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# Woodlake Citrus Ranch



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

- Mature Plantings
- Sentinel Butte Water District
- Good Location

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CA BRE #00020875



# Woodlake Citrus Ranch

**18.96± Assessed Acres**

**\$440,000**

**DESCRIPTION:** This mature navel ranch lies near the foothills of Woodlake in Tulare County, California.

**LOCATION:** The property is located on the northeast corner of Millwood Drive and Avenue 364 between Elderwood and Woodlake. Highway 245 borders the west side of the property and Avenue 364 borders the south side of the property. Road 204 is approximately 1,100 feet to the east.

**LEGAL:** Tulare County APN: 057-020-015  
The property is not under the Williamson Act Contract.

**WATER:** Irrigation water is provided by Sentinel Butte Water District.

**PLANTINGS:** The ranch is planted to 18± acres of mature navel oranges.

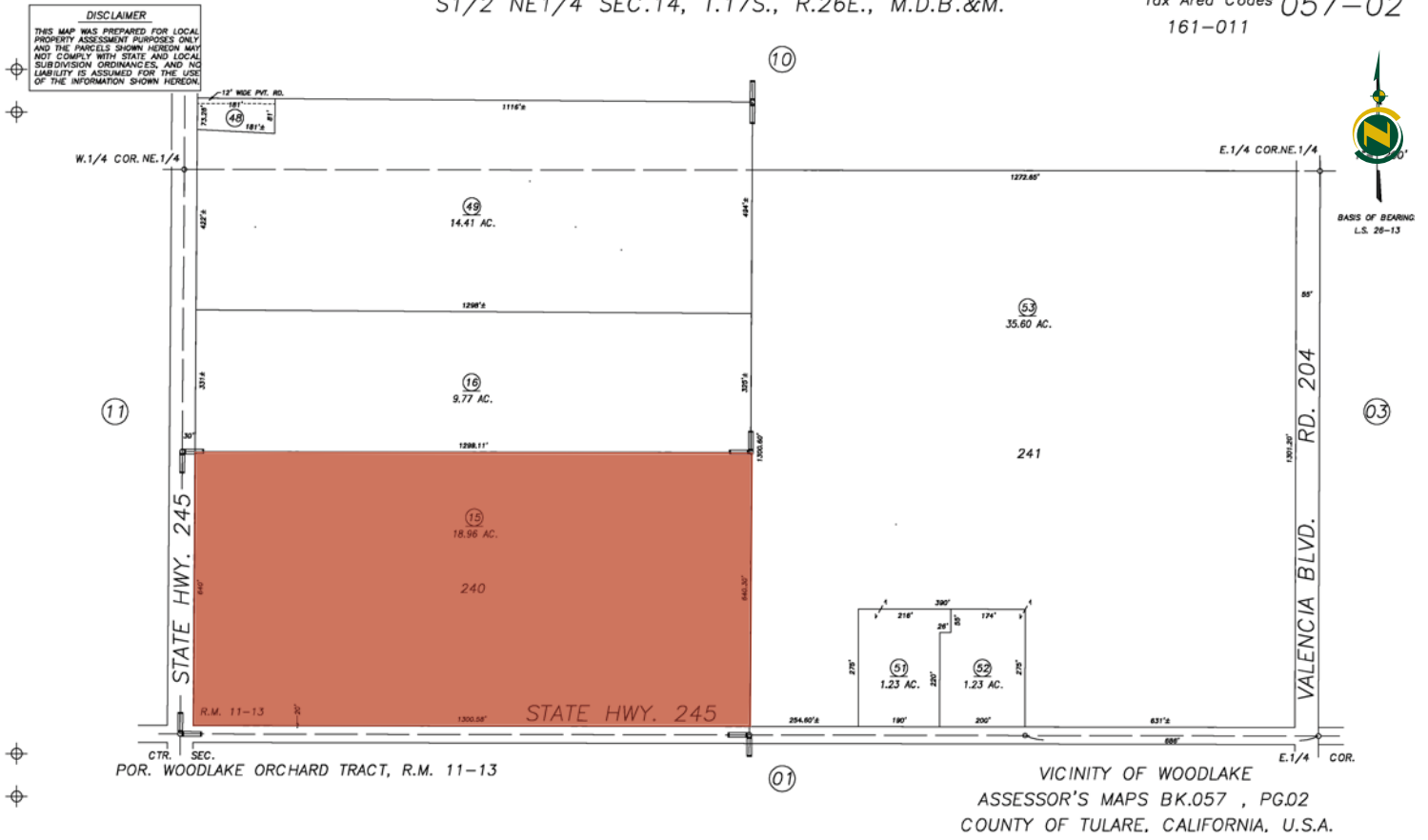
**SOILS:** San Joaquin loam, 0 to 2 percent slopes.

**PRICE/TERMS:** The asking price is \$440,000. The crop is negotiable.

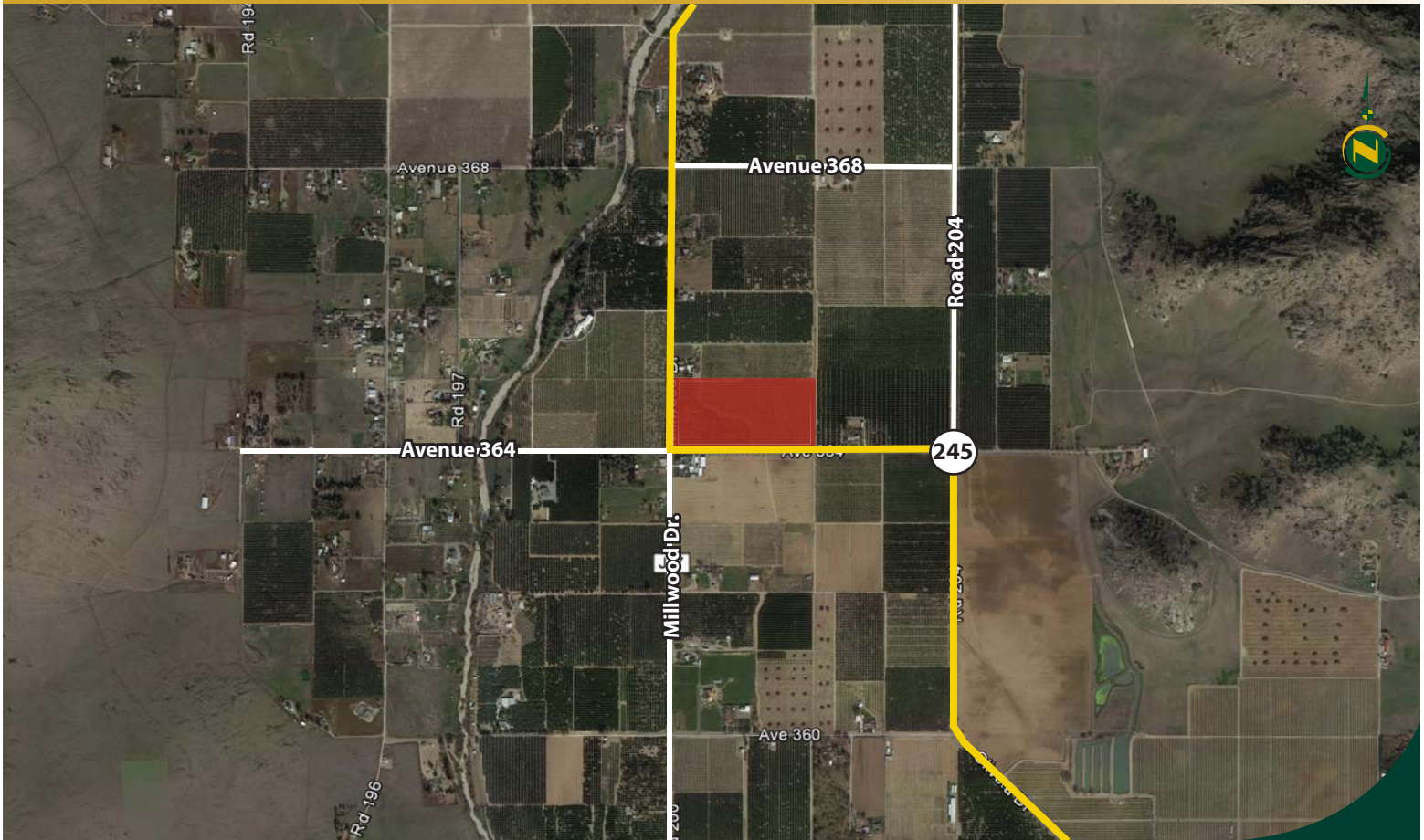
# ASSESSOR'S PARCEL MAP

S1/2 NE1/4 SEC.14, T.17S., R.26E., M.D.B.&M.

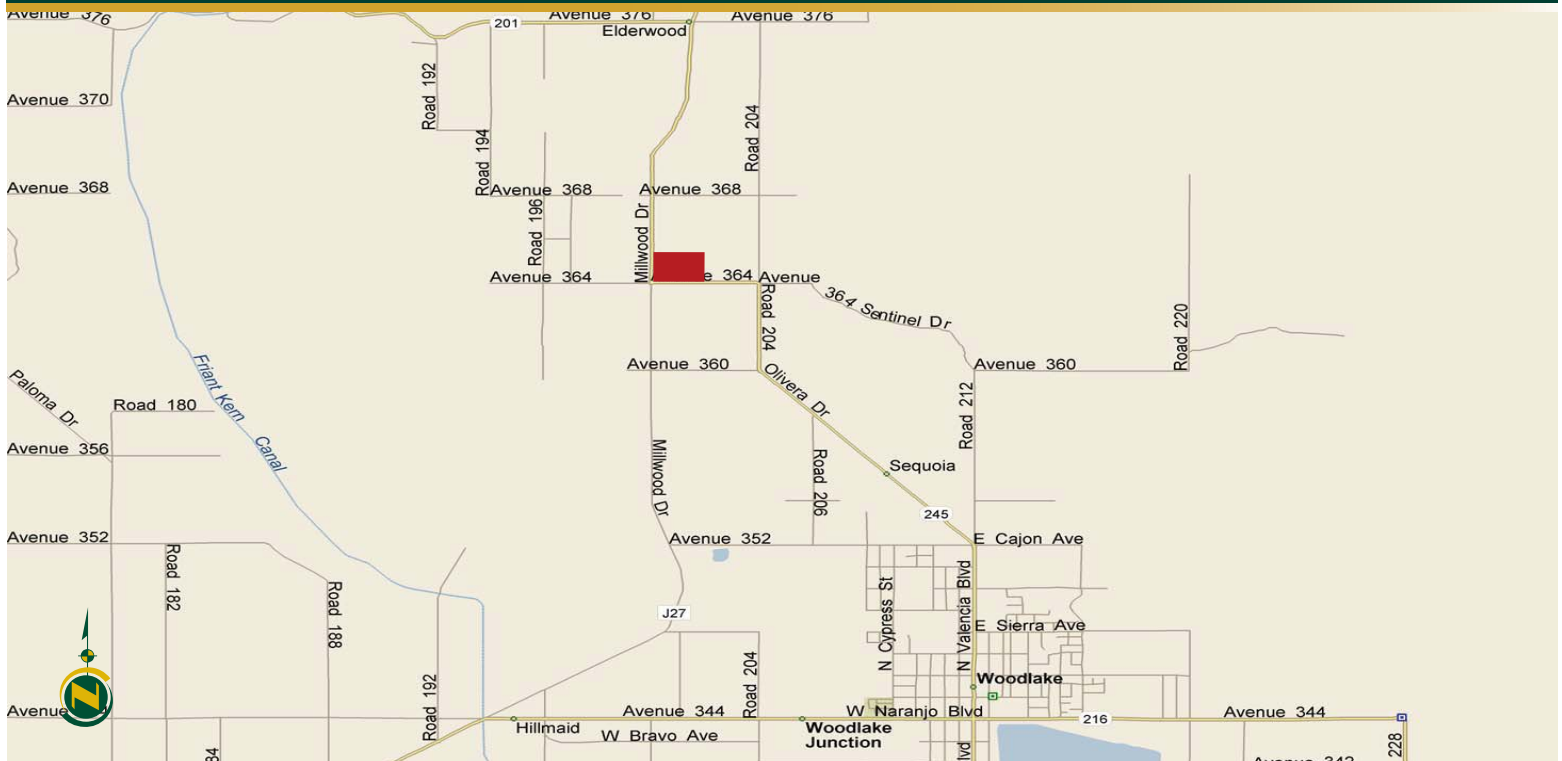
Tax Area Codes 057-02  
161-011



# AERIAL MAP



# LOCATION MAP



# REGIONAL MAP



**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

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