

32.70±
ASSESSED ACRES

NAVELENCIA CITRUS & HOME

FRESNO COUNTY, CALIFORNIA

\$1,200,000
(\$36,700/ACRE)

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.



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PROPERTY HIGHLIGHTS:

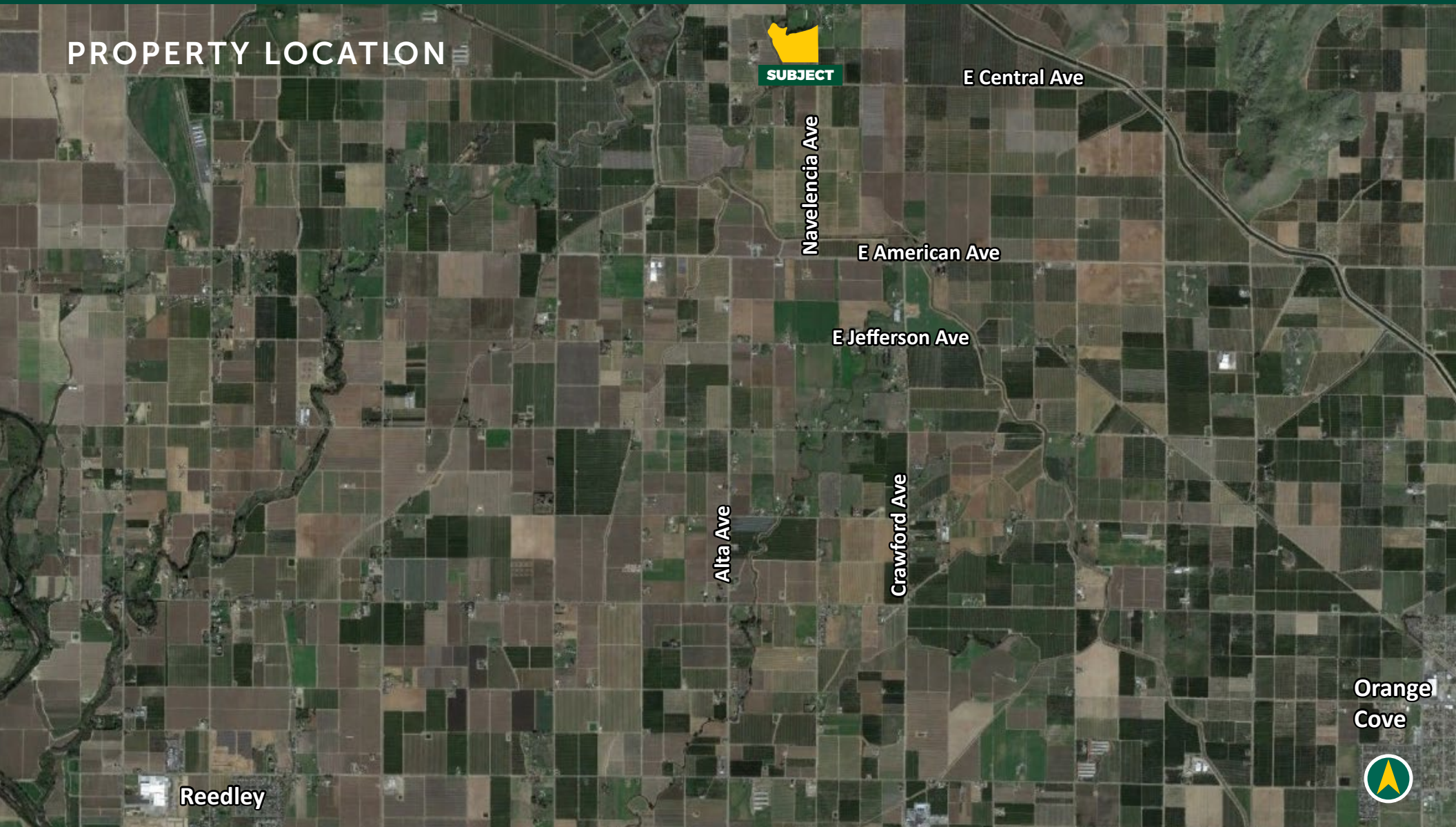
- ORANGE COVE IRRIGATION DISTRICT
- MULTIPLE CITRUS VARIETIES
- (2) HOMES & MULTIPLE SHOPS
- (2) IRRIGATION PUMP/WELLS & (1) DOMESTIC PUMP/WELL

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PROPERTY LOCATION



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PROPERTY INFORMATION

DESCRIPTION

A well-farmed citrus ranch in Navelencia, CA. The property features multiple citrus varieties, two residences, and multiple shop buildings. The property receives two sources of irrigation water, with surface water coming from Orange Cove Irrigation District.

LOCATION

The subject property is located on the west side of Navelencia Ave. and E. Iowa Ave.
Physical Address: 3691 Navelencia Ave., Reedley, CA 93654.

LEGAL

Fresno County APN: 185-170-26. Located in a portion of Section 29, T24S, R14E, M.D.B.&M.

ZONING

AE20

BUILDINGS/STRUCTURES

There is a 1,152± SF primary residence, an older second home, and multiple shop buildings for storing equipment.

PLANTINGS: NAVELS

Planting	Ac.	Bins/Ac. 2021	Bins/Ac. 2022	Bins/Ac. 2023	Bins/Ac. 2024
Cara Caras	7	24	31	25	39
Fukumotos	6	13	16	13	22
Autumn Gold	6	20	34	6	
Atwoods	3	21	24	17	15

WATER

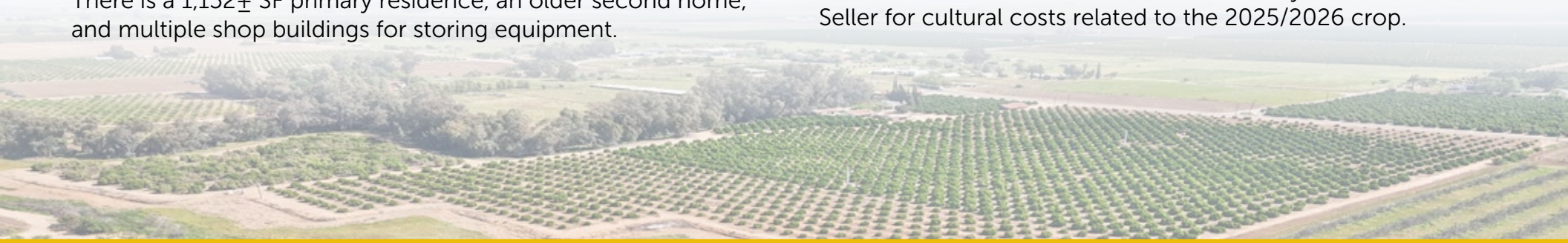
Orange Cove Irrigation District with drop screen filter and 7.5 HP booster pump. There are also two ag wells; (1) 15HP pump and (1) 10HP pump. (1) Domestic pump and well.

SOILS

See Soils Map included

PRICE/TERMS

\$1,200,000 cash at the close of escrow. Buyer to reimburse Seller for cultural costs related to the 2025/2026 crop.

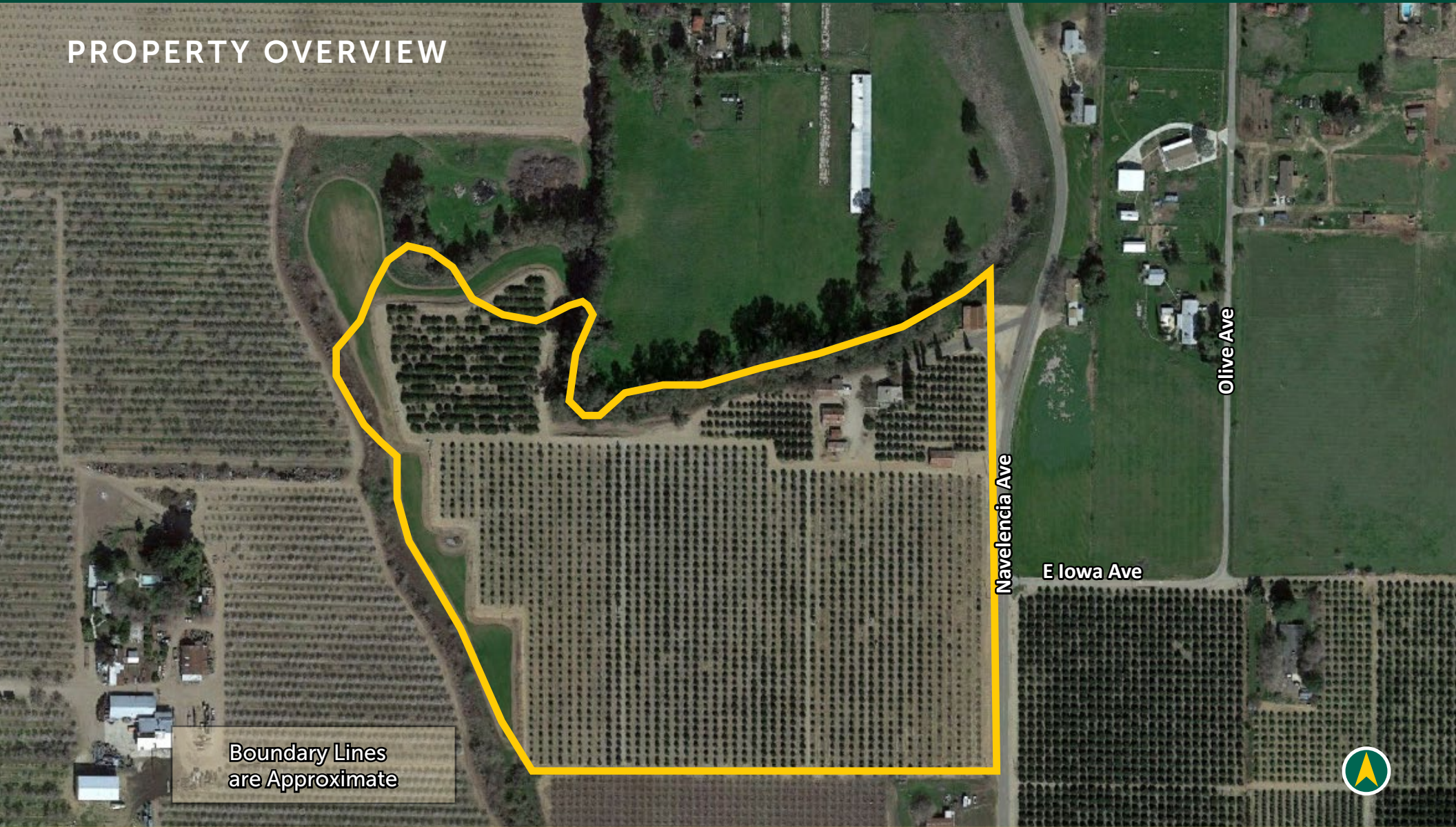


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PROPERTY OVERVIEW



Boundary Lines
are Approximate



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SOILS MAP



California Revised Storie Index (CA)		
Map unit symbol	Map unit name	Rating
GtA	Greenfield sandy loam, 0-3% slopes	Grade 1 - Excellent
ArB	Atwater sandy loam, 3-9% slopes	Grade 1 - Excellent
AoB	Atwater loamy sand, 3-9% slopes	Grade 2 - Good
CazB	Cometa sandy loam, 3-9% slopes	Grade 3 - Fair



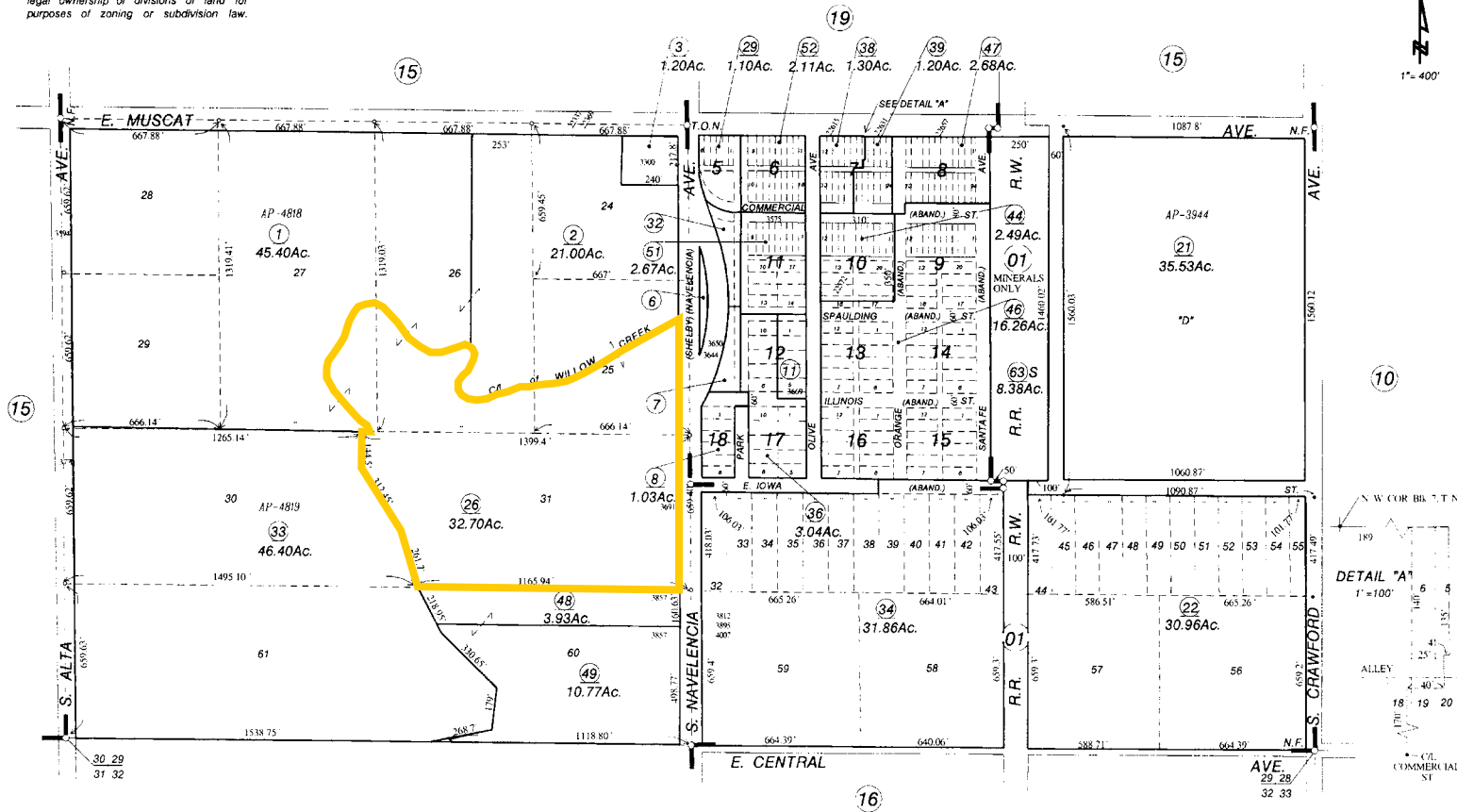
PARCEL MAP

... NOTE ...
 This map is for Assessment purposes only.
 It is not to be construed as portraying
 legal ownership or divisions of land for
 purposes of zoning or subdivision law.

SUBDIVIDED LAND IN POR. SEC. 29, T.14 E., R.24 S., M.D.B. & M.

Tax Rate Area
 169-011

185-17



Agricultural Preserve
 Navelencia Farms (Amended) - Plat Bk. 7, Pg. 88
 Town of Navelencia (Amended) - Plat Bk. 7, Pg. 87

Assessor's Map Bk. 185 - Pg. 17
 County of Fresno, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses.
 Assessor's Parcel Numbers Shown in Circles.

03-24-2010 JDD



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PROPERTY PHOTOS



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THE CENTRAL VALLEY

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