

FOR SALE



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Orosi Area Lemons & Avocados



**47.80± Assessed Acres
Tulare County, California**

- New Lemon Plantings
- Warm Hillside
- Hilltop House Pad

**Exclusively Presented By:
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CA BRE #00020875



Orosi Area Lemons & Avocados

47.80± Assessed Acres

\$550,000

DESCRIPTION:	This is a warm hillside ranch that is newly planted to lemons with additional land that could be planted to other varieties of citrus. There is a road that leads to a house pad with fantastic views of the valley floor.
LOCATION:	The site address is 14840 Johnson Drive, Orosi, CA.
LEGAL:	Tulare County APNs: 035-260-007, 008 & 010 Zoning is AE-20 and the parcels are under the Williamson Act Contract.
WATER:	The ranch has two off site wells producing a combined 257± gallons per minute. Trees are irrigated with micro sprinklers and a drip system. Parcel 035-260-010 is within the Orange Cove Irrigation District boundary but has no outlet.
PLANTINGS:	14± ac mature Hass avocados. 5.3± ac Lisbon lemons planted in 2018. 16± ac open land. 1± ac Hilltop house pad and home site. 11.5± ac dry pasture, waste and roads.
SOILS:	Blasingame sandy loam, 15 to 30 percent slopes. Cibo clay, lithic bedrock, 15 to 30 percent slopes, MLRA 18. Cibo-Rock outcrop complex, 15 to 50 percent slopes. Cieneba-Rock outcrop complex, 15 to 75 percent slopes. Porterville clay, 2 to 9 percent slopes. Porterville clay, 9 to 15 percent slopes. Vista-Rock outcrop complex, 9 to 50 percent slopes.
PRICE/TERMS:	The asking price is \$550,000.

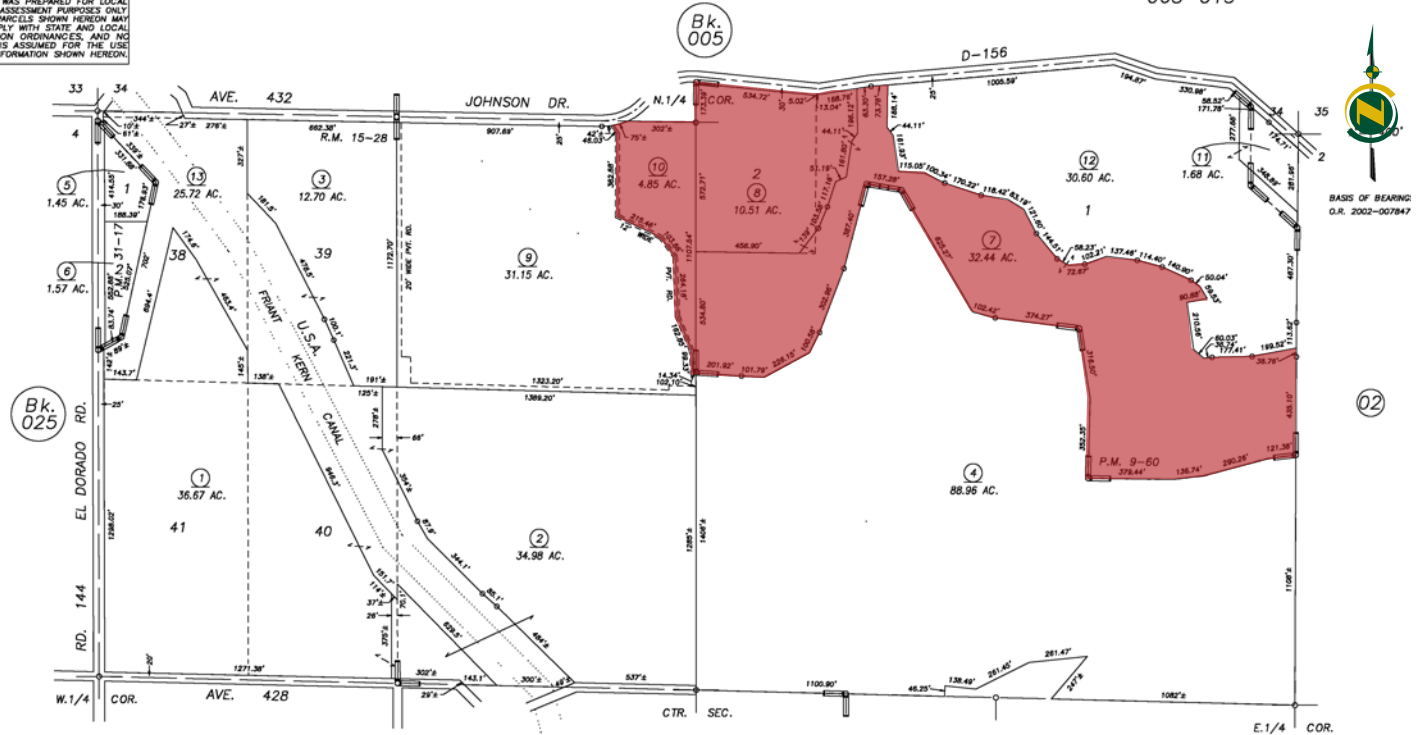
ASSESSOR'S PARCEL MAP

N1/2 SEC.3, T.16S., R.25E., M.D.B.&M.

Tax Area Codes 035-26
068-015

DISCLAIMER

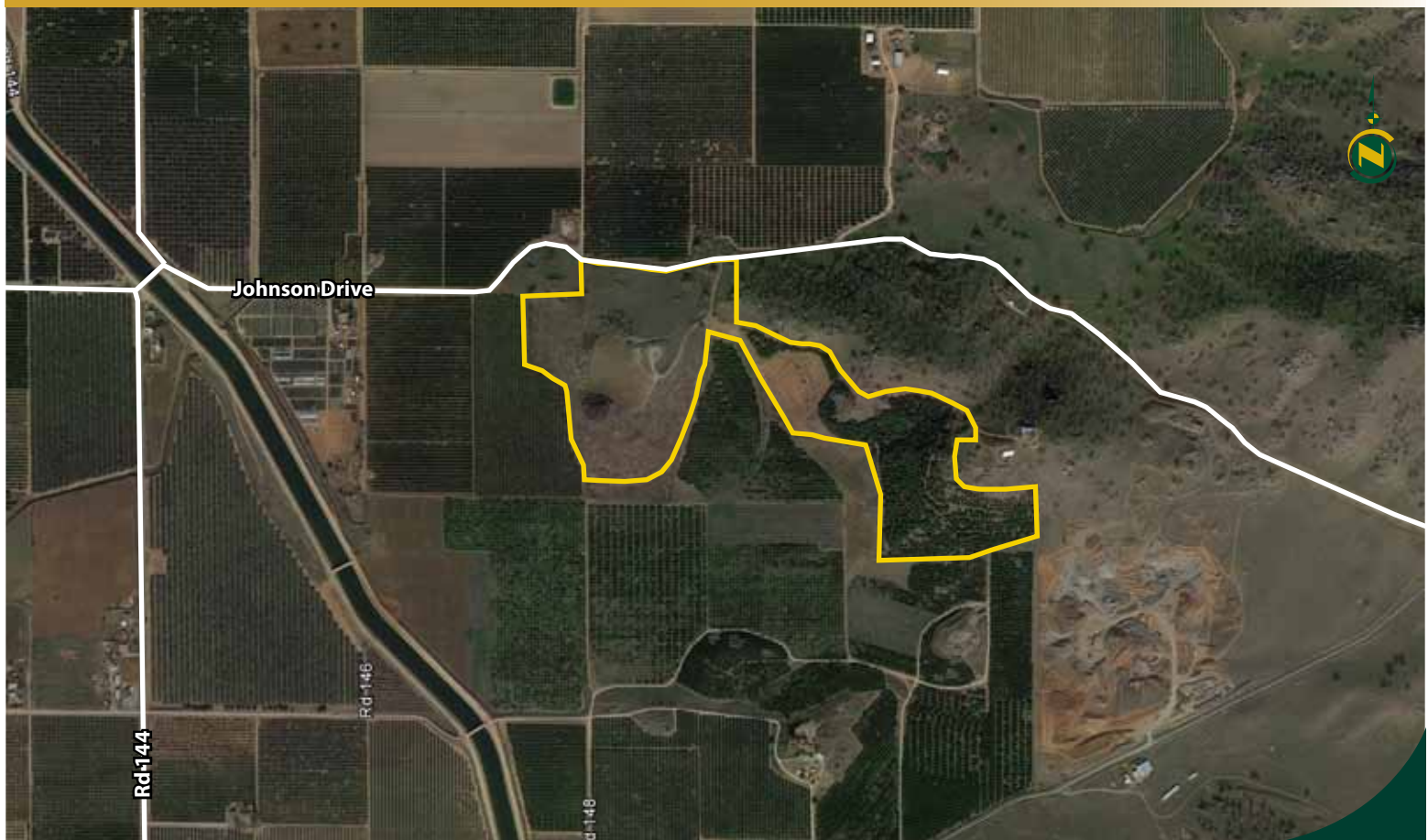
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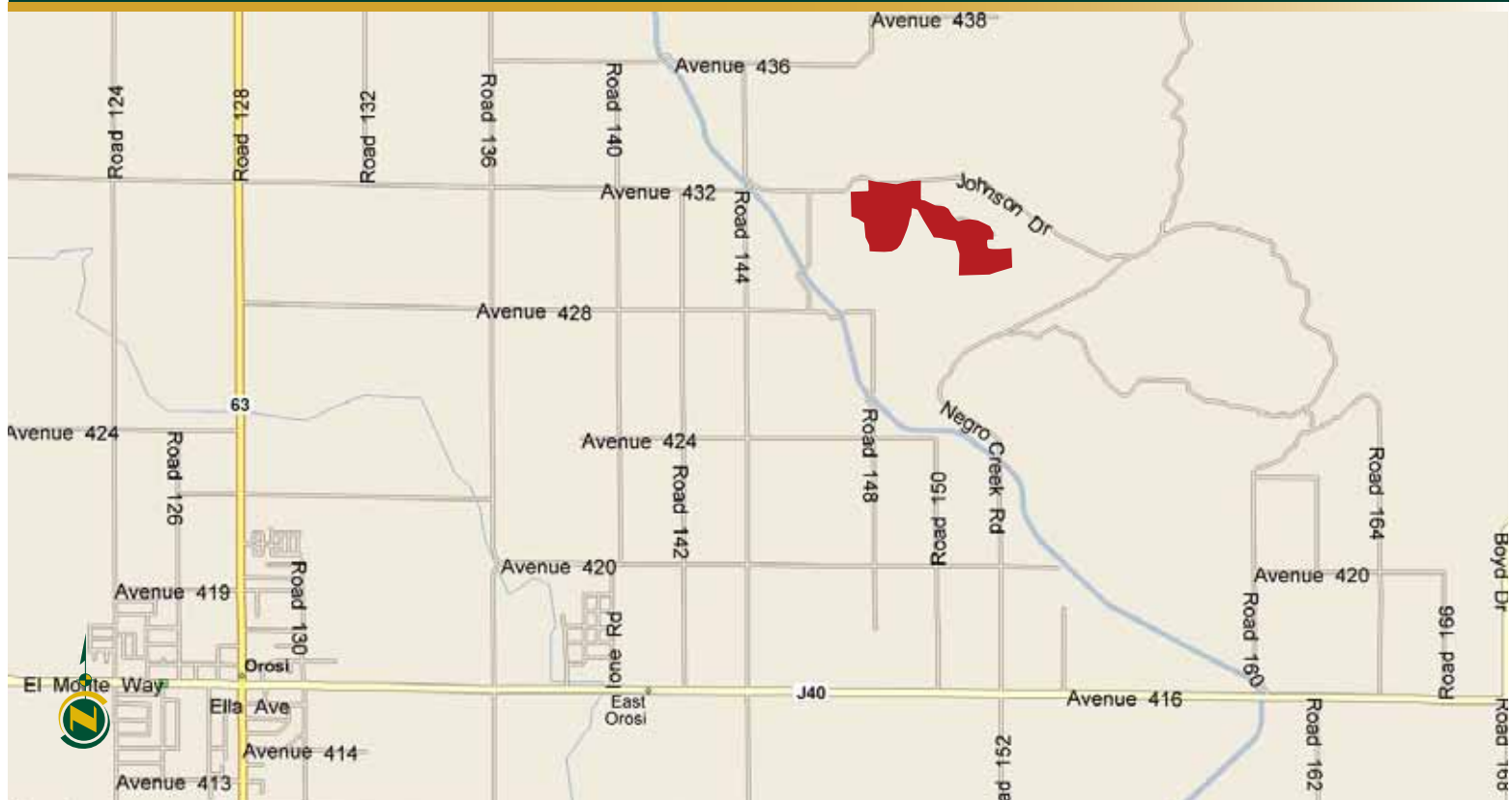
POR. THE OROSI FARMS, R.M. 15-28
PARCEL MAP 859, P.M. 9-60
PARCEL MAP 3016, P.M. 31-17

VICINITY OF OROSI
ASSESSOR'S MAPS BK.035 , PG26
COUNTY OF TULARE. CALIFORNIA. U.S.A.

AERIAL MAP



LOCATION MAP



REGIONAL MAP



We believe the information contained herein to be correct. It is obtained from sources which we regard as reliable, but we assume no liability for errors or omissions. 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.

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