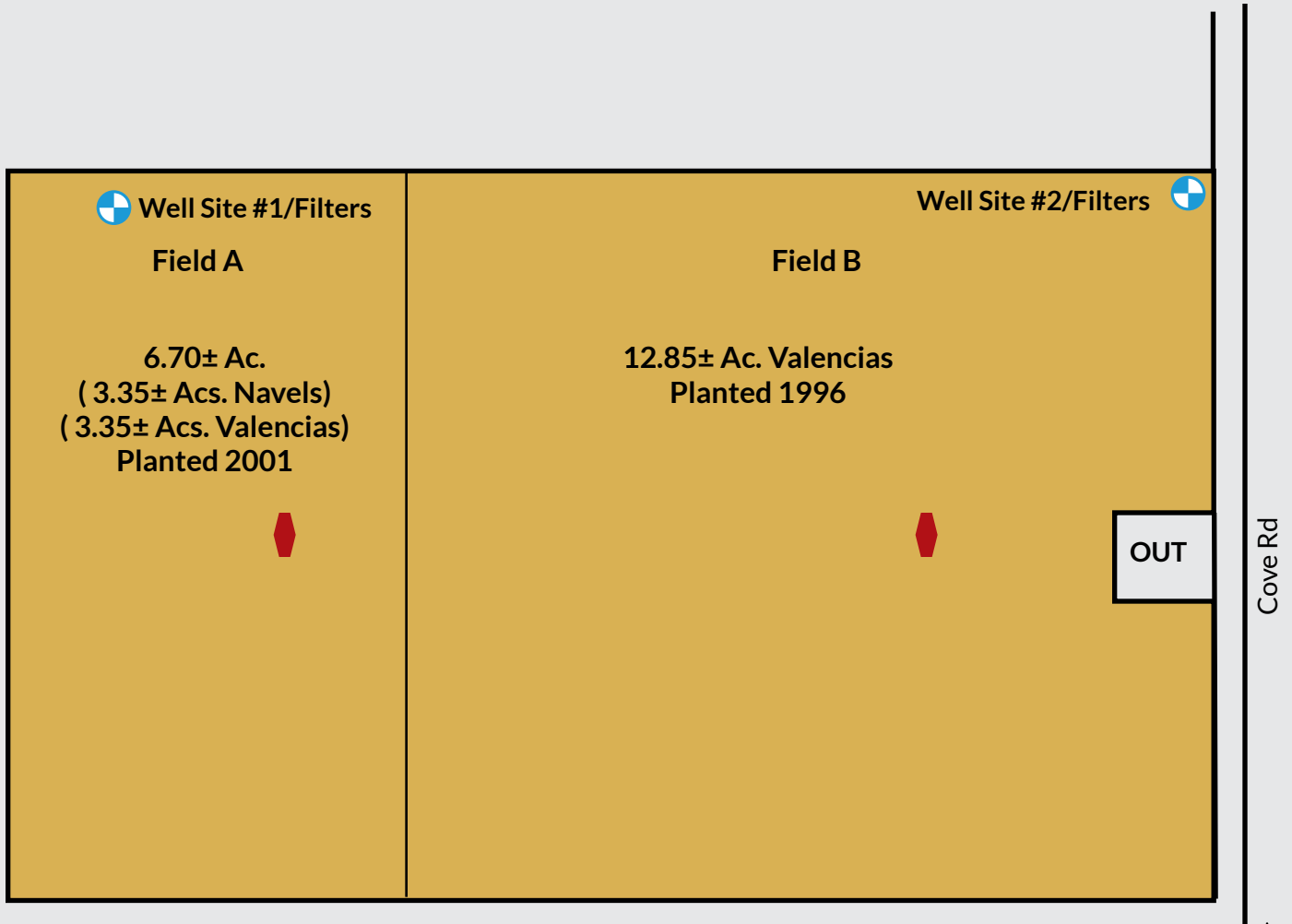


## COVER RANCH



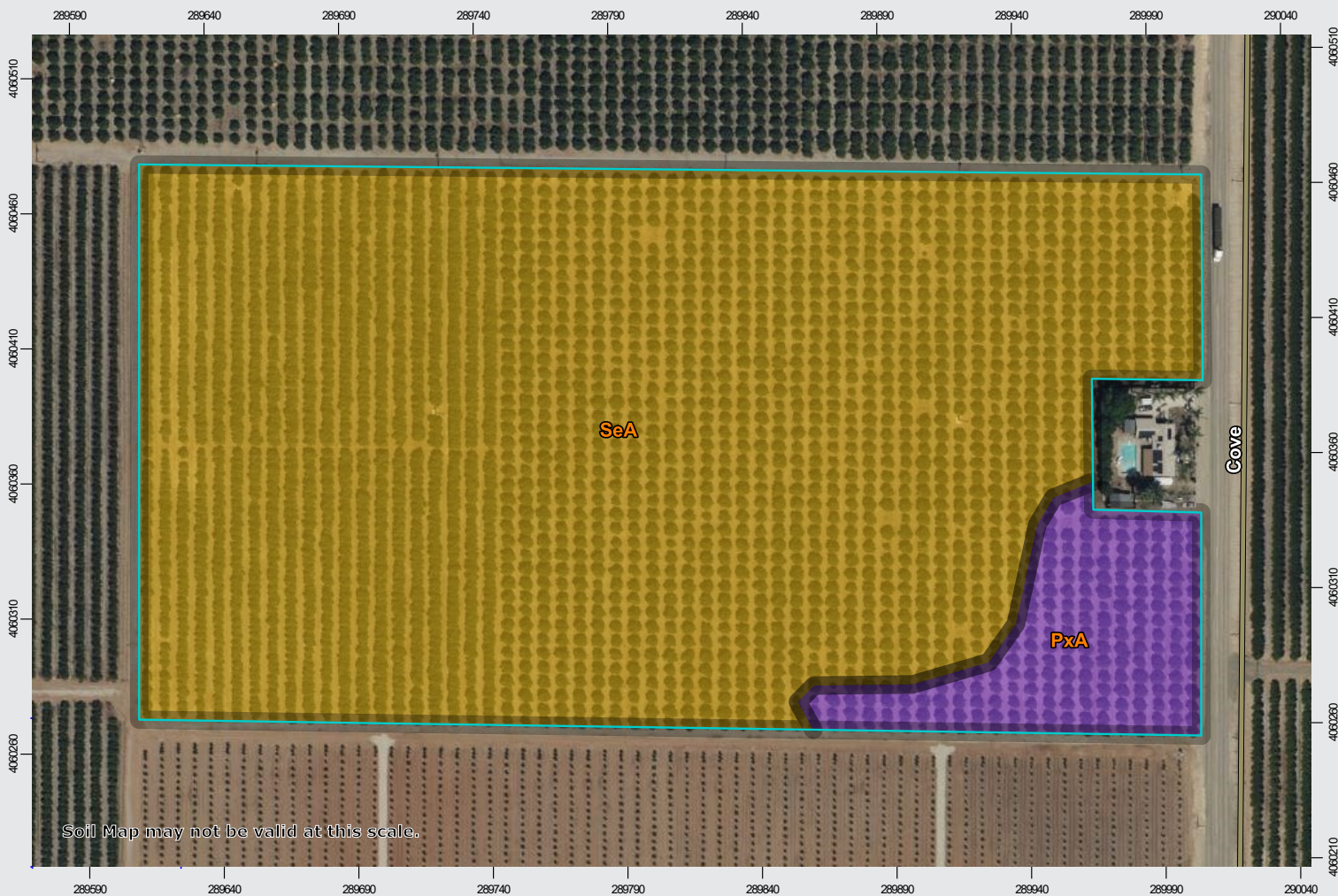


## PLANTING MAP - COVE RANCH



NOT TO SCALE  
BLOCK ACRES APPROXIMATE

## SOILS MAP - COVE RANCH



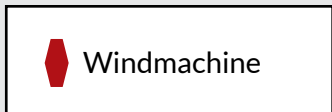
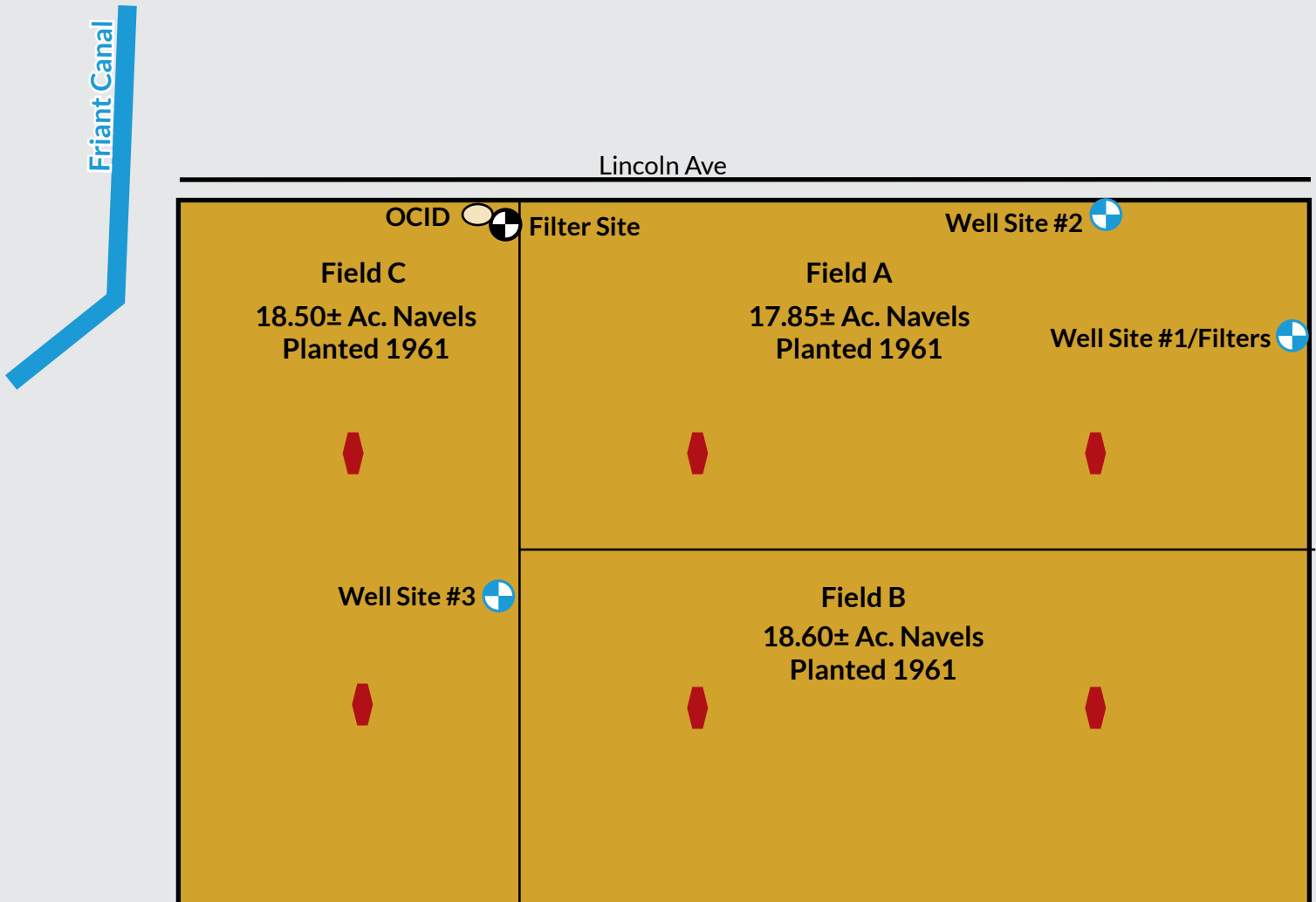
California Revised Storie Index (CA)	
Map unit symbol	Map unit name
SeA	San Joaquin loam, 0-3% slopes
PxA	Porterville caly, 0-3% slopes



LINCOLN RANCH



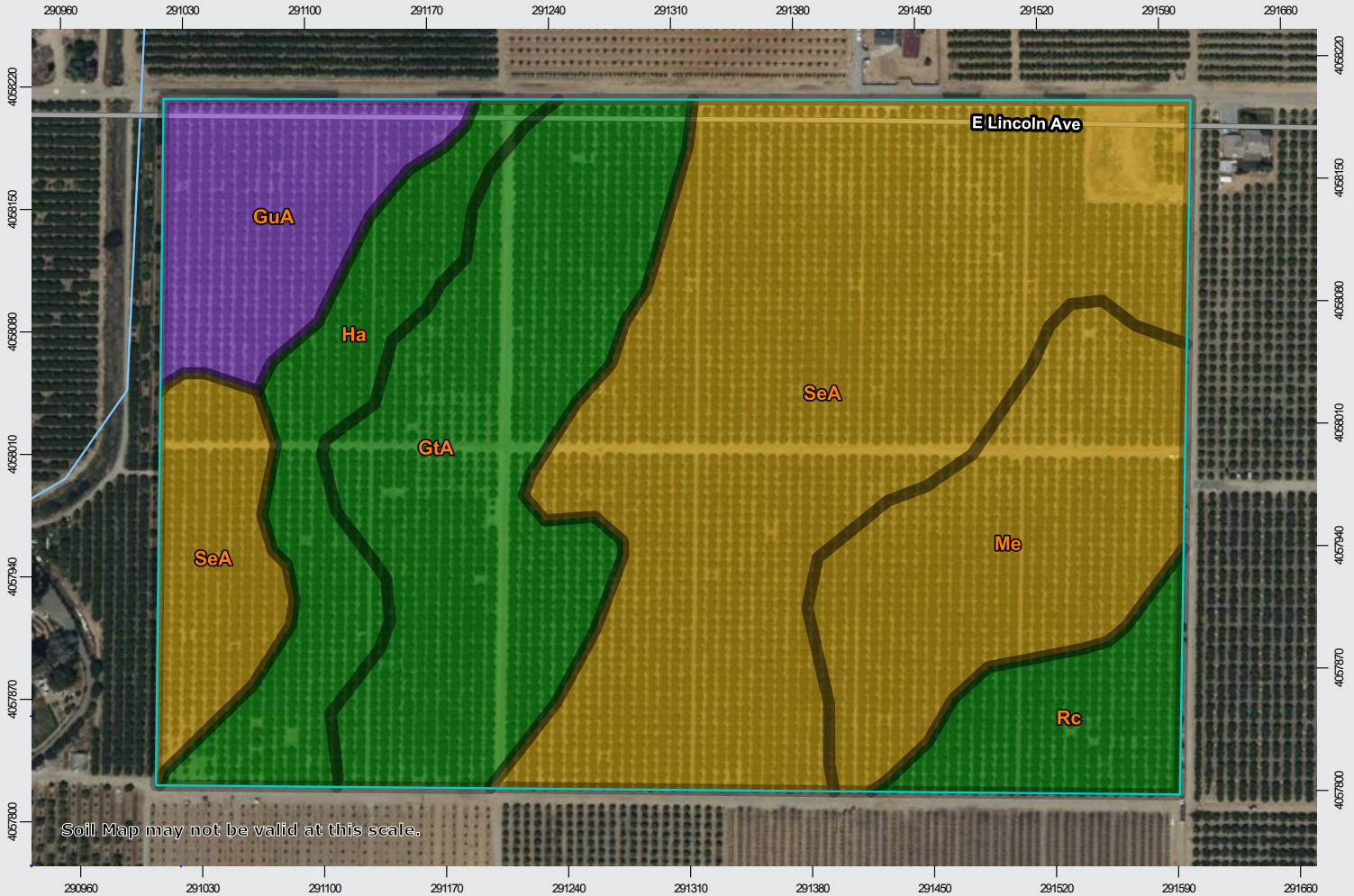
## PLANTING MAP - LINCOLN RANCH



NOT TO SCALE  
BLOCK ACRES APPROXIMATE



## SOILS MAP - LINCOLN RANCH



California Revised Storie Index (CA)	
Map unit symbol	Map unit name
SeA	San Joaquin loam, 0-3% slopes
GfA	Greenfield sandy loam, 0-3% slopes
Me	Madera clay loam
Ha	Hanford coarse sandy loam
GuA	Greenfield sandy loam, moderately deep, 0-3% slopes
Rc	Ramona loam

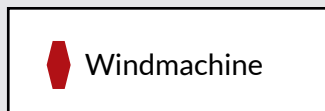
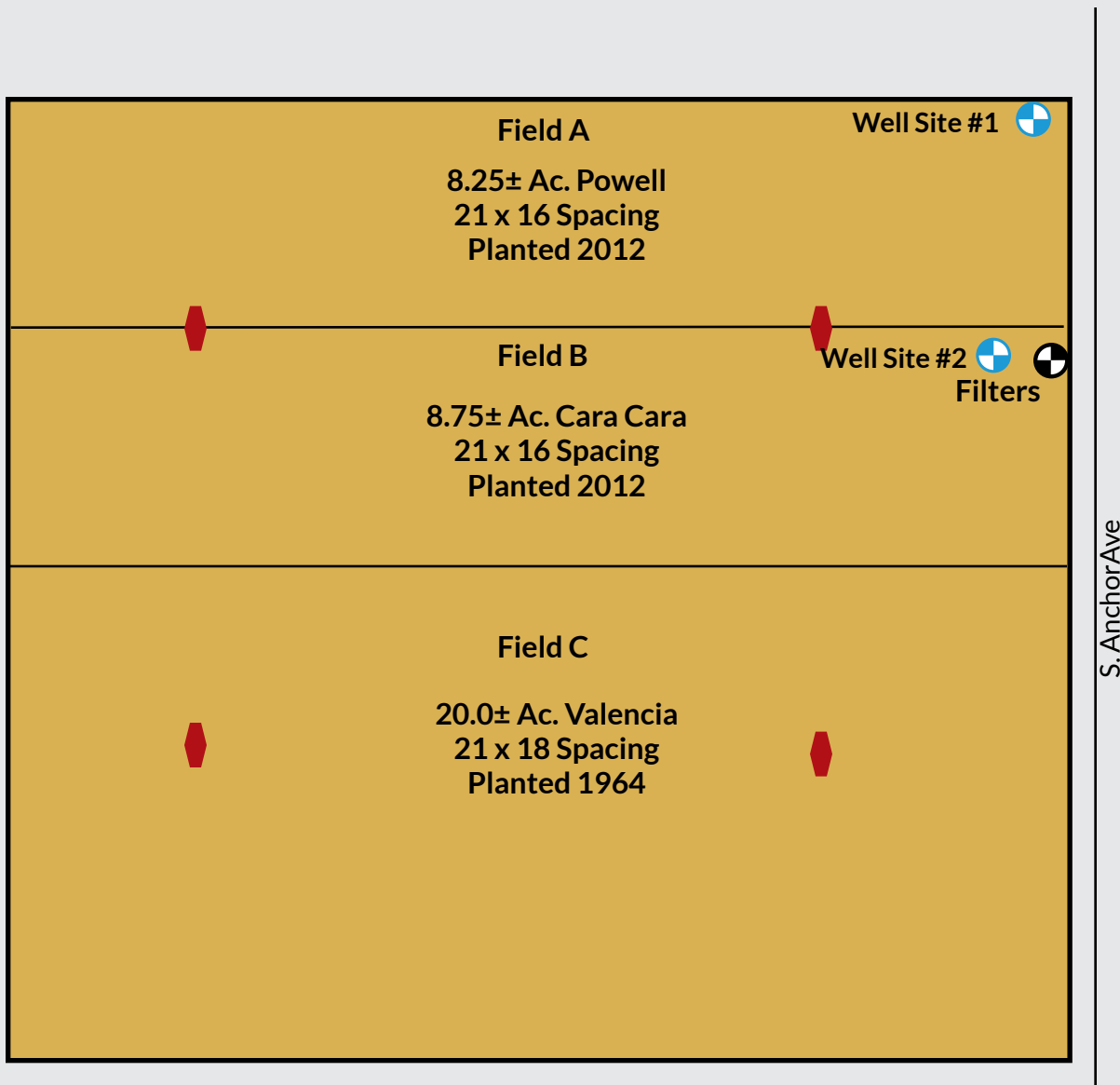


## ANCHOR RANCH



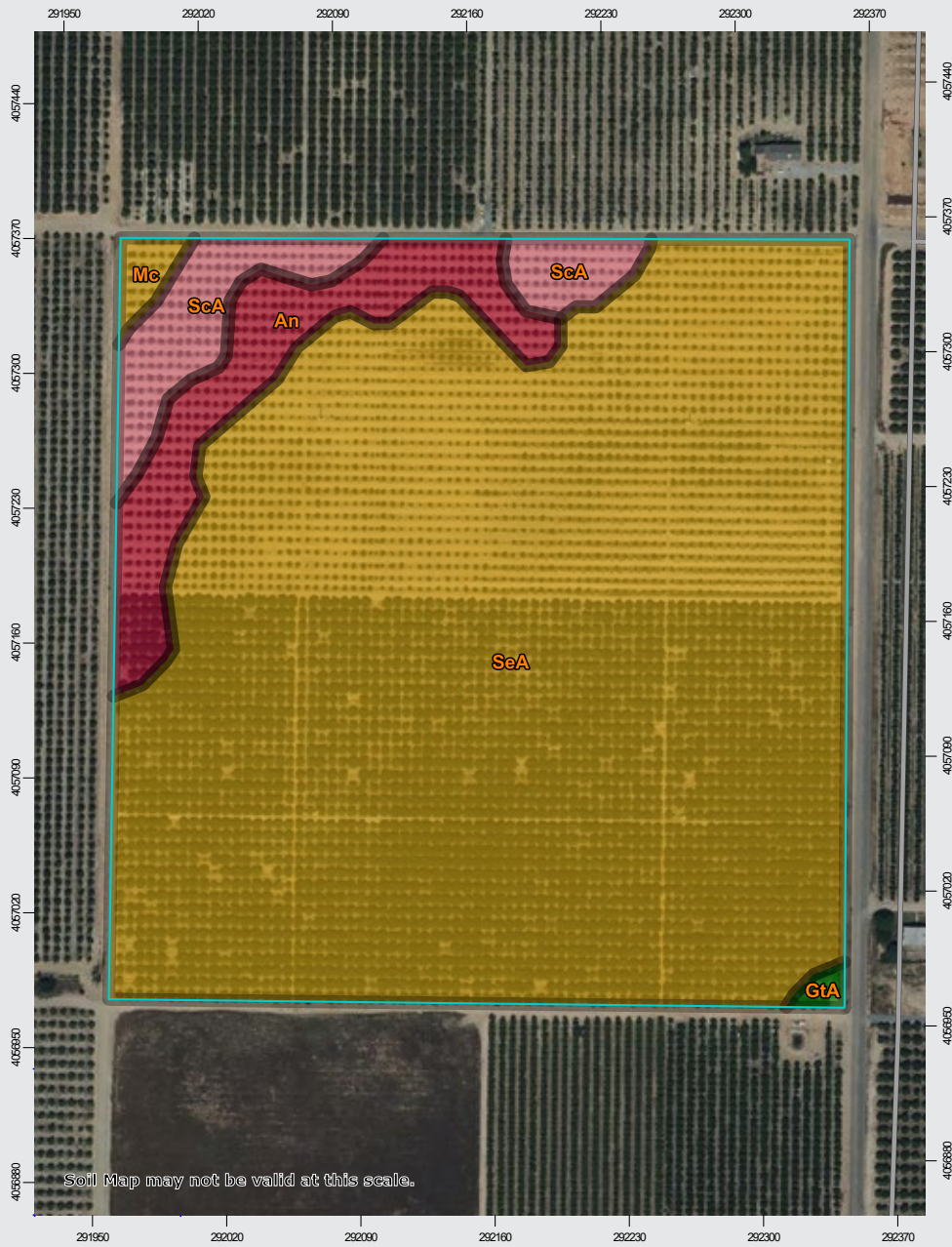


## PLANTING MAP - ANCHOR RANCH



NOT TO SCALE  
BLOCK ACRES APPROXIMATE

## SOILS MAP - ANCHOR RANCH



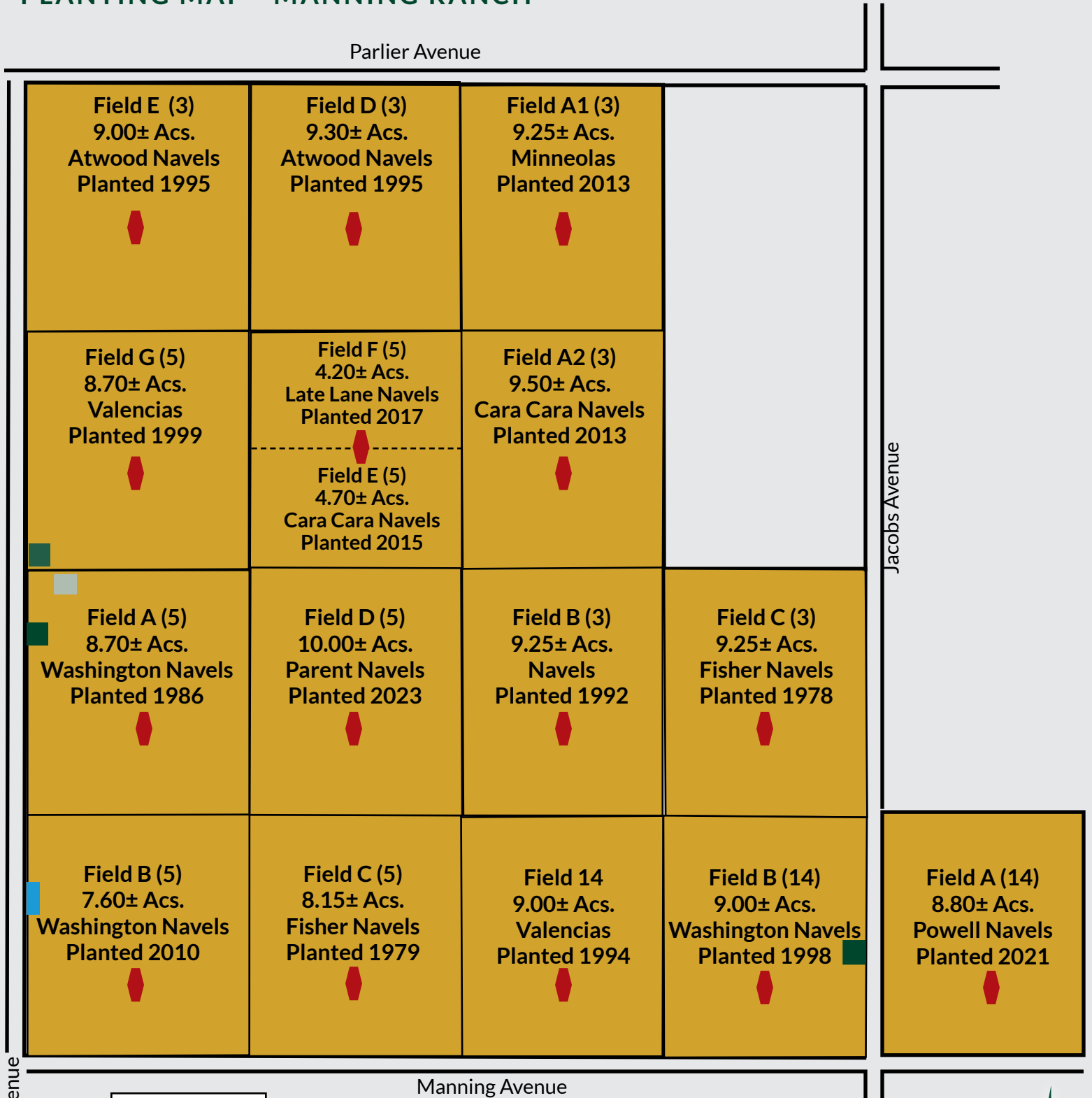
California Revised Storie Index (CA)	
Map unit symbol	Map unit name
SeA	San Joaquin loam, 0-3% slopes
An	Alamo clay
ScA	San Joaquin sandy loam, 0-3% slopes



## MANNING RANCH



## PLANTING MAP - MANNING RANCH



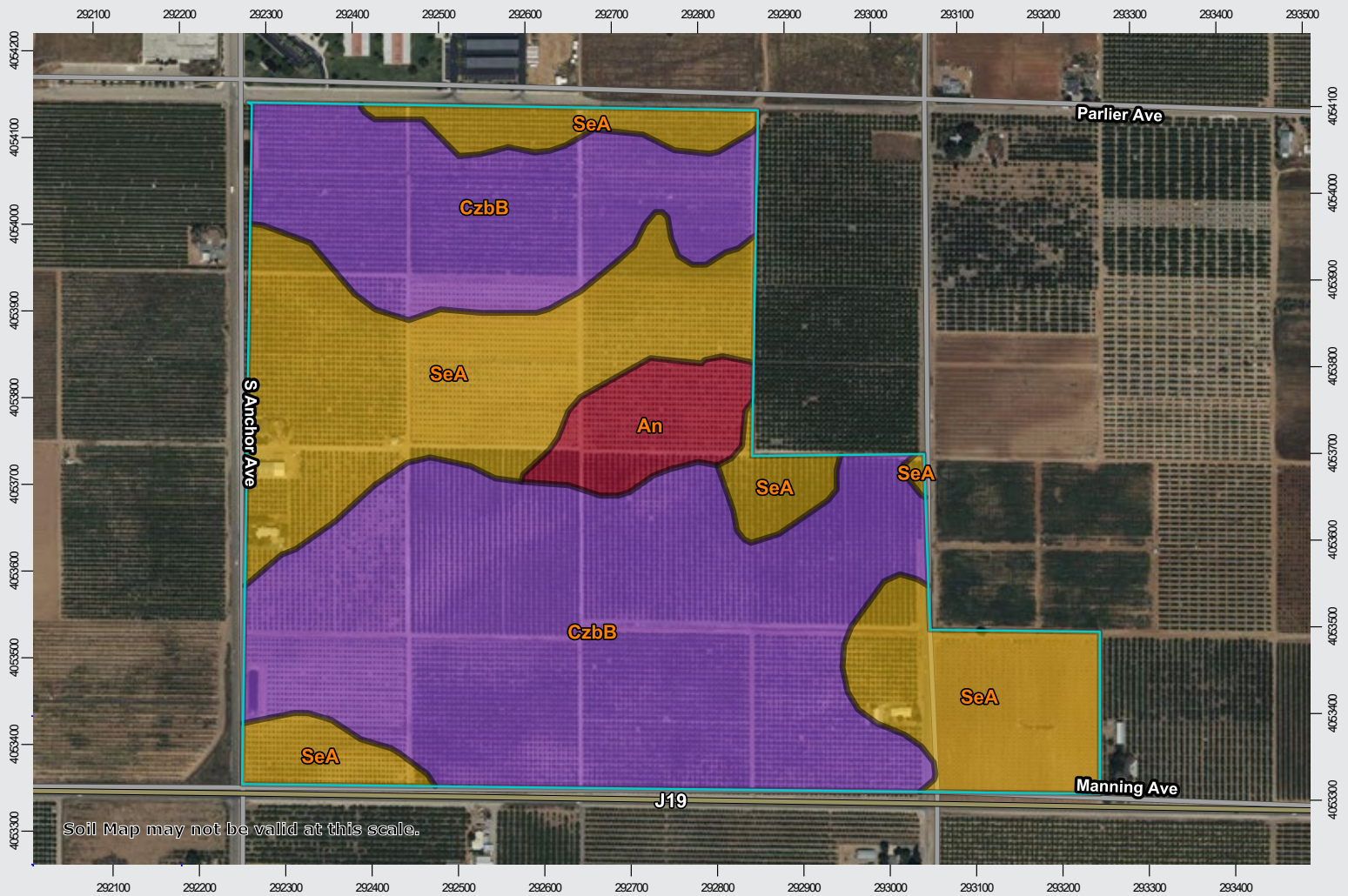
	Windmachine
	Shop
	House
	Reservoir



NOT TO SCALE  
BLOCK ACRES APPROXIMATE

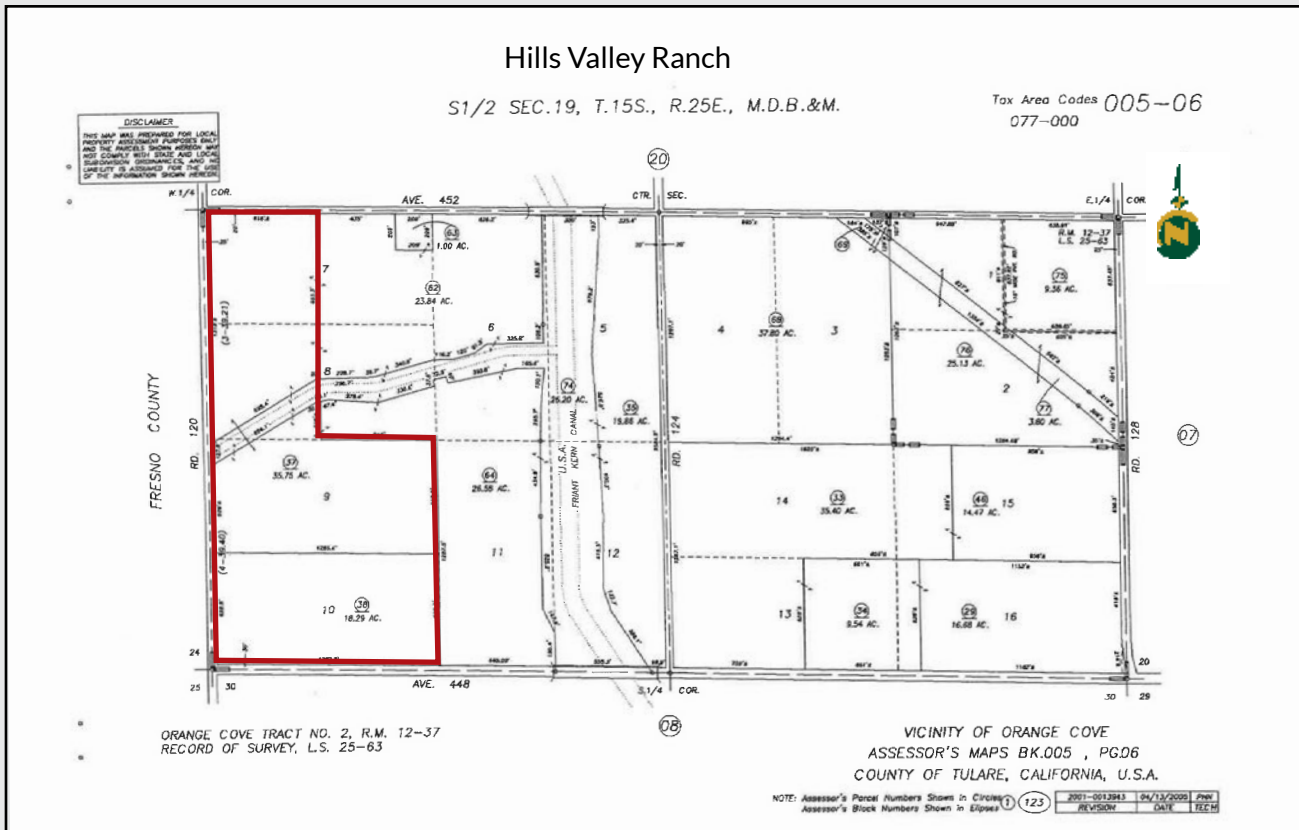
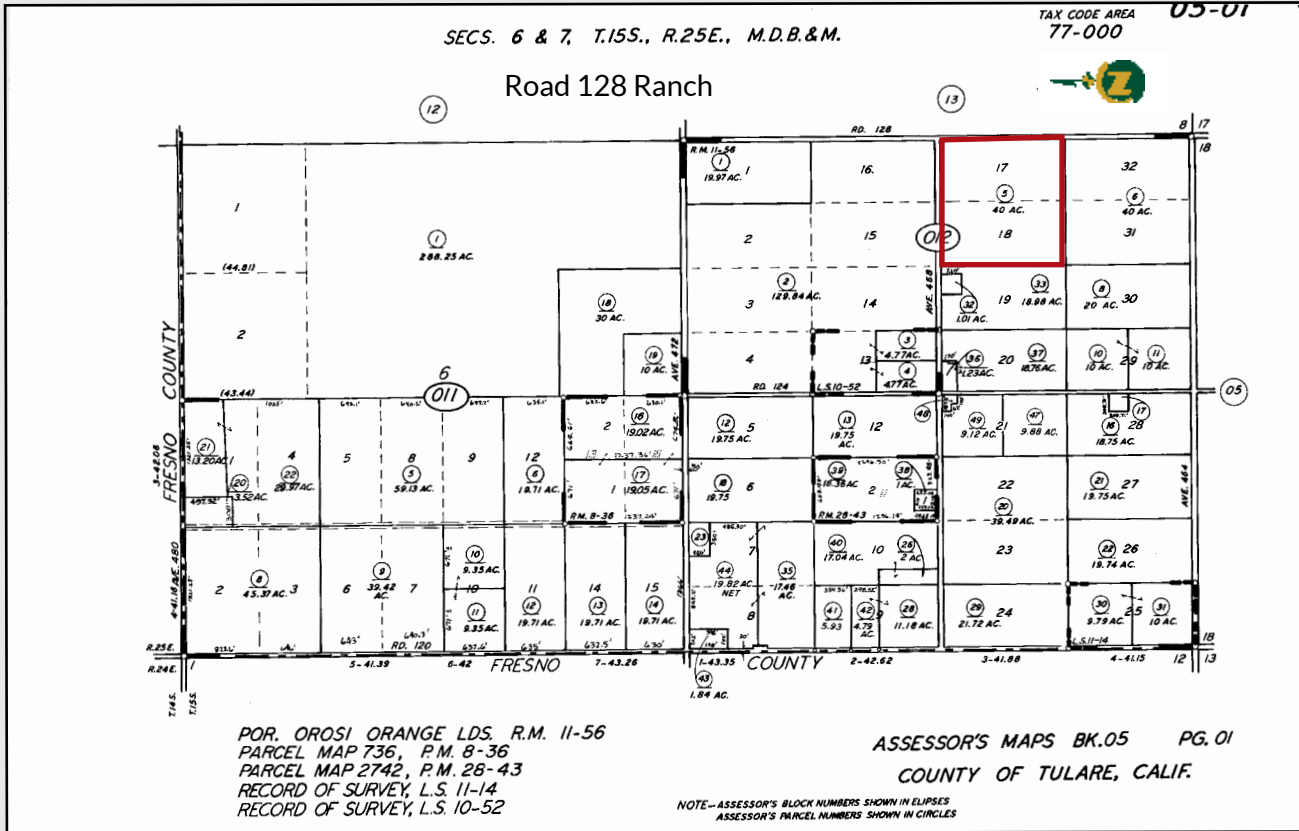


## SOILS MAP - MANNING RANCH



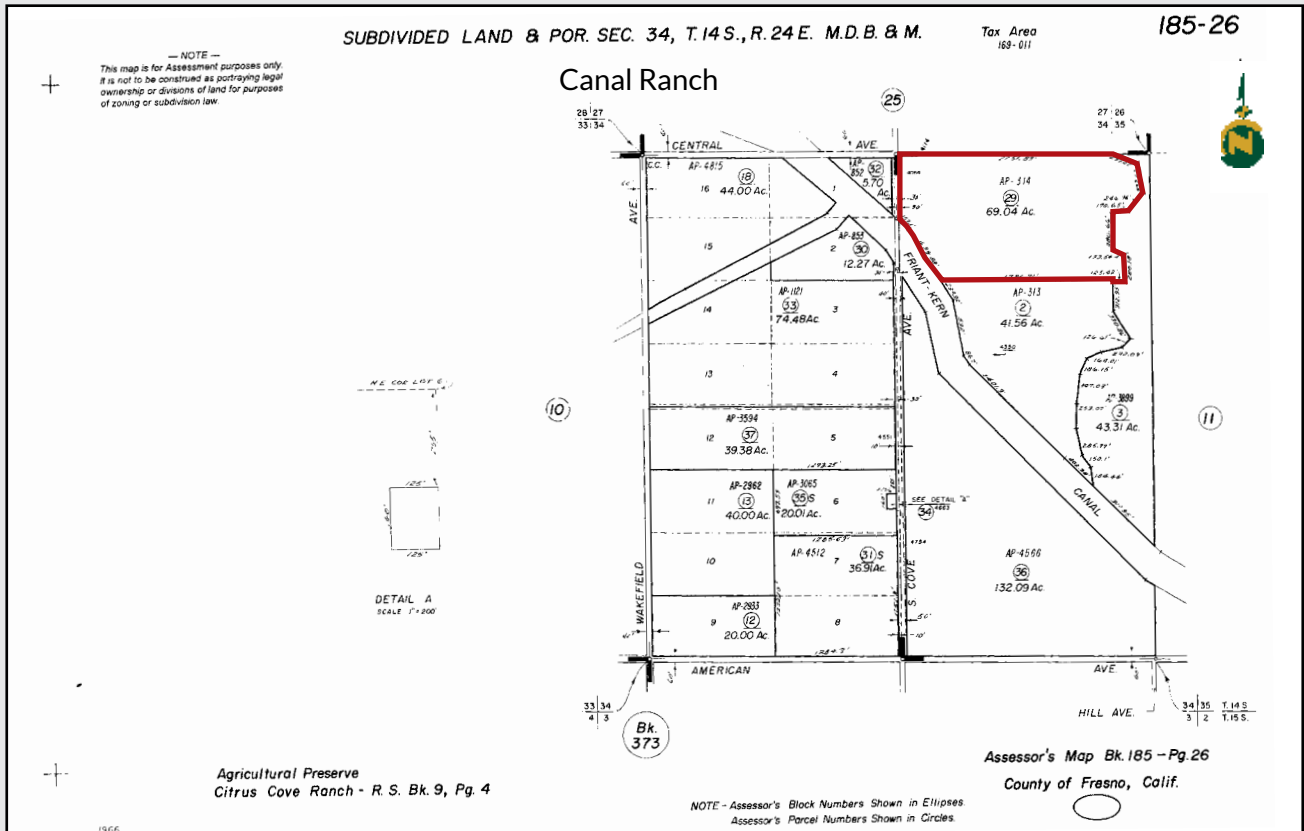
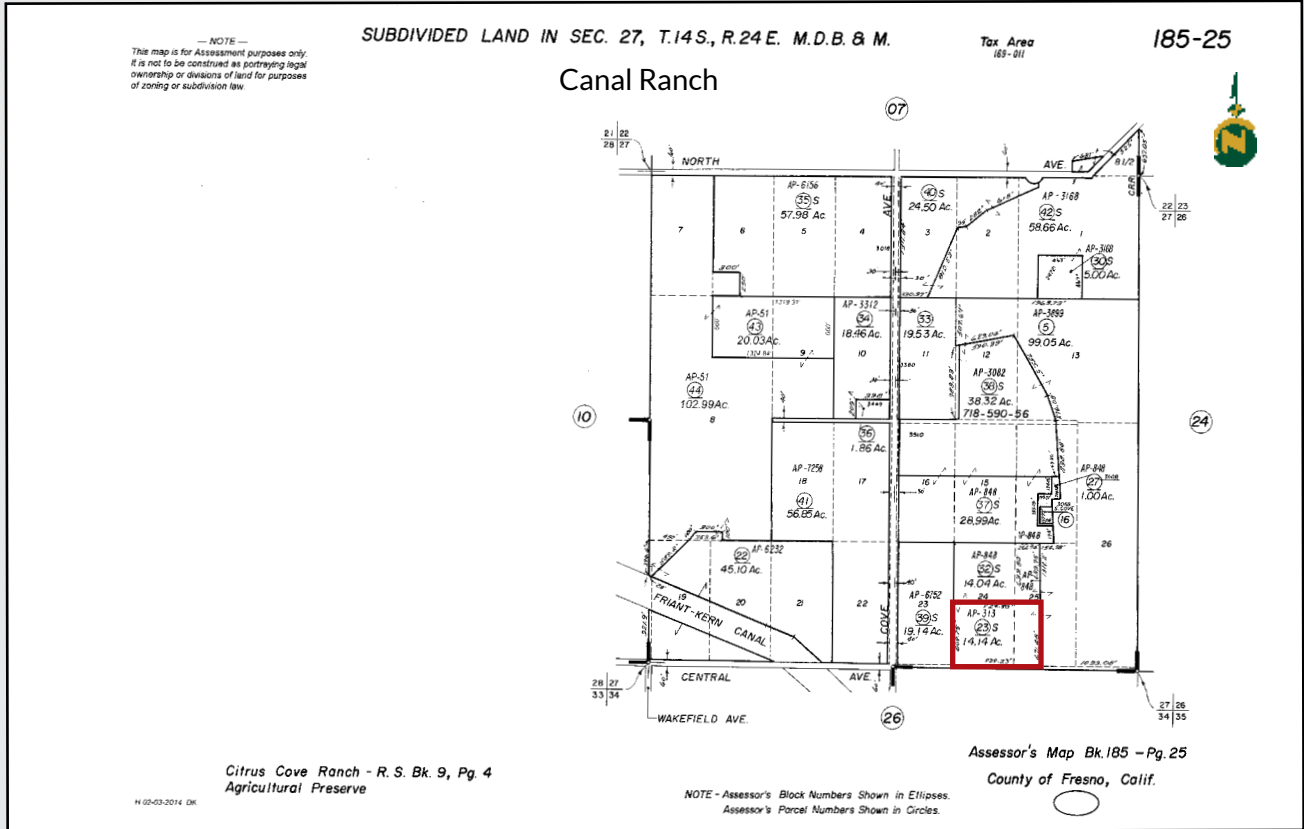
California Revised Storie Index (CA)	
Map unit symbol	Map unit name
<b>CzbB</b>	Cometa loam, 2-9% slopes
<b>SeA</b>	San Joaquin loam, 0-3% slopes
<b>An</b>	Alamo clay

## PARCEL MAPS TULARE COUNTY

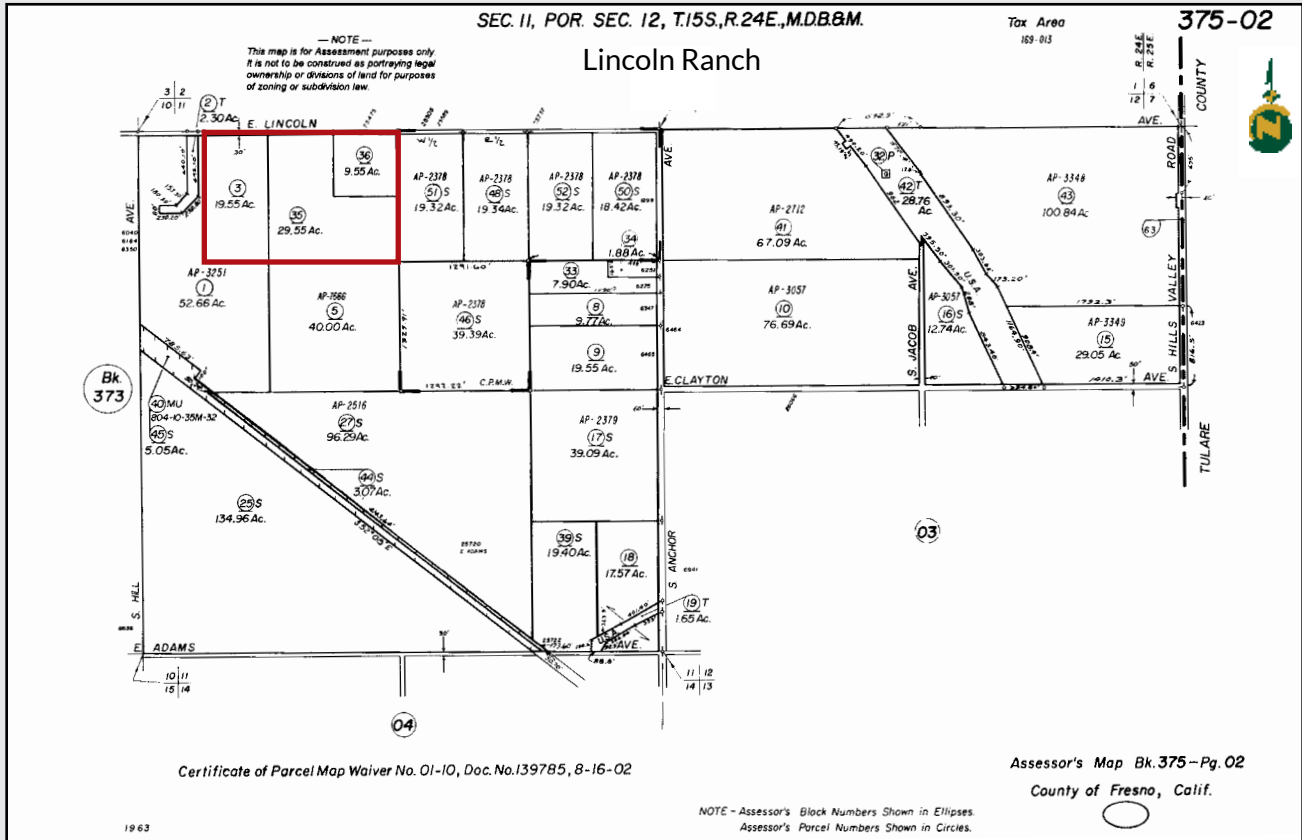
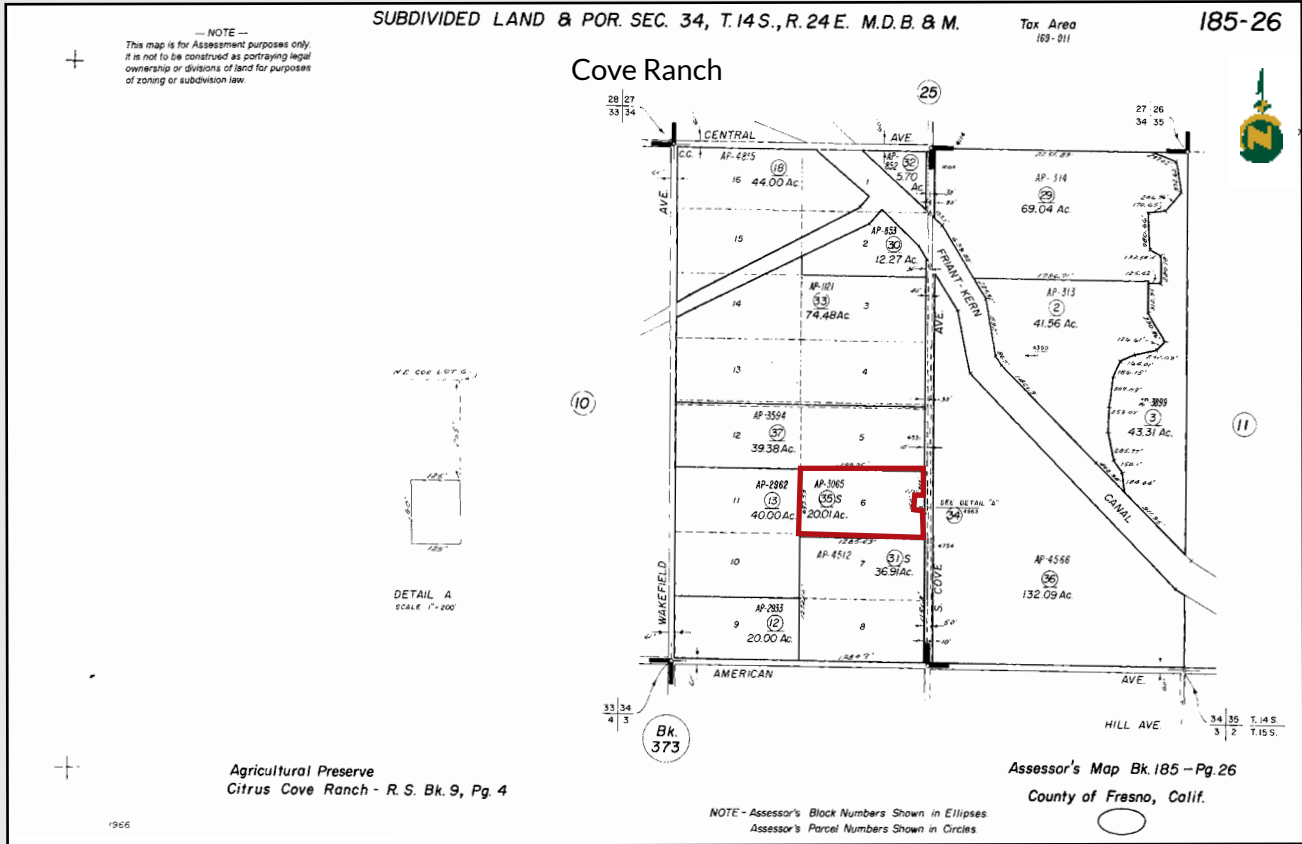




## PARCEL MAPS FRESNO COUNTY

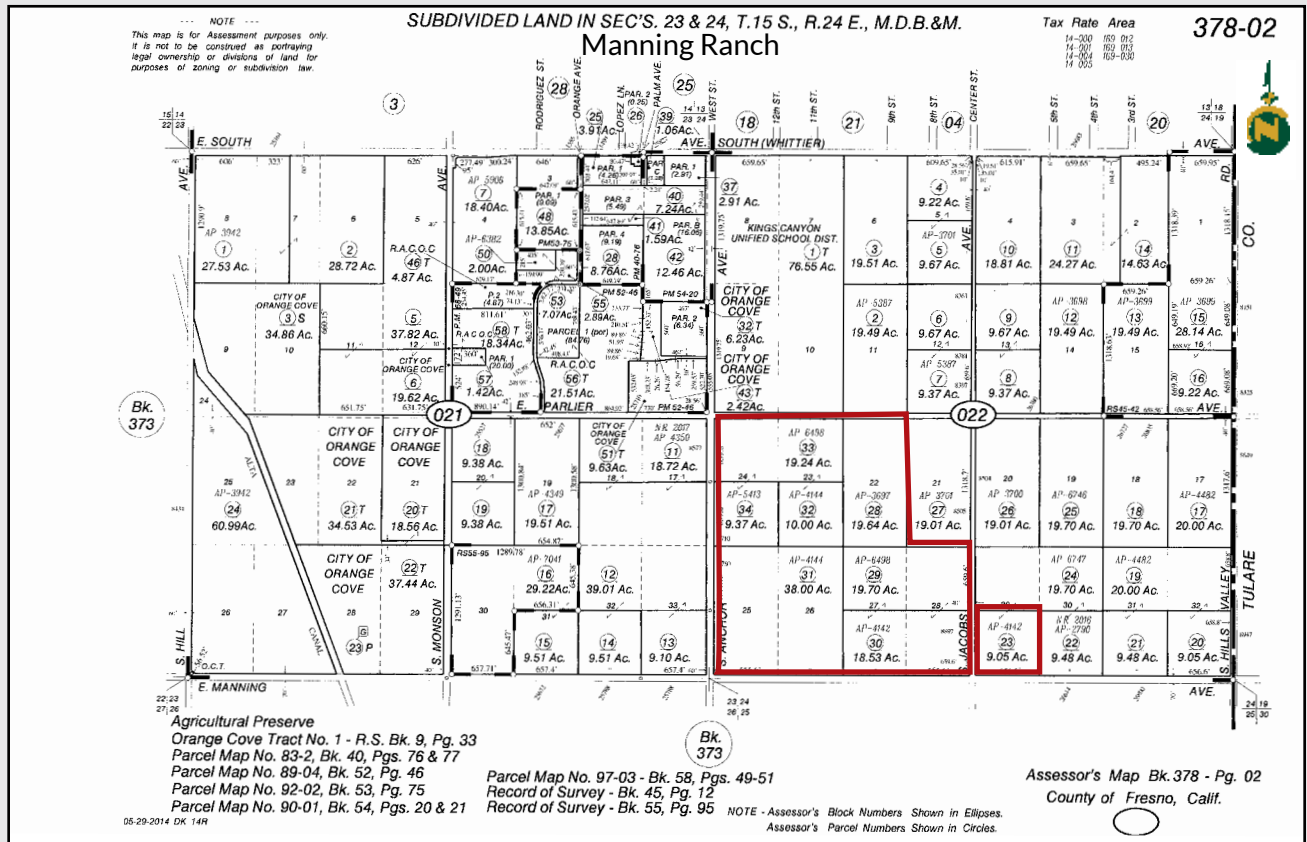
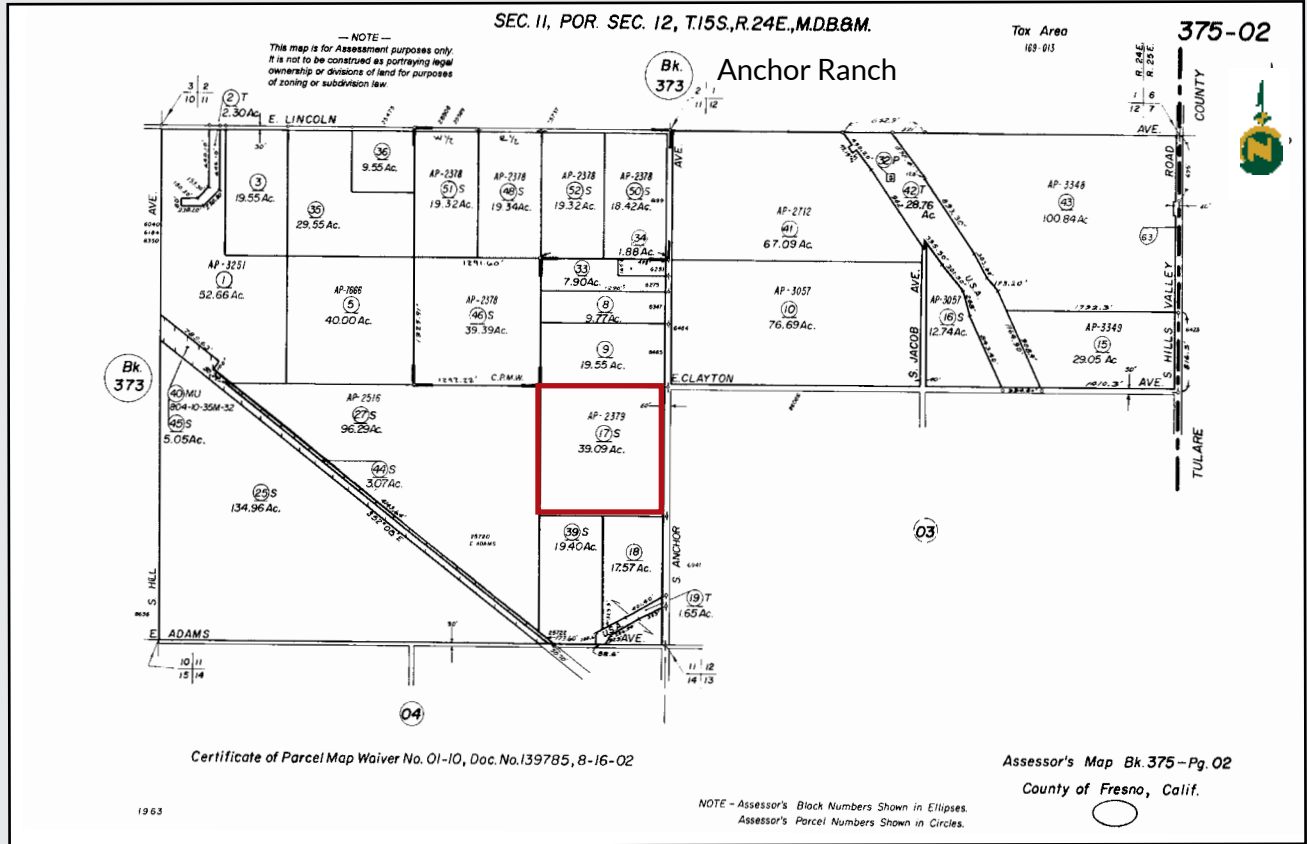


## PARCEL MAPS FRESNO COUNTY





## PARCEL MAPS FRESNO COUNTY



## PROPERTY PHOTOS



**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.**



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