

WOODLAKE AREA CITRUS RANCH

25.80± ACRES | TULARE COUNTY, CALIFORNIA

\$625,000

(\$24,225±/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

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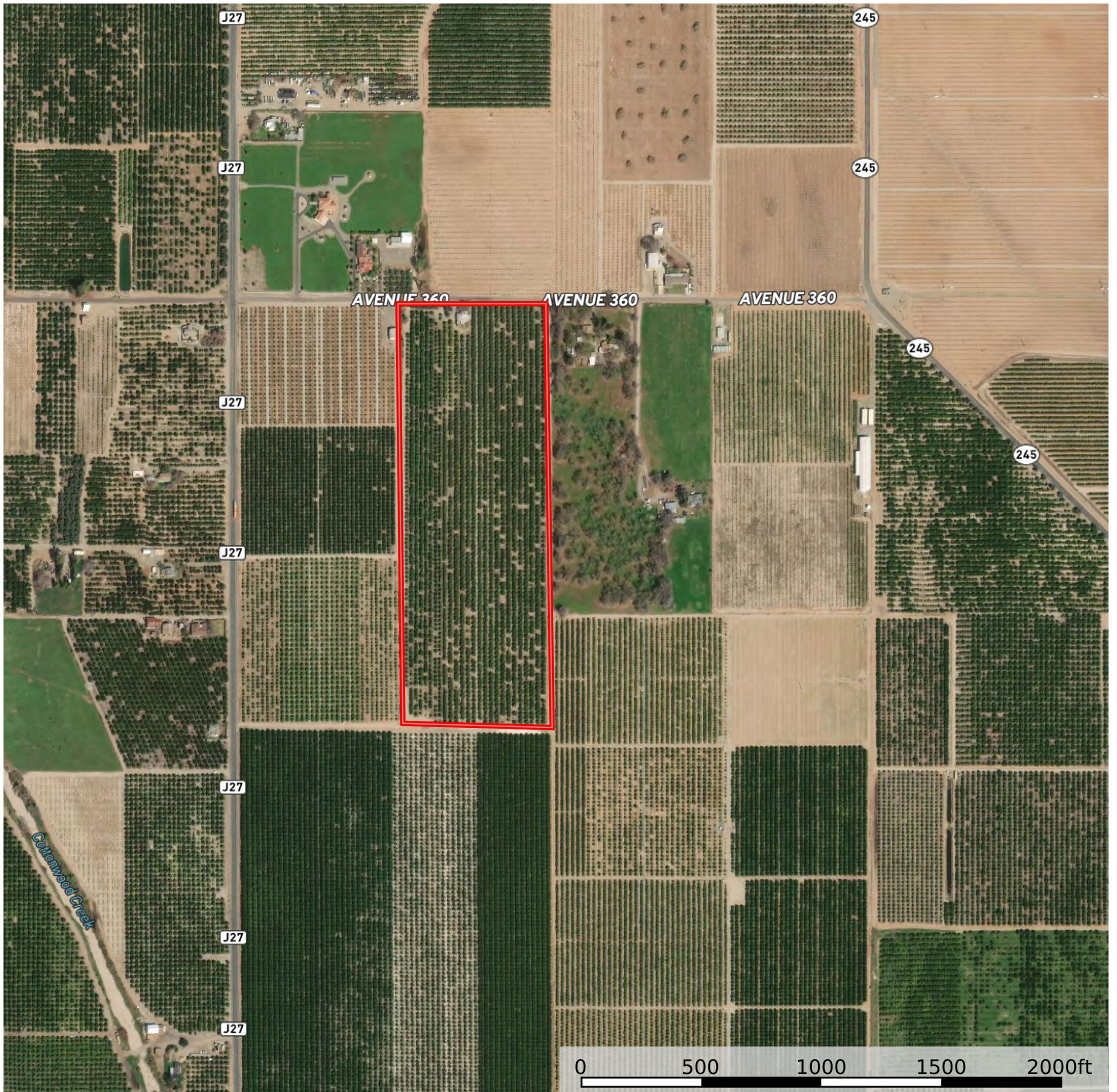
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Bakersfield, CA 93309
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LOCATION MAP



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 \$625,000.

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

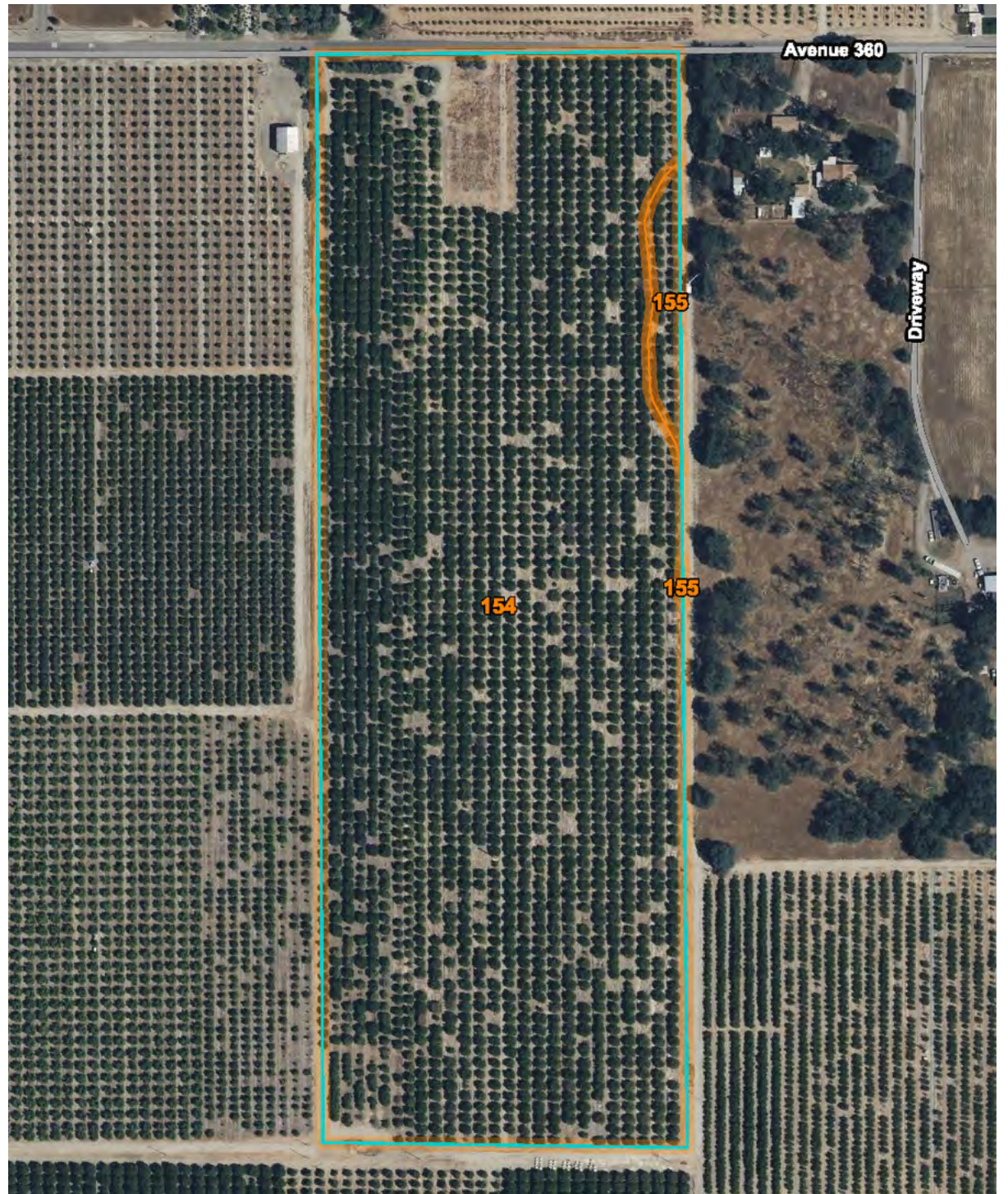
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SOILS INFORMATION

SOILS

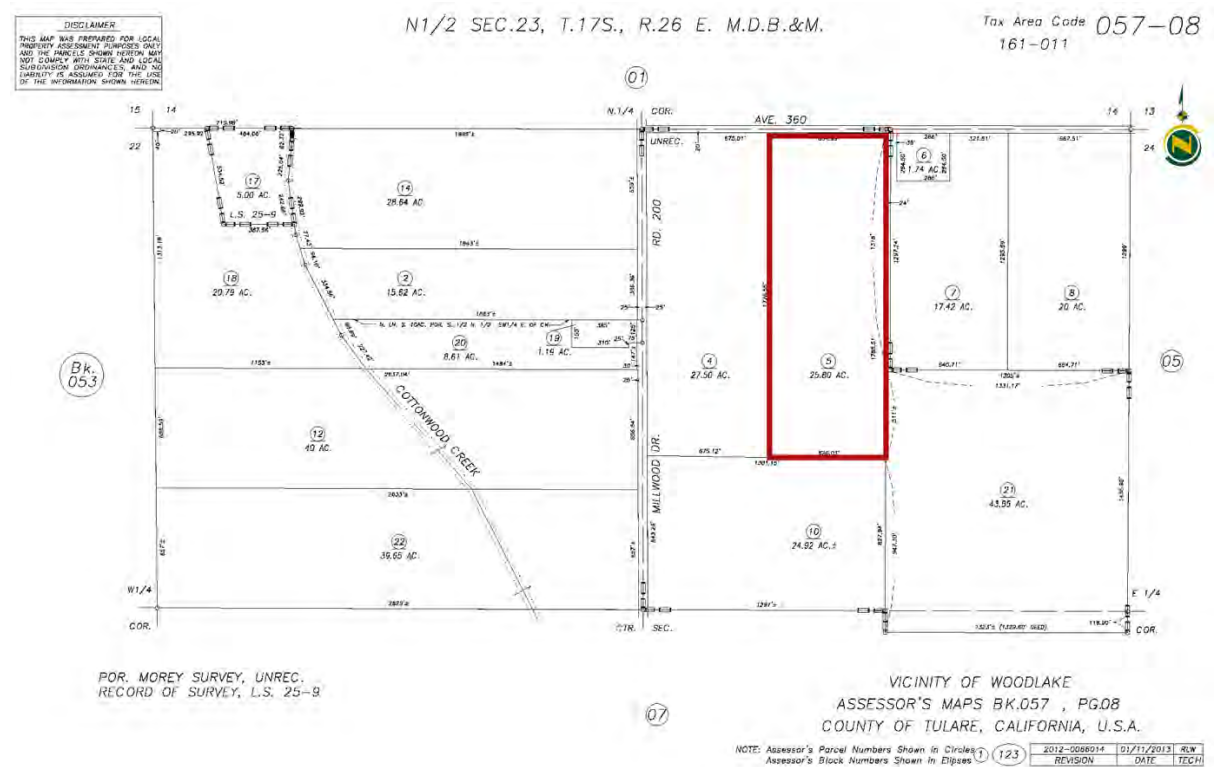
San Joaquin loam, 0 to 2 percent slopes.



PARCEL INFORMATION

LEGAL

Tulare County APN: 057-080-005







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