

57.70±
ASSESSED ACRES

WAWONA FARMS RANCH: G003

TULARE COUNTY, CALIFORNIA

EXCLUSIVELY PRESENTED BY
A DIVISION OF PEARSON COMPANIES



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CA DRE #00020875



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.

DESCRIPTION

This 55.85-acre property in the Sanger-Reedley area of California known for tree fruit and citrus is planted to plums. The orchard features the Owen T. variety, planted in 1997. The farm is well-equipped with two submersible wells, a 20 HP and a 30 HP along with Surface water from Alta Irrigation District.

LOCATION

South East corner of American Avenue and Englehart Avenue.

ZONING

AE 20

FRESNO COUNTY APN

373-020-61s

WATER

(1) 20Hp Submersible Pump and Well

(1) 30 HP Submersible Pump and Well

Surface Water from Alta Irrigation District

BUILDINGS

None

PLANTINGS

Plums Owen T variety on 29c rootstock with 16'x12' spacing

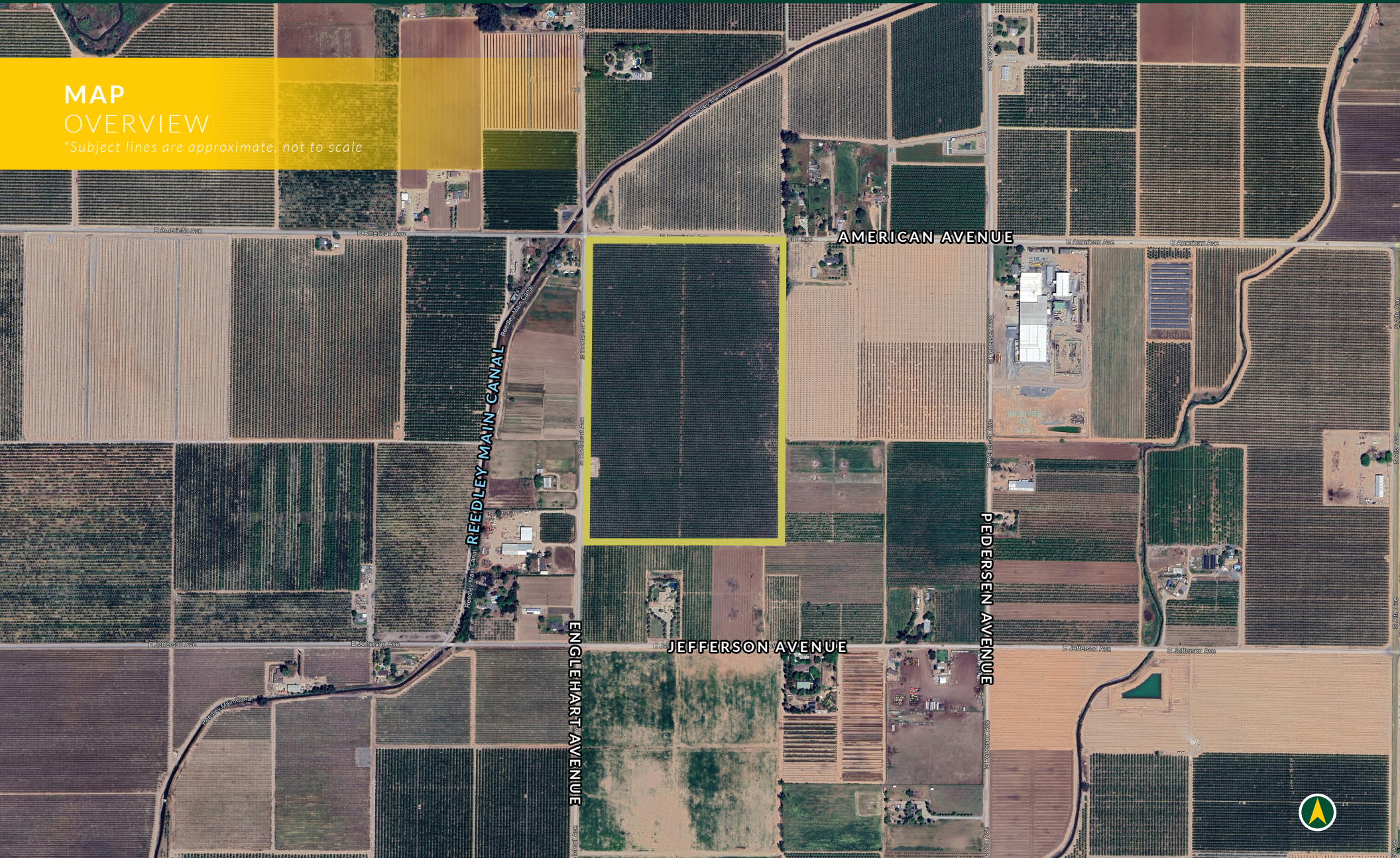
PRICE/TERMS

\$1,954,750 cash at the close of escrow. Buyer to reimburse seller for cultural costs accrued towards the 2025 growing crop.



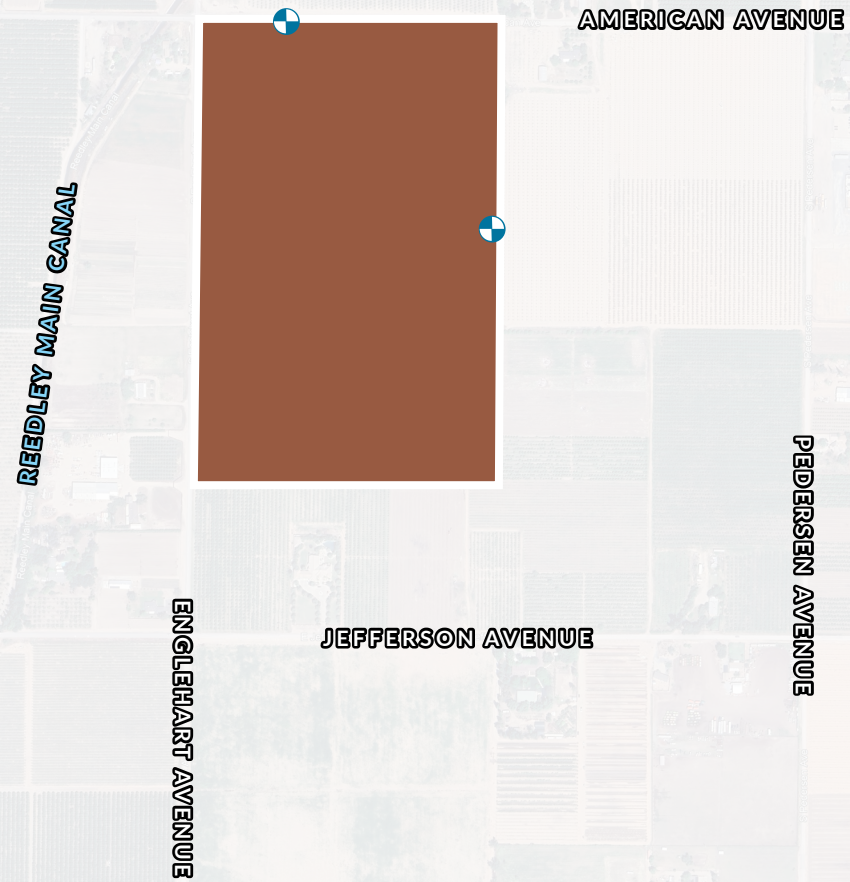
MAP
OVERVIEW

**Subject lines are approximate, not to scale*



LAND GROUP 3: SANGER RIVER BOTTOM CROP MAP*

**Subject lines are approximate, not to scale*



KEY

 PUMP & WELL



LAND GROUP 3: SANGER RIVER BOTTOM								
RANCH #	FARMABLE ACRES	ASSESSED ACRES	PLANT DATE	CROP	VARIETY	DISTRICT	APN	WELL(s)
G003						AID	373-020-61S	(1) 20HP Submersible & (1) 30HP Submersible
G003A	55.85		1997	Plum	Owen T	AID		
TOTALS	55.85	57.7						(2) WELLS





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