

# LAKE SUCCESS ORGANIC CITRUS

Tulare County, California

4.76± Acres

\$185,000



- Certified Organic Citrus
- Mature Navels
- Home Site Potential



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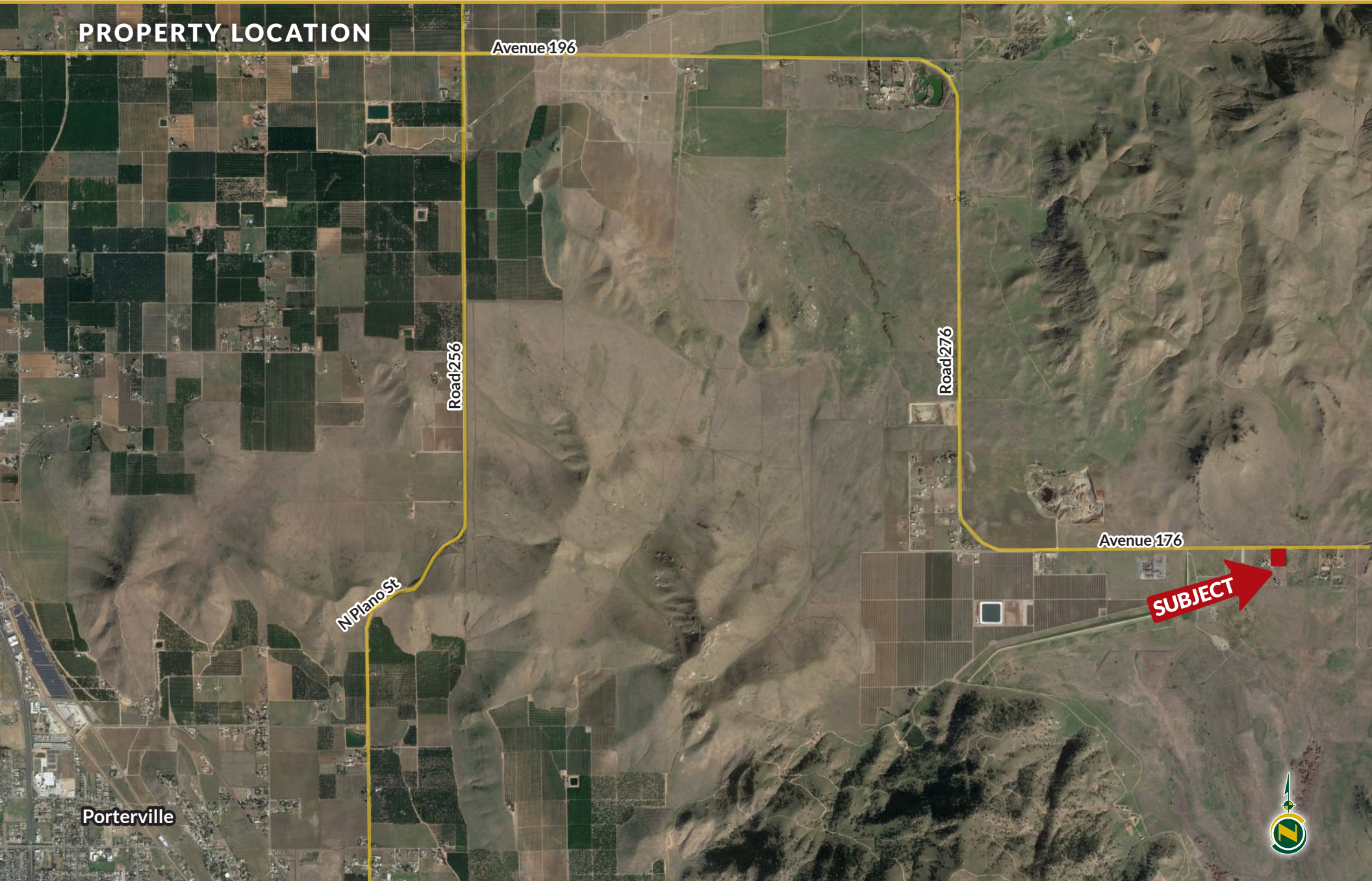


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## PROPERTY LOCATION



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## PROPERTY INFORMATION

### DESCRIPTION

Available for sale is a 4.76± acre certified organic citrus ranch located near the scenic Frazier Valley and on the north side of Lake Success. The property features organic navels, one irrigation well, and homesite potential. The property consists of two equal parcels. Build your dream home on one and farm the other!

### LOCATION

The property is located on the south side of Frazier Valley Hwy also known as Ave. 176, just 200 feet west of Road 292 in Tulare County.

### LEGAL

Tulare County APNs: 284-560-002 and 003

### ZONING

PD-F-M

### PLANTINGS

The property is planted to certified organic mature Atwood navels.

### SOILS

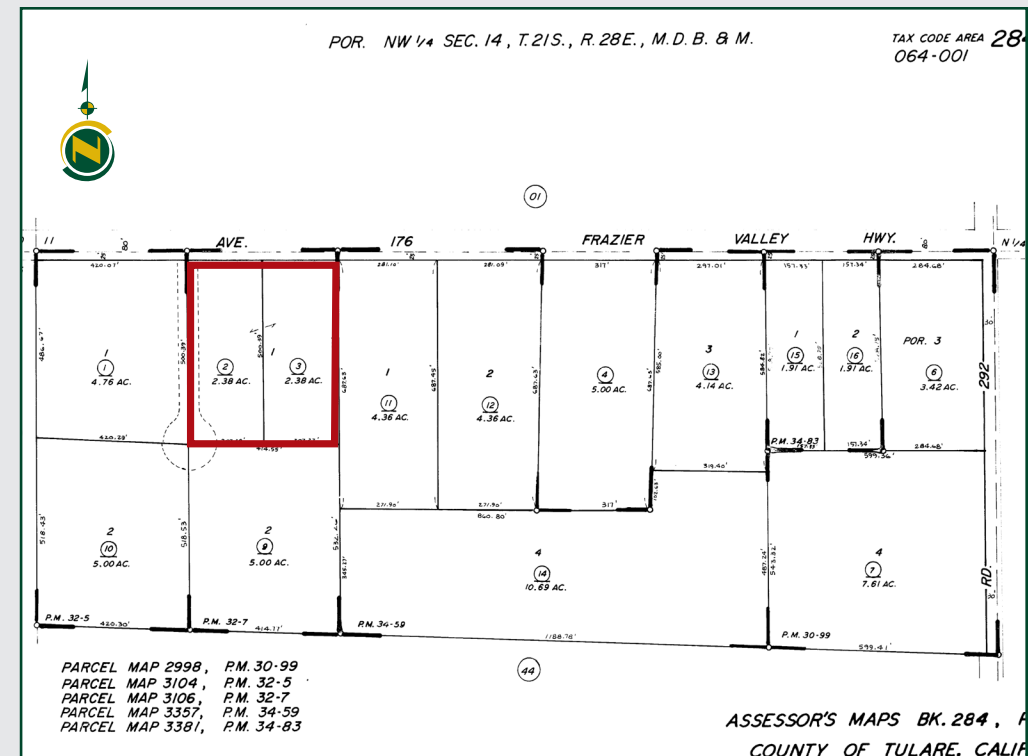
Centerville clay 2-9% slopes.

### WATER

Irrigation water is provided by one well with submersible pump through a micro sprinkler system. The property is not located within the boundaries of a GSA.

### PRICE/TERMS

The asking price is \$185,000.



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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.**