

AUTUMN GOLD NAVEL RANCH

Tulare County, California

19.79± Acres

\$712,440



- Two Sources of Water
- Young Late Season Navels
- Prime Citrus Growing Area



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PROPERTY LOCATION



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PROPERTY INFORMATION

DESCRIPTION

This late season navel orchard is located in a prime citrus growing region just outside of the Orange Cove city limits. This Autumn Gold navel ranch also has two sources of water which consists of Orange Cove Irrigation District water along with three pumps and wells. The trees are irrigated through a filter system that feeds a fan jet irrigation system.

LOCATION

The property is located on the north side of Avenue 456, just east of S. Hills Valley Road. The street address is 120 Avenue 456, Orange Cove, CA 93646.

LEGAL

Tulare County APN: 005-050-040. The 19.79± acre parcel is located in a portion of Section 18, W 1/2 17, Township 15, S. Range 25E., M.D.B&M. Lot 27, Orosi Orange Lands or LDS 18-15-25.

ZONING

AE-20, the parcel is under the Williamson Act.

PLANTINGS

The property was planted in 2020 to Autumn Gold Late navels on Carrizo Rootstock.

WATER

Three Ag pumps and wells with an estimated 240 GPM and a filter system that feeds a fanjet irrigation system. The property also has OCID water that goes through the same filter system and irrigation system.

SOILS

San Joaquin loam, 0 to 2 percent slopes.

PRICE/TERMS

\$712,440 cash or terms acceptable to seller. Buyer to reimburse seller for cultural costs going towards 2025 citrus crop.



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PROPERTY OVERVIEW



Ave 456

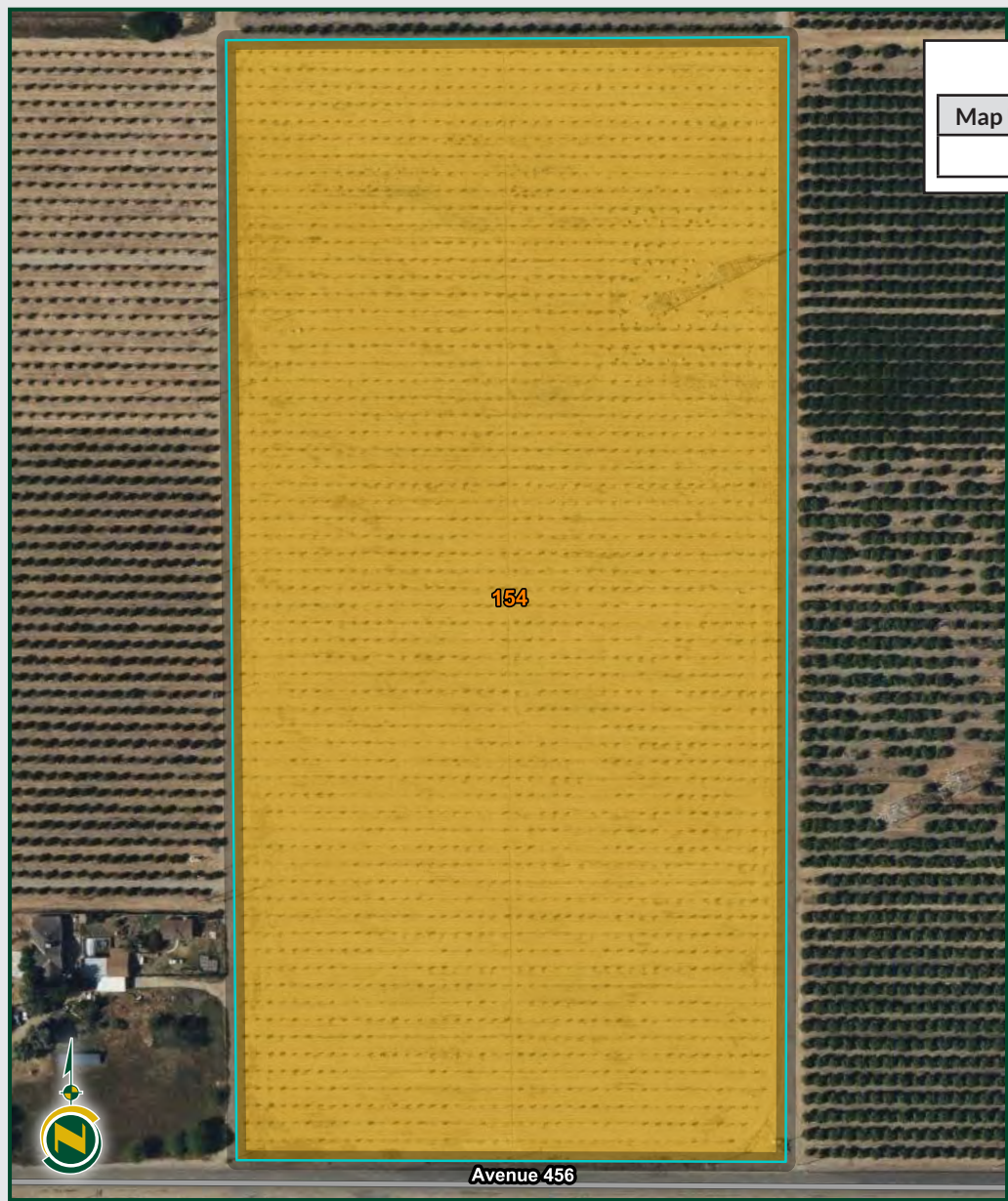


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SOILS MAP



California Revised Storie Index (CA)			
Map Unit Symbol	Map Unit Name	Rating	Percent of AOI
154	San Joaquin loam, 0 to 2 percent slopes	Grade 4 - Poor	100.0%

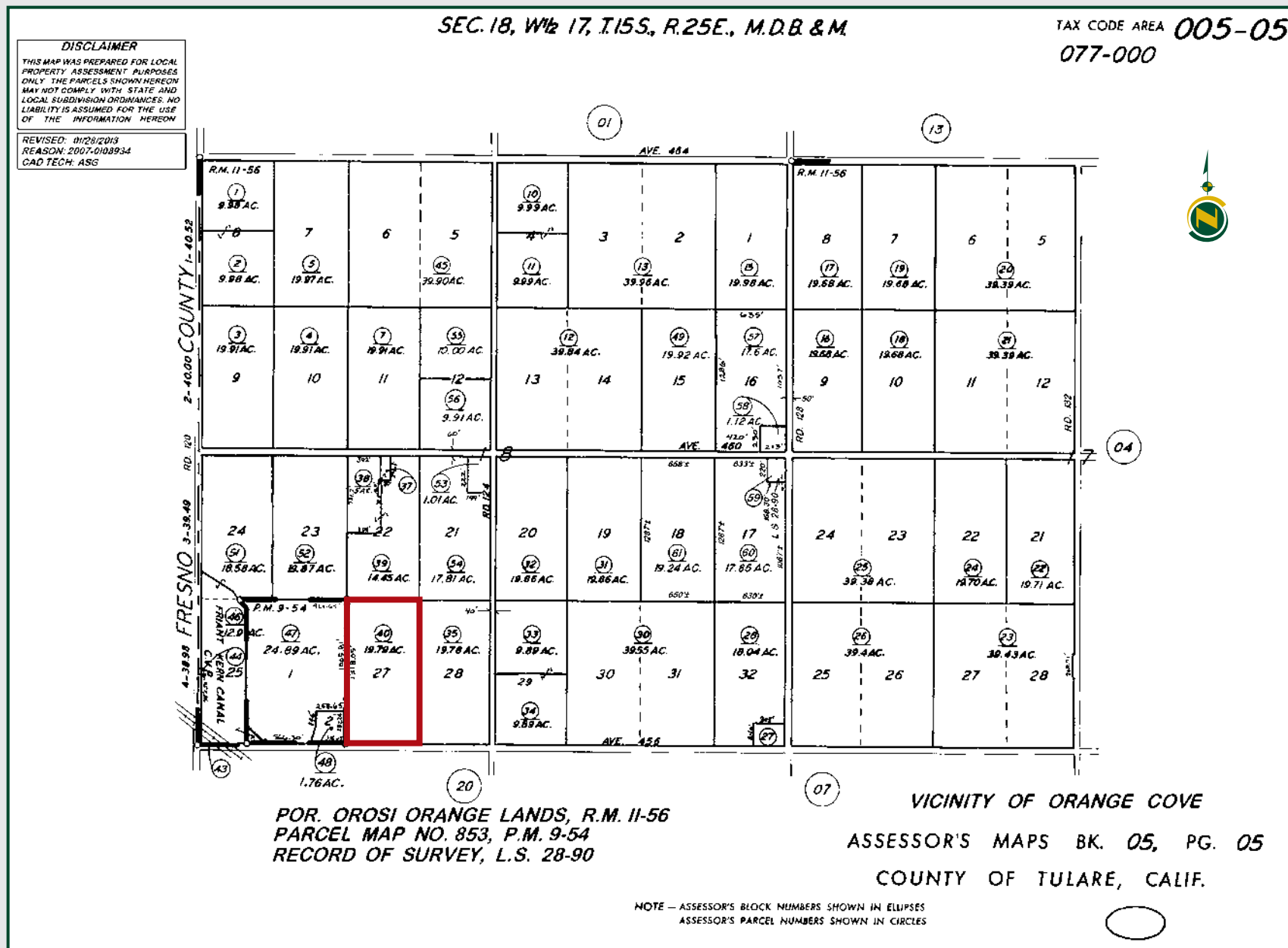


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PARCEL MAP



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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.