

WOODLAKE AREA CITRUS RANCH

25.80± ACRES | TULARE COUNTY, CALIFORNIA

\$580,500

(\$22,500±/Acre)



PROPERTY HIGHLIGHTS

- SCENIC HOME SITE
- MATURE VALENCIA AND NAVEL ORCHARD
- TWO AG WELLS
- EXCELLENT CITRUS FARMING LOCATION



Independently Owned And Operated
Corporate License #00020875
pearsonrealty.com

FRESNO

7480 N. Palm Ave., Suite 101
Fresno, CA 93711
559.432.6200

VISALIA

3447 S. Demaree St.
Visalia, CA 93277
559.732.7300

BAKERSFIELD

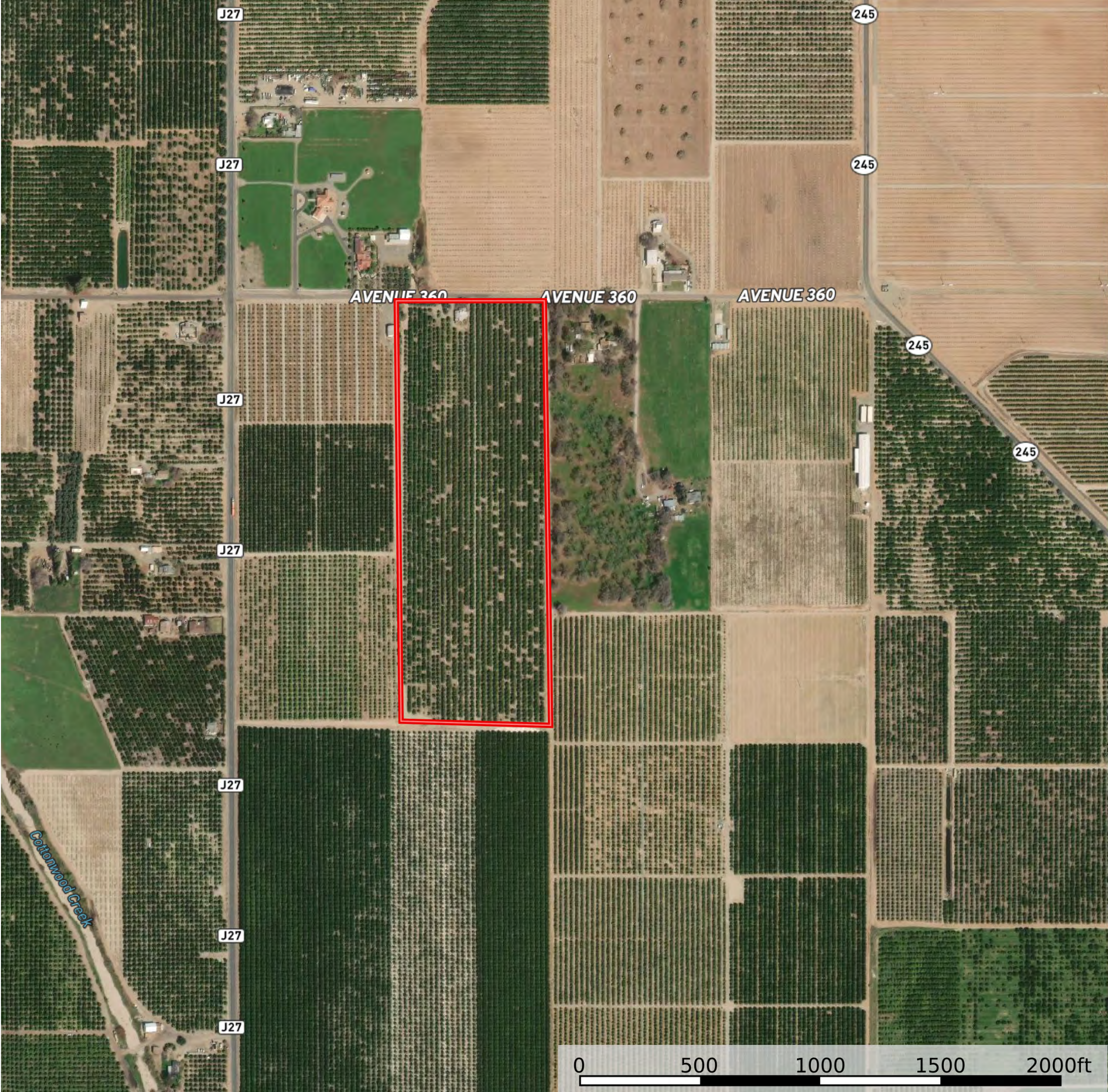
4900 California Ave., #210B
Bakersfield, CA 93309
661.334.2477

All information contained herein is deemed reliable but not guaranteed by seller nor broker and should be independently verified by potential buyers. We assume no liability for errors or omissions.

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LOCATION MAP



PROPERTY INFORMATION

DESCRIPTION

Available for sale is a mature citrus orchard located north of Woodlake, California. The property features mature navels and valencias, multiple wells, and homesite potential to build a house in the country.

LOCATION

The property is located on the south side of Avenue 360, just west of Millwood Drive or Road 200 in Woodlake, CA.

ZONING

AE-40

LEGAL

Tulare County APN: 057-080-005

WATER

There are two Ag wells on the property and one domestic well. The trees are irrigated with a micro-sprinkler system and can be irrigated in two sets. The property is located in the East Kaweah GSA,

PLANTINGS

The property is planted to approximately 18± acres of Valencia oranges and 5± acres of Washington navels. There is also a homesite that consists of approximately 0.8 acres.

PRICE/TERMS

The asking price is \$580,500.

The 2025 crop is personal property of the tenant but may be available with reimbursement of farming costs. The lease between owner and tenant has expired, but the tenant is to keep the 2024 crop.

*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.

POLICY ON AGENT COOPERATION

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SOILS

San Joaquin loam, 0 to 2 percent slopes.



LEGAL

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Fresno, CA 93711
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Visalia, CA 93277
559.732.7300

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4900 California Ave., #210B
Bakersfield, CA 93309
661.334.2777