

# CITRUS AND OLIVE RANCH

Tulare County, California

59.66± Acres

\$1,252,800  
(\$20,999±/Acre)



- Mature Olives and Citrus
- Good Farming Location
- Sentinel Butte Irrigation District



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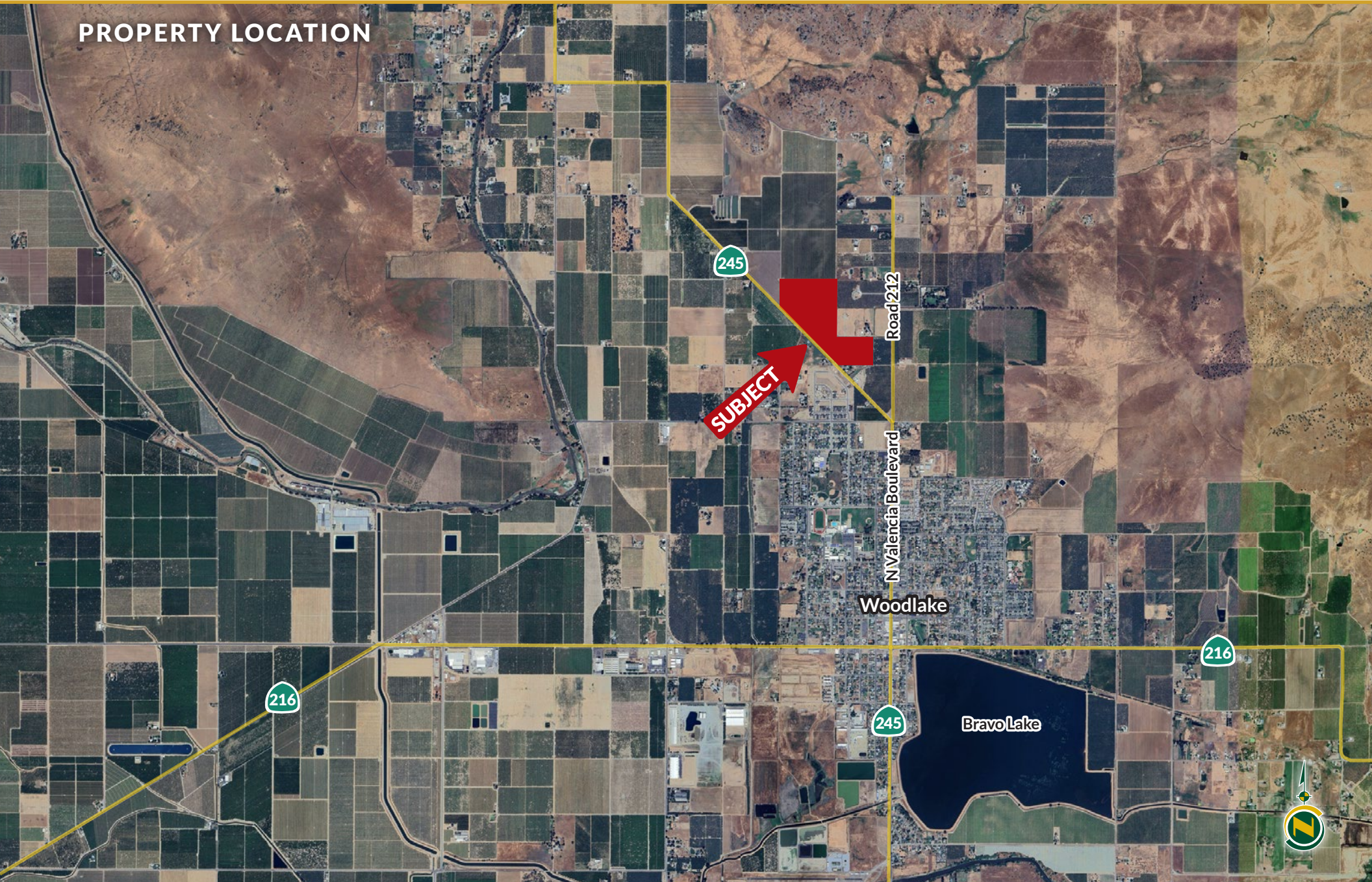


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## PROPERTY LOCATION



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## PROPERTY INFORMATION

### DESCRIPTION

Available for sale is an olive and citrus ranch located just north of Woodlake, California. The property borders the city limits with residential development just south of the property.

### LOCATION

The property is located on the north side of Olivera Drive (Highway 245) and west of Road 212, just north of the City of Woodlake, California.

### LEGAL AND ZONING

Tulare County APN: 057-060-008, 057-060-009, 057-060-012, zoned AE-20. Tulare County APN: 057-050-011, zoned AE-40.

### SOILS

San Joaquin loam, 2 to 9 percent slopes.  
Yetter sandy loam, 0 to 2 percent slopes.

### PLANTINGS

The property is planted to the following:  
23± acres of Manzanilla olives planted in 1978.  
24.9± acres of Manzanilla olives planted in 2003.  
5.21± acres of TI navels planted in 1968.

### WATER

The property is located in the East Kaweah GSA. The property includes Sentinel Butte water shares that will transfer to a buyer at close of escrow.

### PRICE/TERMS

The asking price is \$1,252,860.

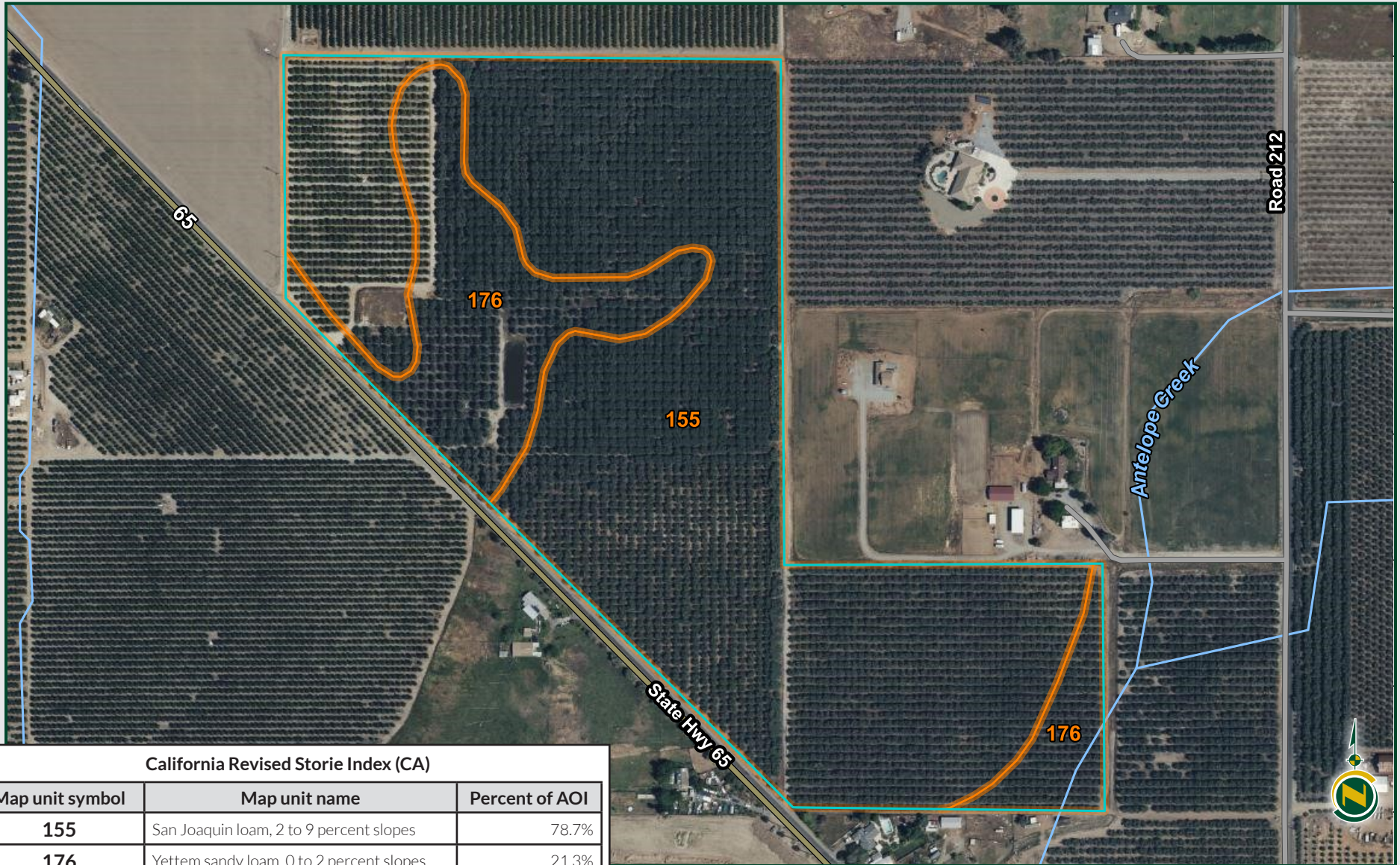


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## SOILS MAP



California Revised Storie Index (CA)

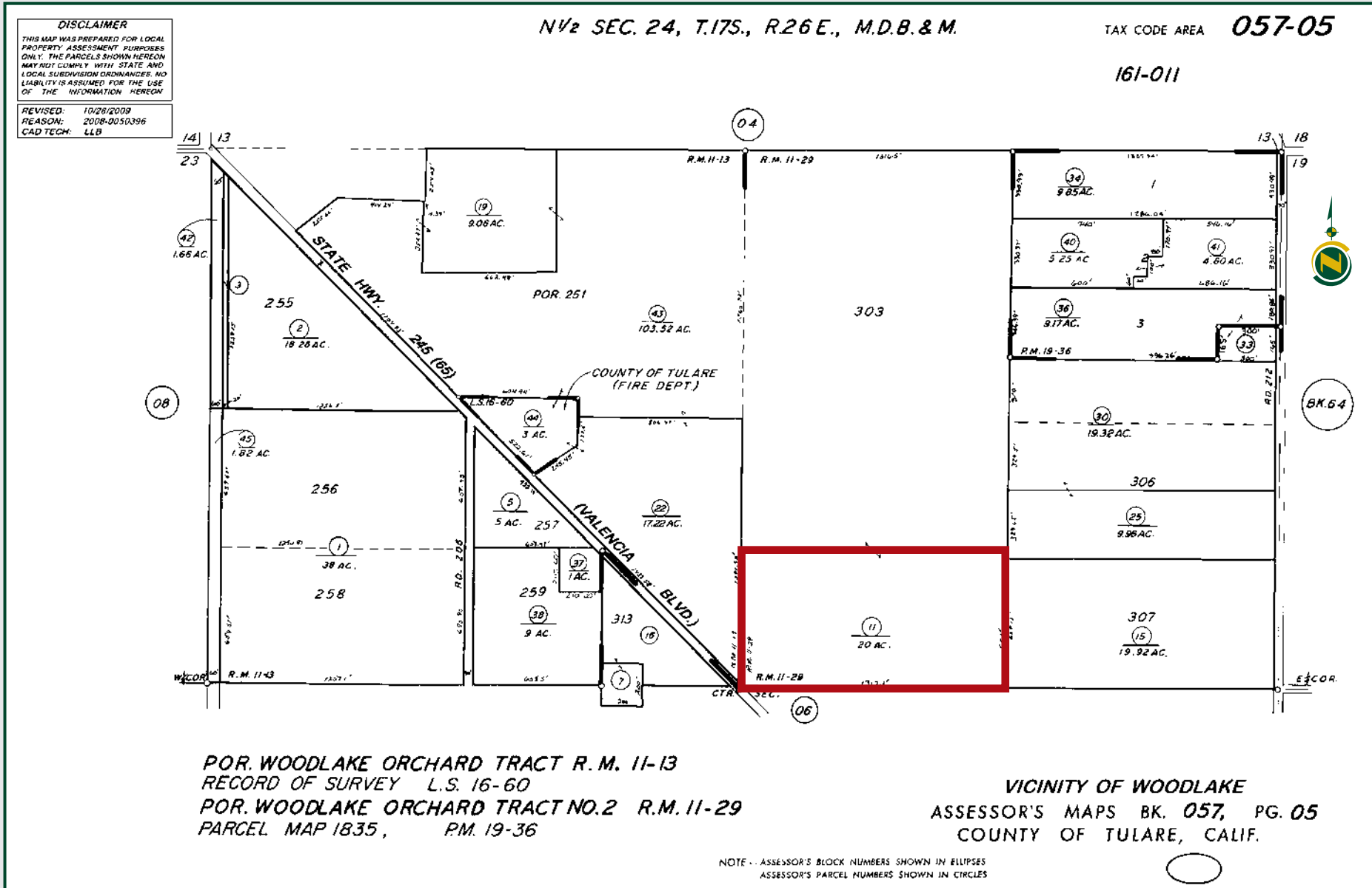
Map unit symbol	Map unit name	Percent of AOI
155	San Joaquin loam, 2 to 9 percent slopes	78.7%
176	Yetterm sandy loam, 0 to 2 percent slopes	21.3%
<b>Total for Area of Interest</b>		<b>100.0%</b>

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## PARCEL MAP

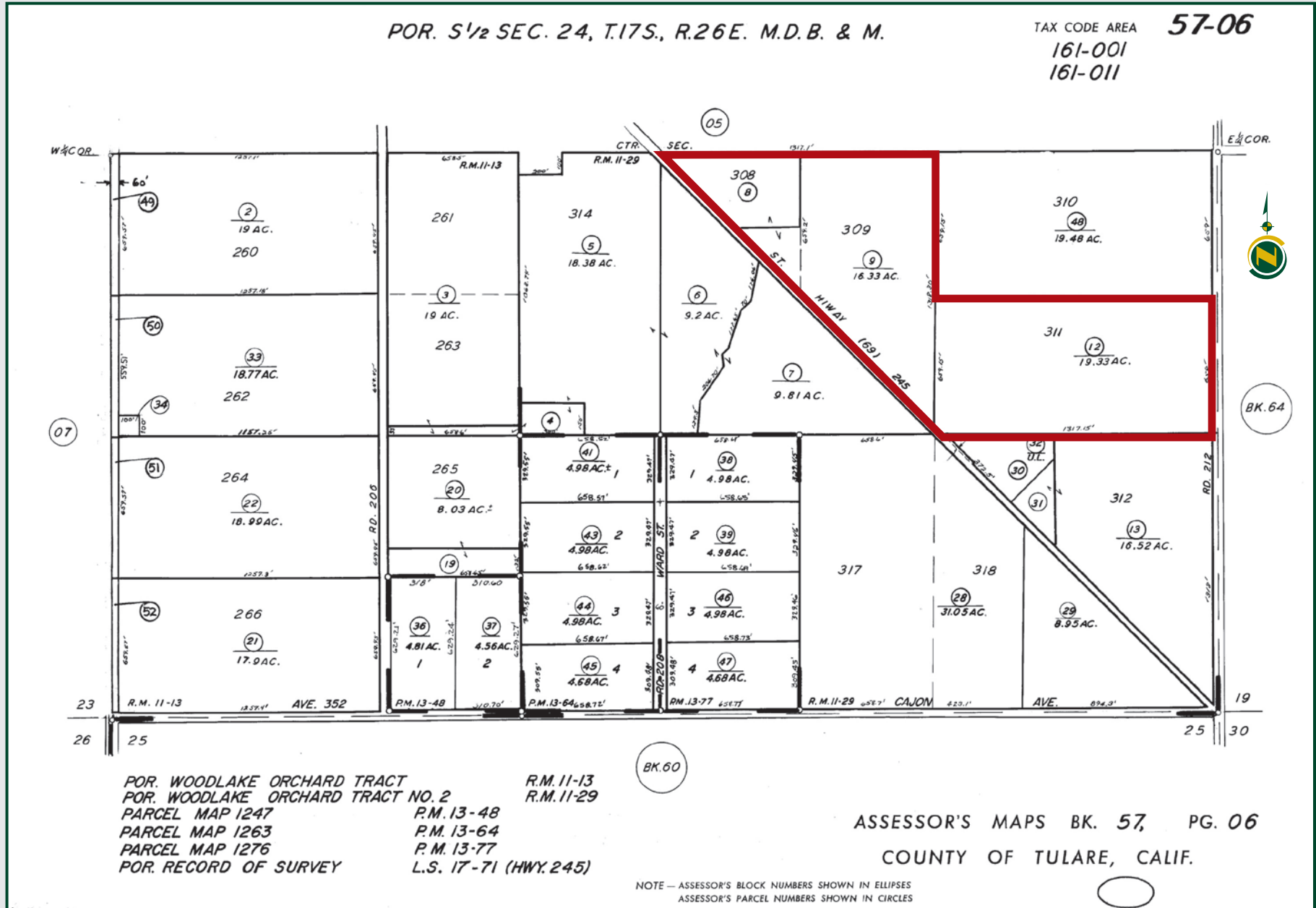


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## PARCEL MAP



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## PROPERTY PHOTOS



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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.**