

**16.27±**  
ASSESSED ACRES

**ORANGE COVE CITRUS RANCH**  
TULARE COUNTY, CALIFORNIA

**\$750,000**

**EXCLUSIVELY PRESENTED BY:**  
A DIVISION OF PEARSON COMPANIES



**FRESNO**

7480 N. Palm Ave, Ste 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  
661.334.2777

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.



A Tradition In Trust Since 1919

[www.pearsonrealty.com](http://www.pearsonrealty.com)  
CA DRE #00020875



**PROPERTY  
HIGHLIGHTS:**

- TWO SOURCES OF WATER
- PRODUCING ORCHARDS
- PRIME CITRUS GROWING AREA
- GREAT LOCATION

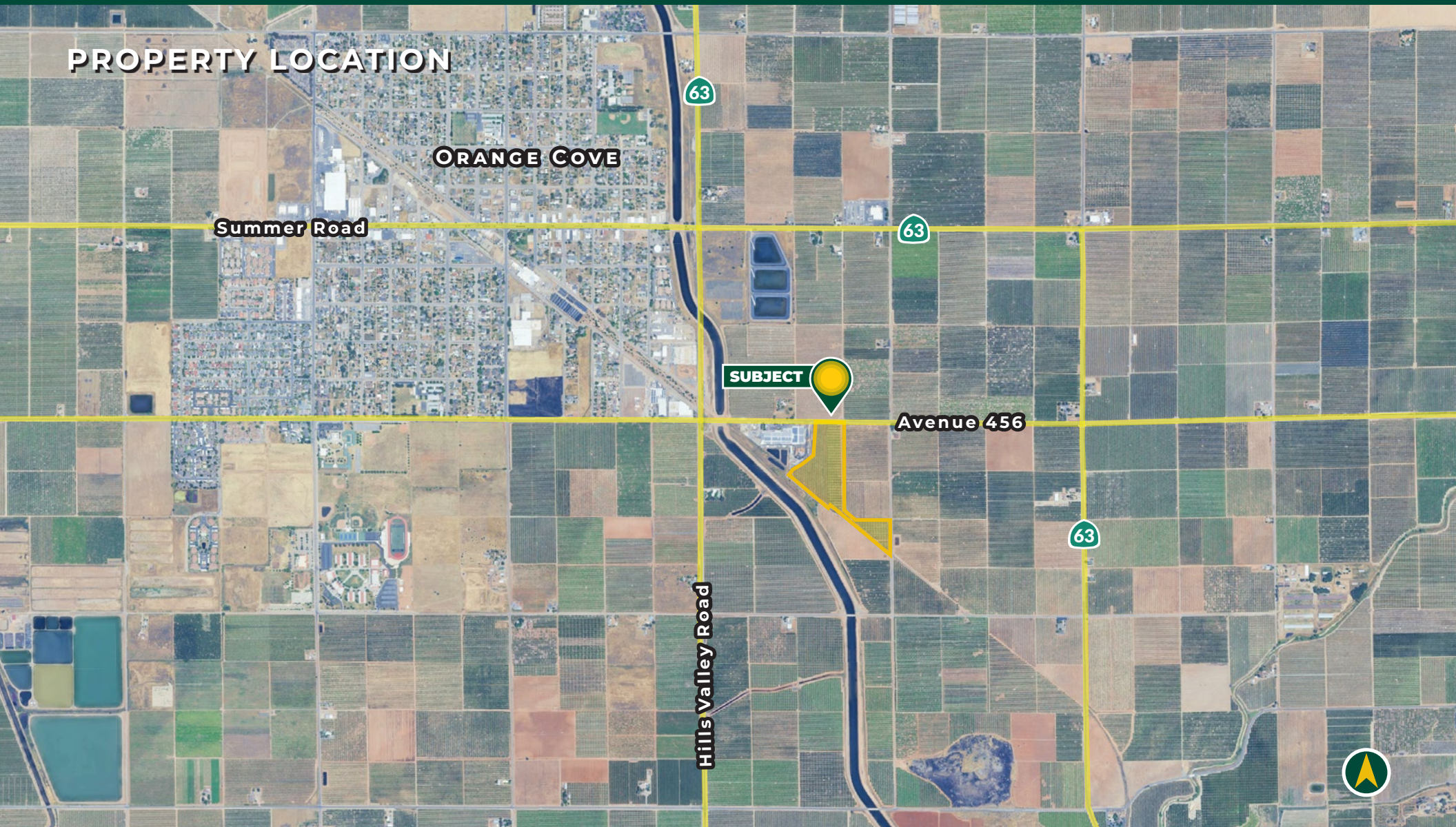


**ORANGE COVE CITRUS RANCH**  
TULARE COUNTY, CA

16.27± ACRES

**\$750,000**

## PROPERTY LOCATION



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.

### FRESNO

7480 N. Palm Ave, Ste 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  
661.334.2777



## PROPERTY INFORMATION

### DESCRIPTION

This opportunity consists of the early season Fukumoto navel variety and Lisbon lemons. The property is located in a prime citrus growing region just outside of the Orange Cove city limits. The orchard has two sources of water that include an Ag pump and well that is capable of irrigating the entire ranch at once along with Orange Cove Irrigation District water. The ranch is irrigated through a filter system that feeds a fanjet irrigation system. The block also has a Sentinel propane powered wind machine for frost protection.

### LOCATION

The property is located on the south side of Avenue 456, just east of South Hills Valley Road.

### LEGAL

Tulare County APN: 005-200-010, 13.45± acres and APN: 005-200-013, 2.82± acres. POR LTS 14-16, Mountain View Citrus TR and a Portion of N/W 14 Section 19-15-25 both parcels are connected.

### ZONING

The property is zoned AE-20, Agriculture Exclusive.

### PLANTINGS

- 7.50± acres Fukumoto navels, small trees inter-planted in 2019 on Carrizo rootstock, older grafted trees on Troyer rootstock in 2011.
- 7.00± acres Lisbon lemons, small trees inter-planted in 2019 on Carrizo rootstock, older grafted trees on Troyer rootstock in 2011.

### SOILS

- San Joaquin loam, 0 to 2 percent slopes.
- Honcut sandy loam, 0 to 2 percent slopes.
- Exeter loam, 0 to 2 percent slopes.

### WATER

One Ag pump and well and Orange Cove Irrigation District water that is filtered and feeds a fanjet irrigation system.

### FROST PROTECTION

There is one propane powered Sentinel wind machine, installed in 2021.

### PRICE/TERMS

The asking price is \$750,000 cash at close of escrow.

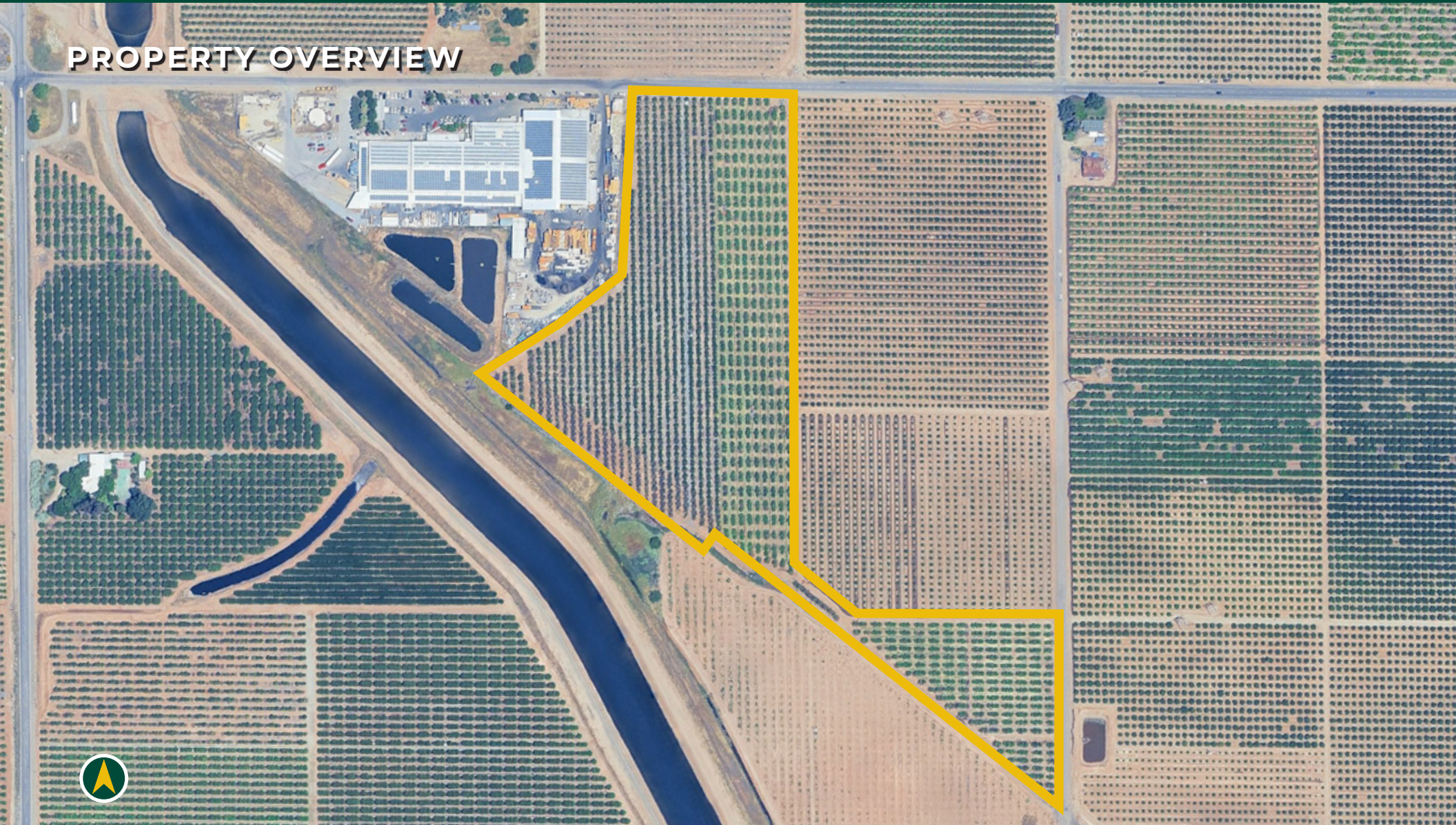


ORANGE COVE CITRUS RANCH  
TULARE COUNTY, CA

16.27± ACRES

\$750,000

## PROPERTY OVERVIEW



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.

### FRESNO

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

### VISALIA

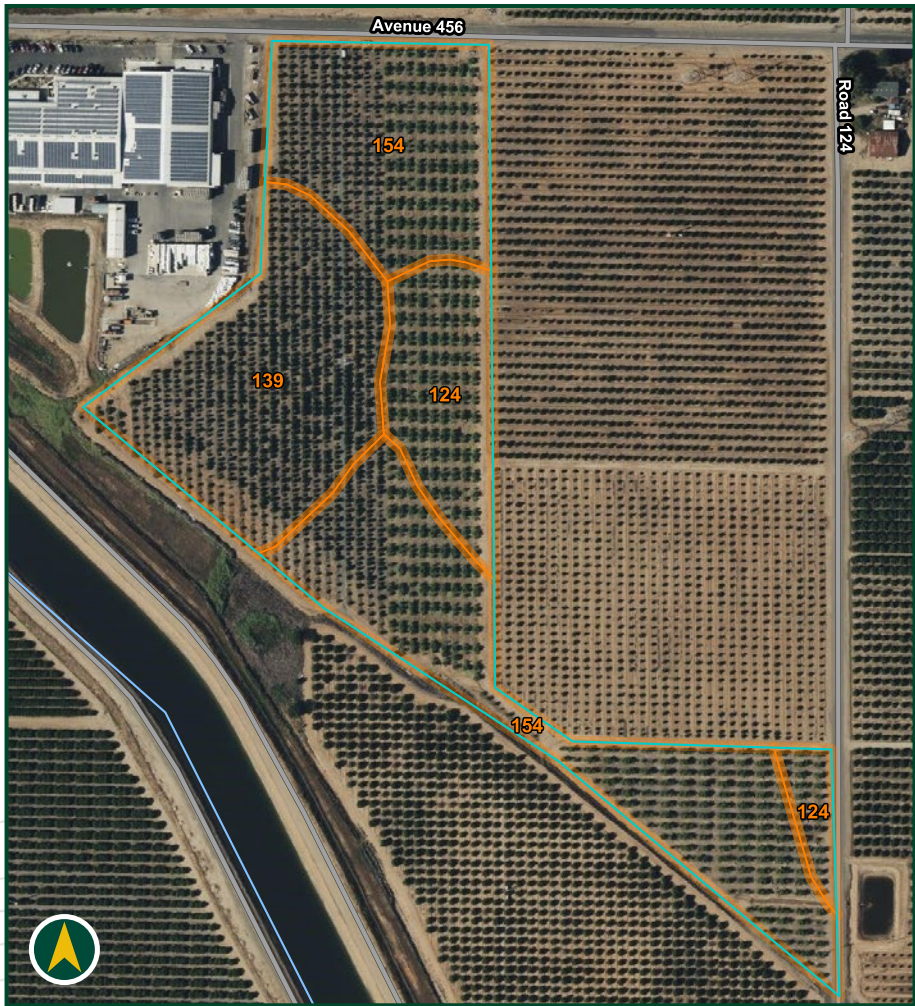
3447 S. Demaree St.  
Visalia, CA 93277  
559.732.7300

### BAKERSFIELD

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



SOILS MAP

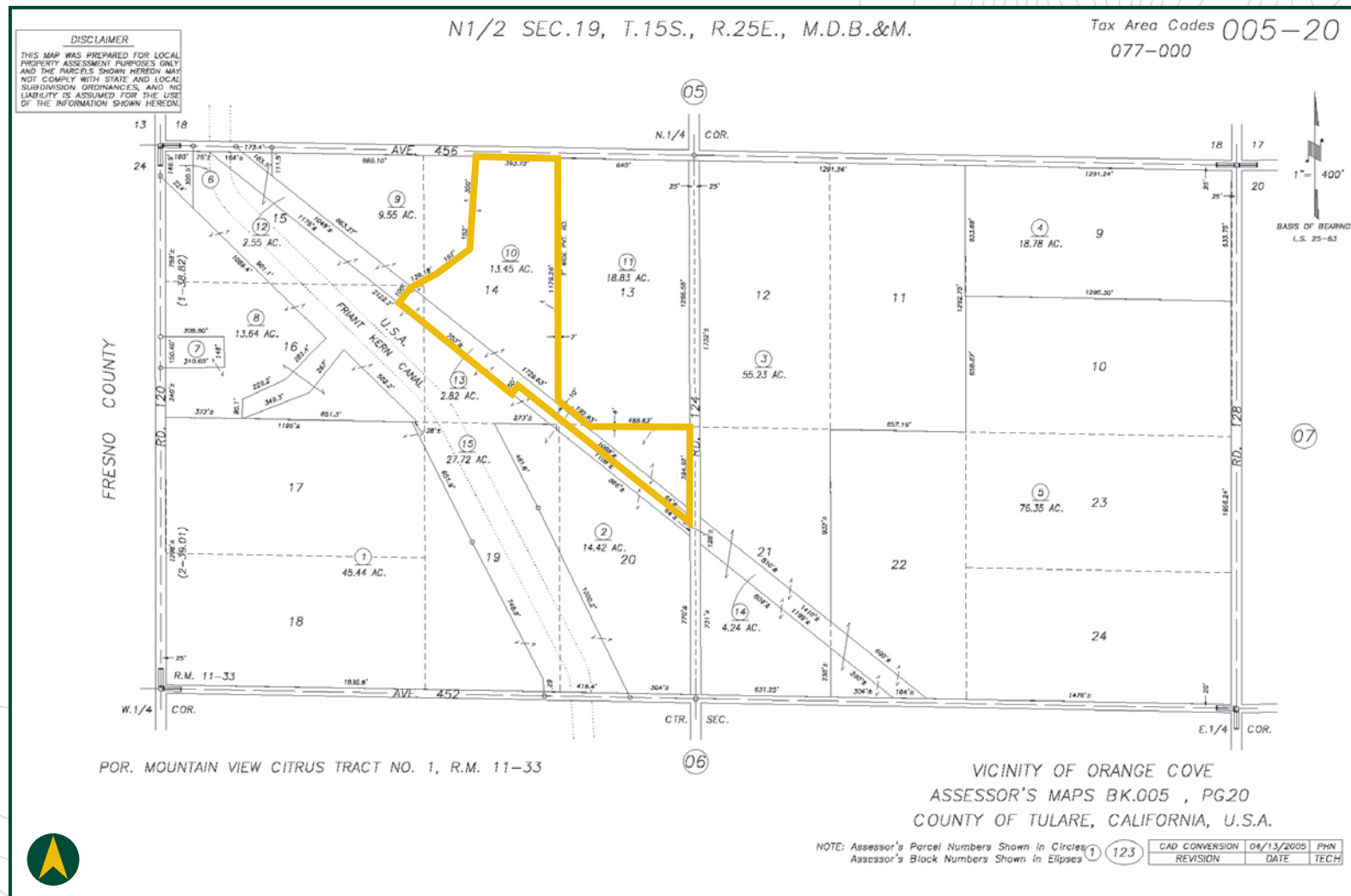


Map Unit Symbol	Map Unit Name	Percent of AOI
124	Exeter loam, 0 to 2 percent slopes	16.0%
139	Honcut sandy loam, 0 to 2 percent slopes	30.0%
154	San Joaquin loam, 0 to 2 percent slopes	54.1%
Totals for Area of Interest		100.0%





## PARCEL MAP





## PROPERTY PHOTOS





EXCLUSIVELY PRESENTED BY:  
A DIVISION OF PEARSON COMPANIES



**OFFICES SERVING  
THE CENTRAL VALLEY**

**FRESNO**

7480 N. Palm Ave, Ste 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  
661.334.2777

[www.pearsonrealty.com](http://www.pearsonrealty.com)

CA DRE #00020875

