

WOODLAKE CITRUS RANCH 134.19± Acres

Tulare County, California

\$2,700,000
(\$20,121±/Acre)



- Excellent Citrus Farming Location
- Good Varieties
- Multiple Wells



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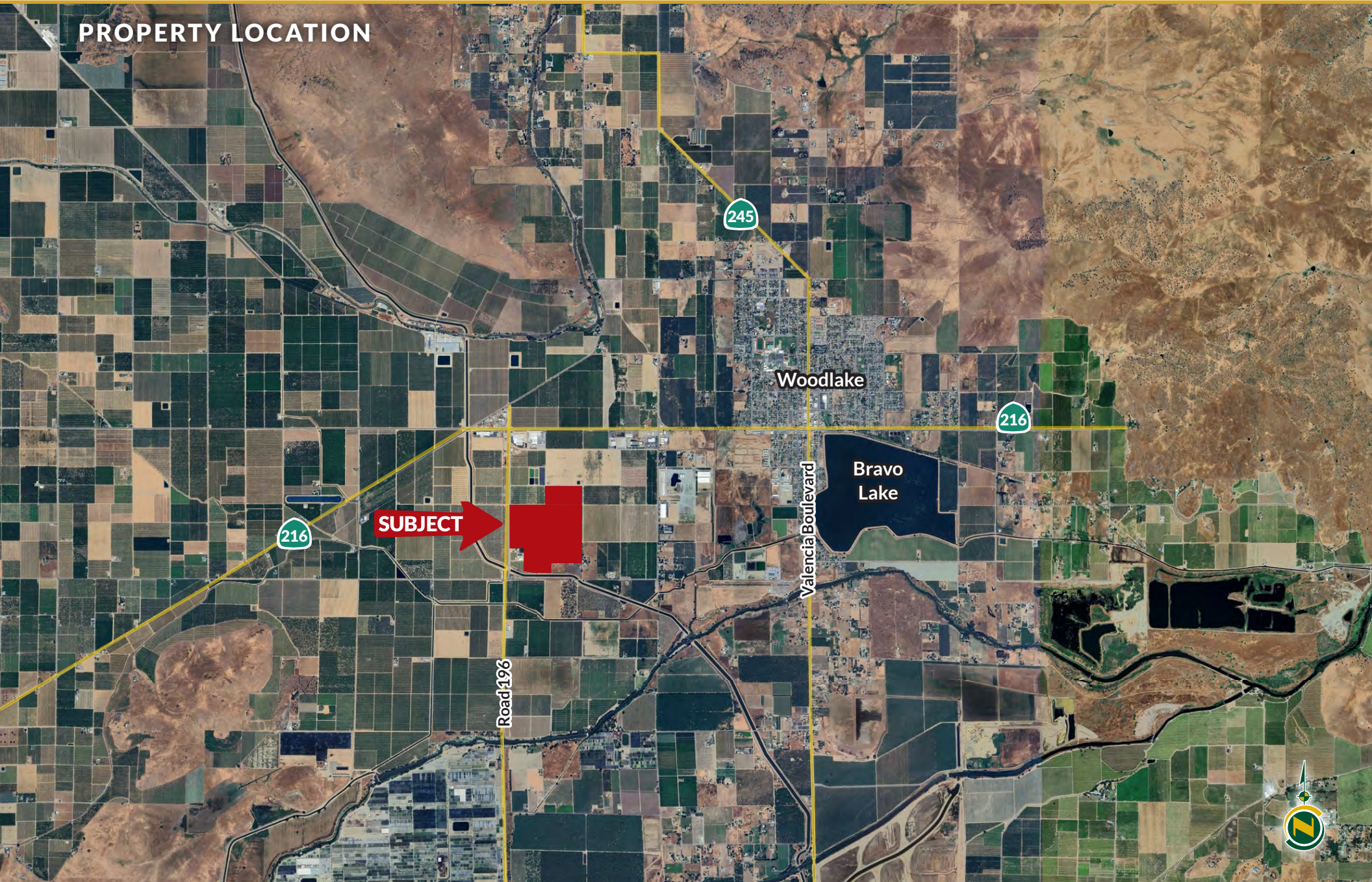


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PROPERTY LOCATION



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PROPERTY INFORMATION

DESCRIPTION

For sale is a nicely farmed citrus ranch located near Woodlake, California, that features multiple citrus varieties, a residence, and shop buildings. This property is ideal for a farmer looking for a turn-key operation in a great citrus growing area.

LOCATION

The property is located on the east side of Road 196, north of Avenue 336, west of Woodlake, California.

WATER

There are six submersible pumps and wells, and one turbine pump and well. Four wells and two booster pumps are used for irrigation. The property is irrigated in 20 acre sets. The property is located in East Kaweah GSA

SOILS

Exeter loam, 0 to 2 percent slopes.
San Joaquin loam, 0 to 2 percent slopes.

LEGAL

Tulare County APNs: 059-100-001 and 059-090-030.

ZONING

Both parcels are zoned AE-20.

PLANTINGS

The property is planted to multiple navel varieties and Valencia oranges. Please see the planting map for details.

BUILDINGS

There is a small residence that has two bedrooms and one bathroom, as well as one extra room. There are also shop buildings used for storing equipment.

FROST PROTECTION

There are four diesel-powered wind machines and one electric wind machine for frost protection.

PRICE/TERMS

Asking price \$2,700,000 (\$20,121± per acre).

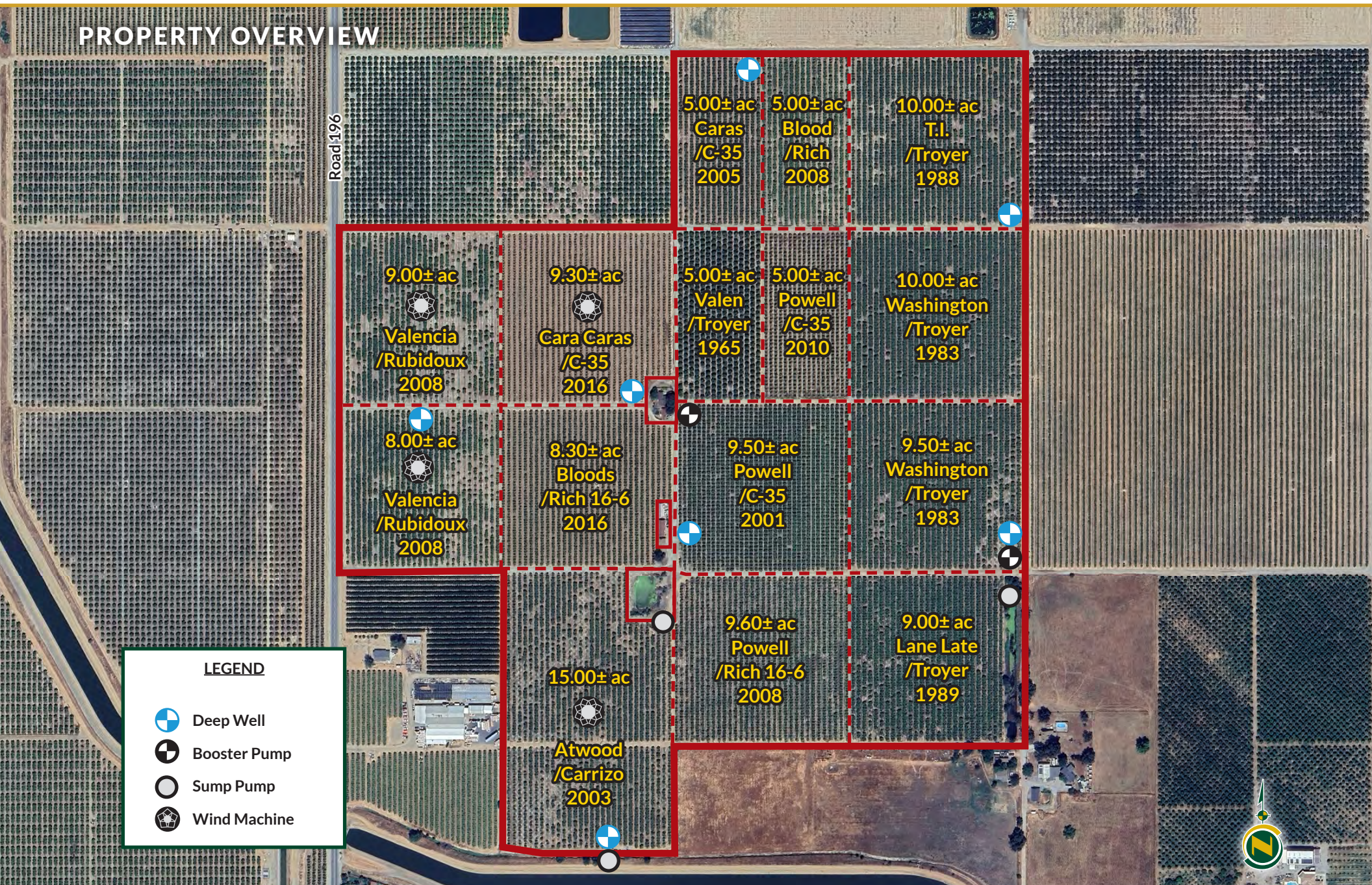


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PROPERTY OVERVIEW

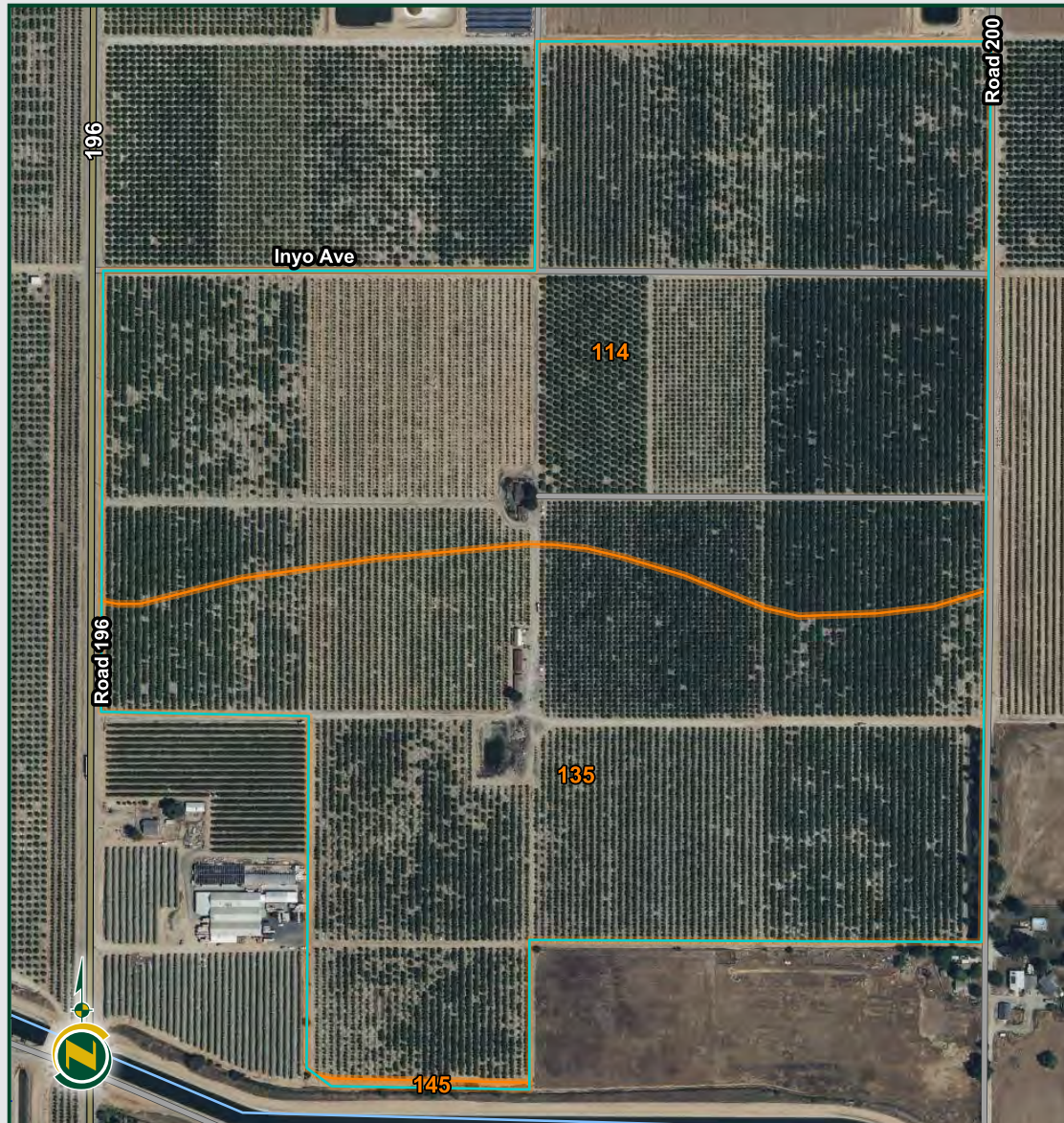


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SOILS MAP



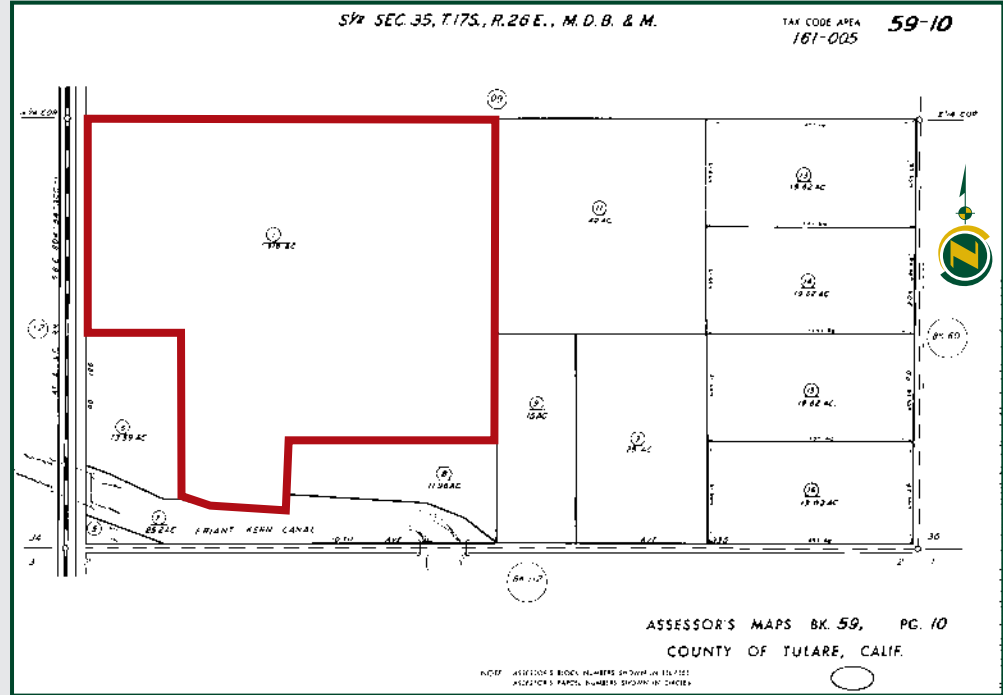
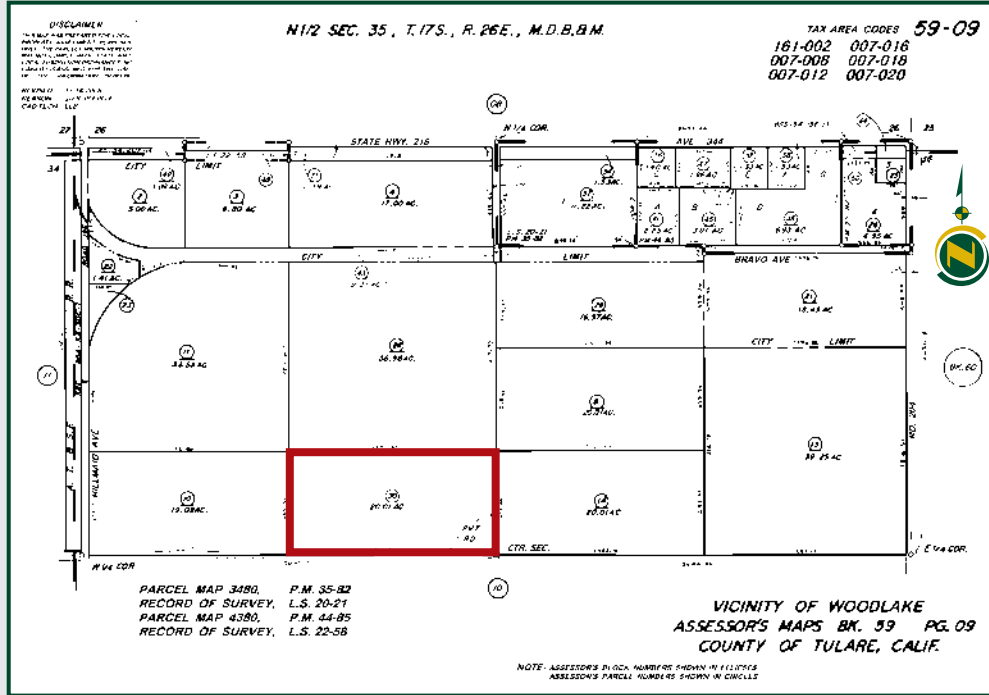
Custom Soil Resource Report		
Map Unit Symbol	Map Unit Name	Percent AOI
114	Exeter loam, 0 to 2 percent slopes	55.4%
135	San Joaquin loam, 0 to 2 percent slopes	44.4%
145	Water-perennial	0.2%
Totals for Area of Interest		100.0%

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PARCEL MAPS



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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.**