

LEMON ORCHARD

Tulare County, California

\$1,245,000



34.57± Acres

- Young Lemons
- Two Pumps & Wells
- Four Wind Machines

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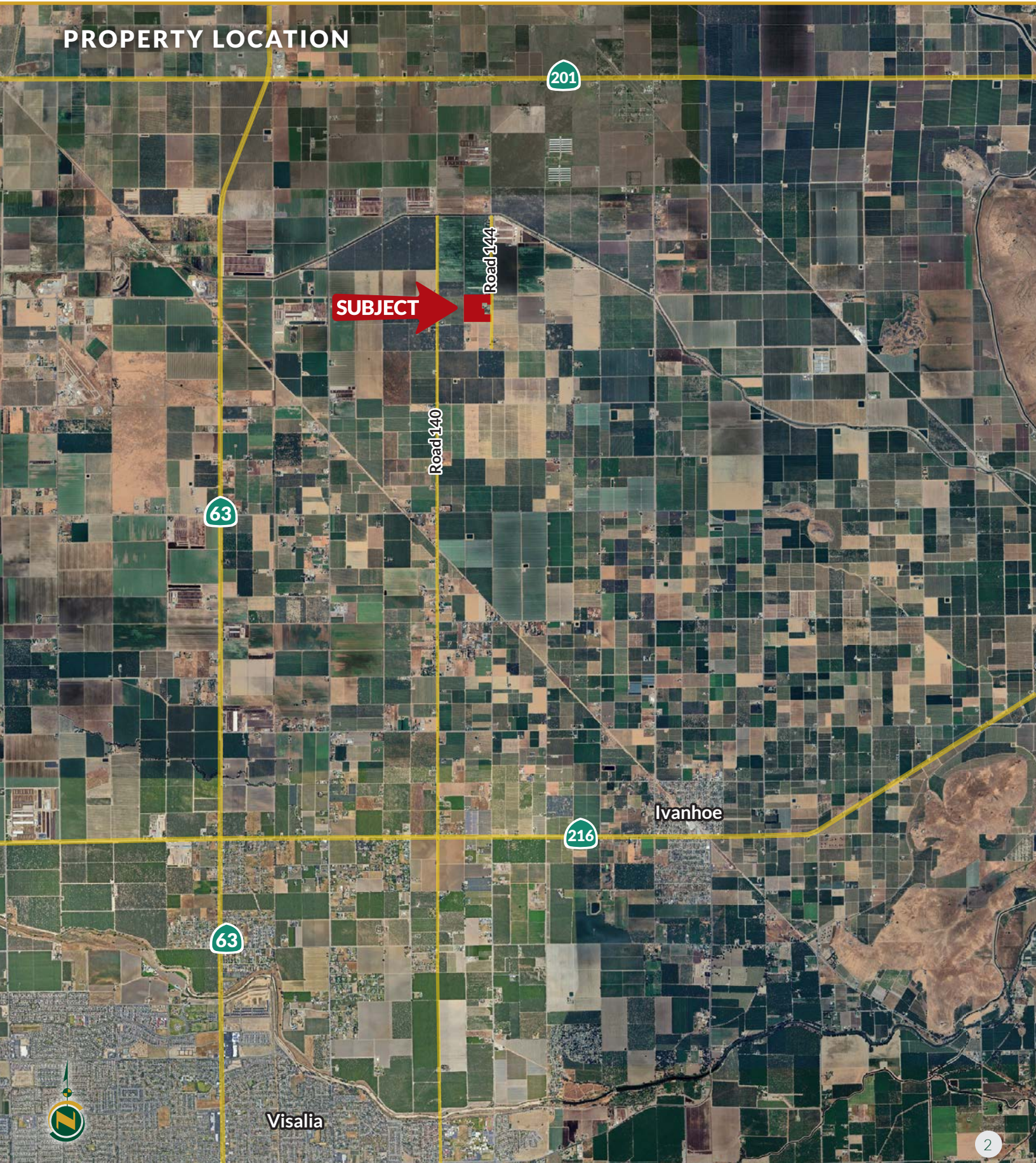
CA DRE #00020875

LEMON ORCHARD

34.57± Acres
Tulare County, CA



PROPERTY LOCATION



PROPERTY INFORMATION

DESCRIPTION

This Tulare County opportunity consists of two parcels planted with young lemons. The orchard also has four propane powered wind machines to go along with the two pumps and wells. The two blocks are irrigated by fan jets fed by a newer filter station.

LOCATION

The property is located on the west side of Road 144 between Avenue 364 and Avenue 368. The street address is 36713 Road 144, Visalia, CA 93292.

LEGAL

Tulare County APN 051-190-020 (17.62± acres) and APN 051-190-022 (16.95± acres). The parcels are located in a portion of the NE ¼ of the NW ¼ of Section 15: 17/25

ZONING

AE-20 The parcels are under the Williamson Act.

PLANTINGS

The 17.62± acre block is planted to Lisbon Lemon 8A on Volka Mariana rootstock. They are approximately 4 years old. The 16.95± acre block is planted to Lisbon Lemon 8A on Trifoliate rootstock. They are approximately 7 years old.

WATER

Two ag pumps and wells go through a newer filtration system that feeds a fan jet irrigation system.

SOILS

Crosscreek – Kai Association, 0 to 2% slopes
San Joaquin loam, 0 to 2% slopes

FROST PROTECTIONS

Four propane powered wind machines.

PRICE/TERMS

\$1,245,000 cash or terms acceptable to Seller.

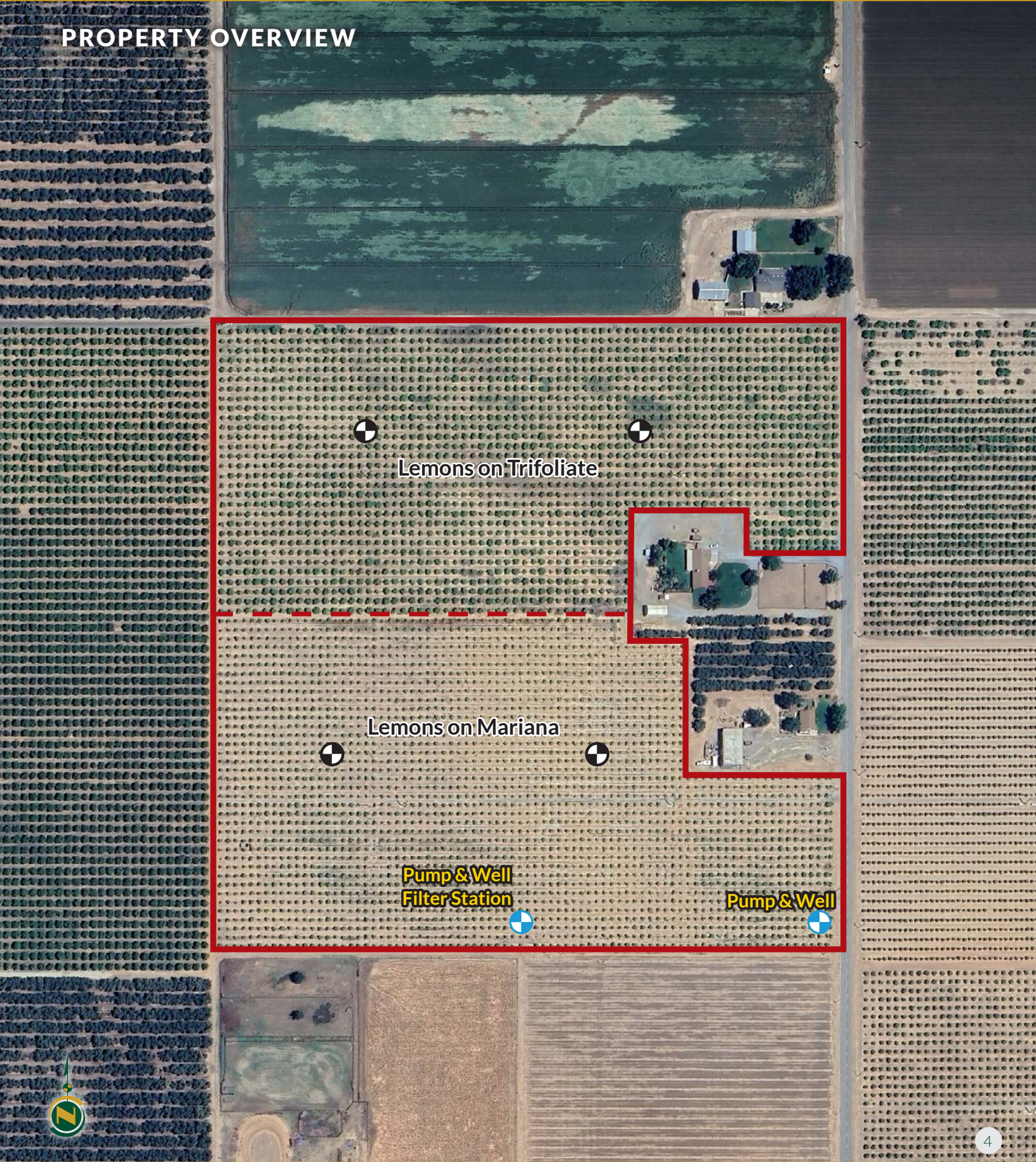


LEMON ORCHARD

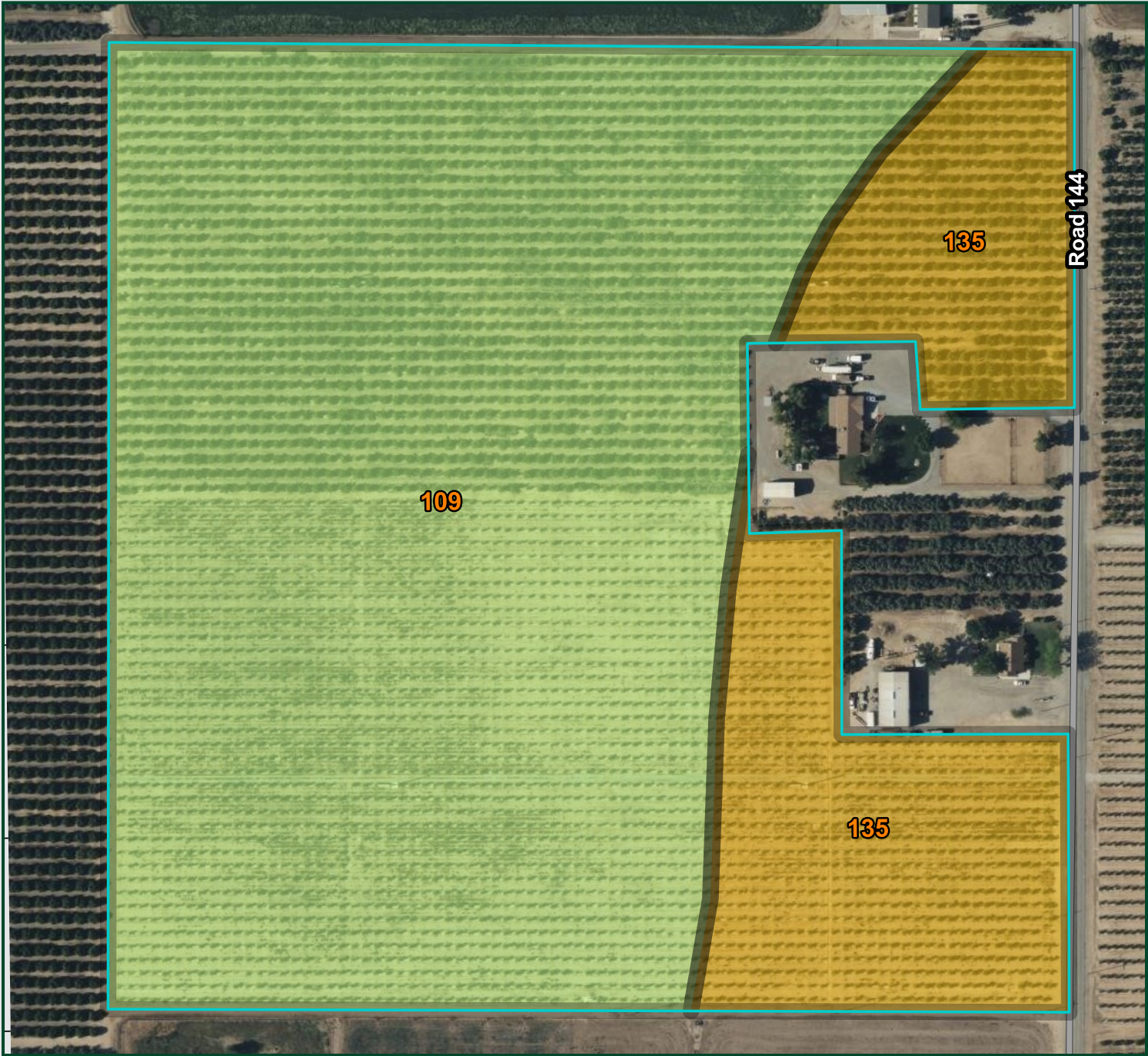
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PROPERTY OVERVIEW

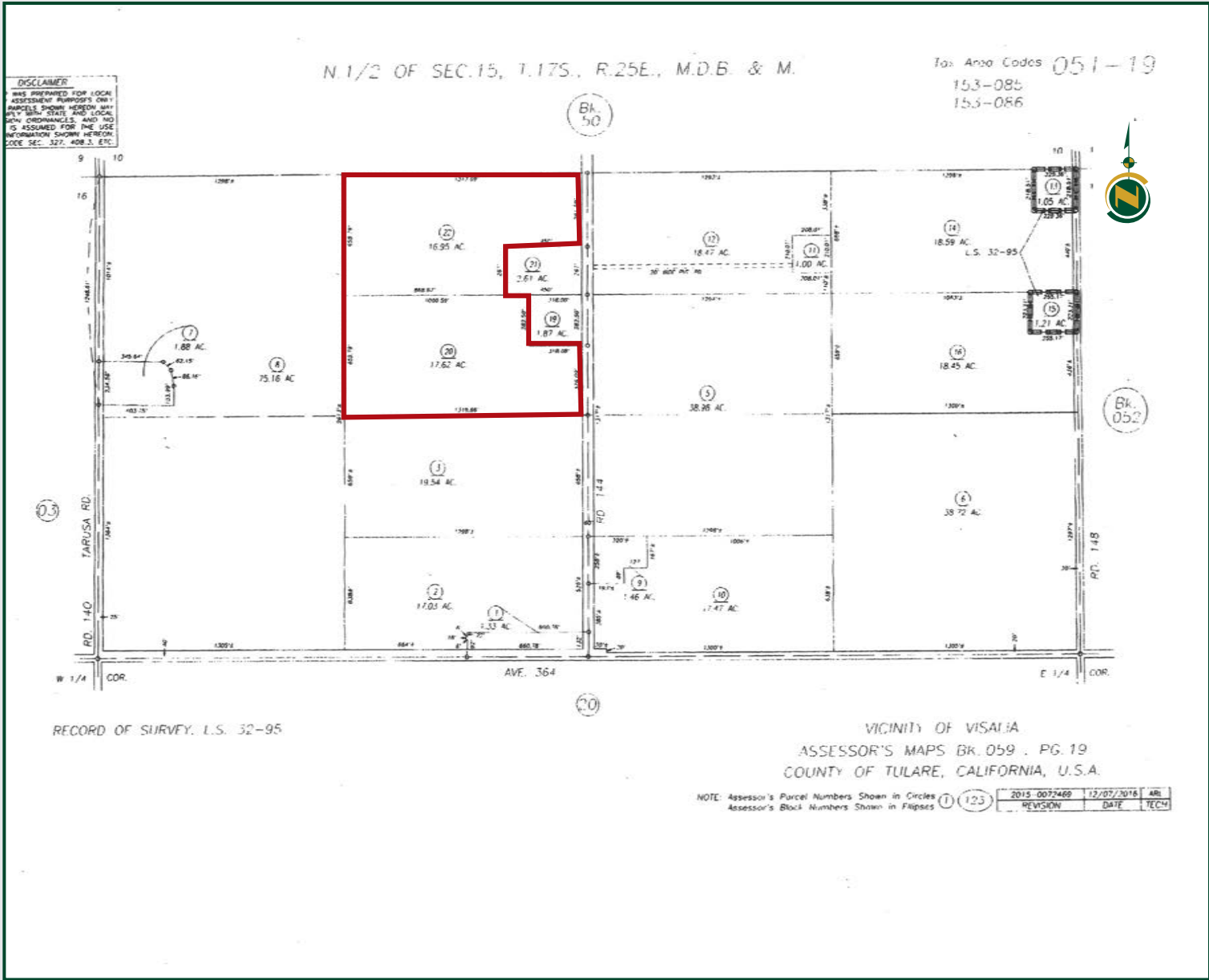


SOILS MAP



California Revised Storie Index (CA)			
Map unit symbol	Map unit name	Rating	Percent AOI
109	Crosscreek-Kai association, 0 to 2 percent slopes	Grade 2 - Good	76.2%
135	San Joaquin loam, 0 to 2 percent slopes	Grade 4 - Poor	23.8%
Totals for Area of Interest			100.0%

PARCEL MAP



PROPERTY PHOTOS



PROPERTY PHOTOS



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.



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