



**PEARSON
REALTY**

AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

California's Largest Ag Brokerage Firm

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For Sale Orosi Home Site & Citrus

**Exclusively Presented By:
PEARSON REALTY**

11.50± Acres, Tulare County, California



OROSI HOME SITE & CITRUS

11.50± Acres

\$160,000

LOCATION: The northeast and southeast corners of Road 150 and Avenue 408.

LEGAL: A portion of the SW 1/4 of the SE 1/4 of the SE 1/4 of Section 15 and a portion of the NW 1/4 of the NE 1/4 of the NE 1/4 of Section 22; T16S, R25E, M.D.B.&M., Tulare County APN: 035-043-006.

PLANTINGS: Navel oranges.

WINDMACHINES: (1) diesel powered windmachine.

SOILS: Porterville clay, 0 to 2% slopes
Porterville cobbly clay, 2 to 15% slopes

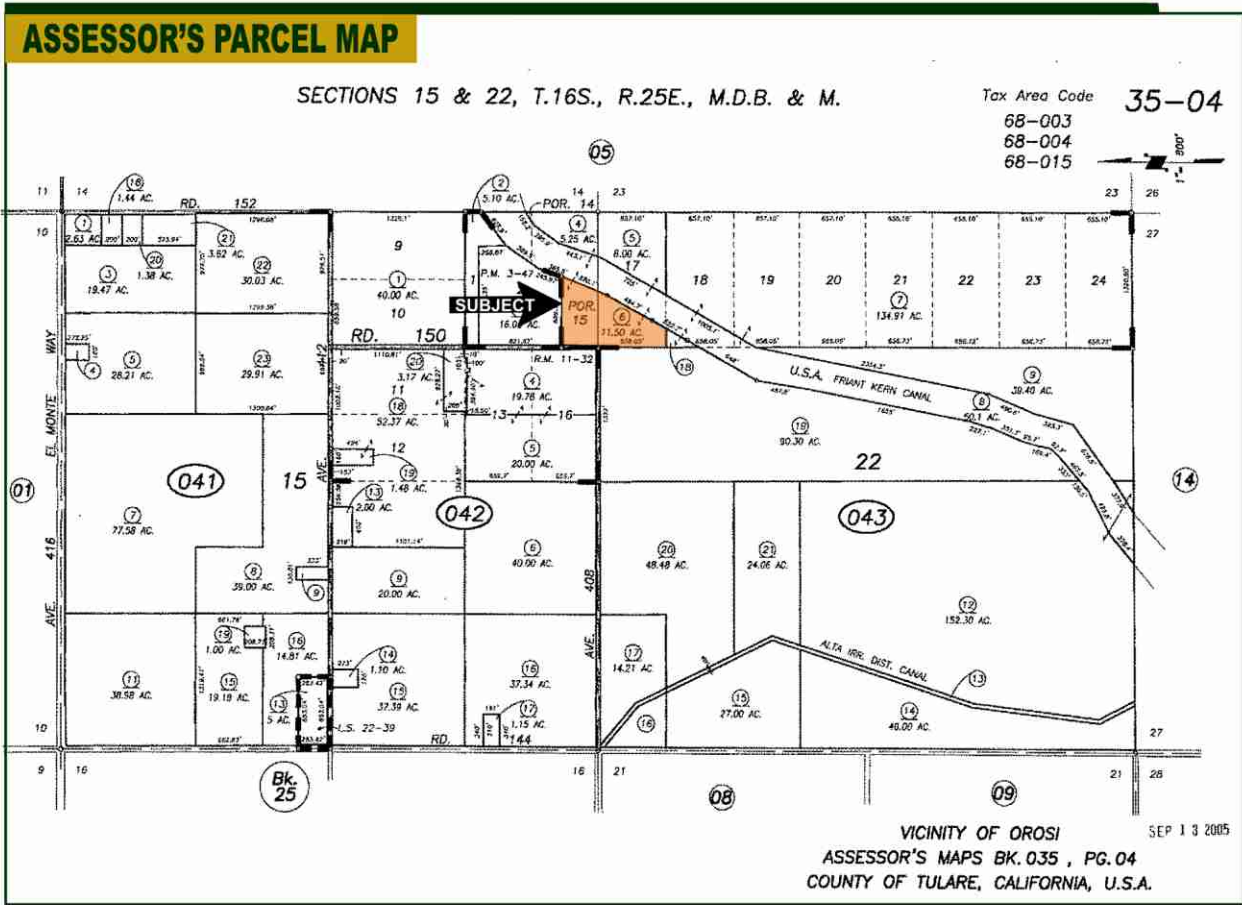
WATER: Orange Cove Irrigation District.

BUILDINGS: None.

ZONING: AE-20 (Agricultural Exclusive 20 acre minimum parcel size).

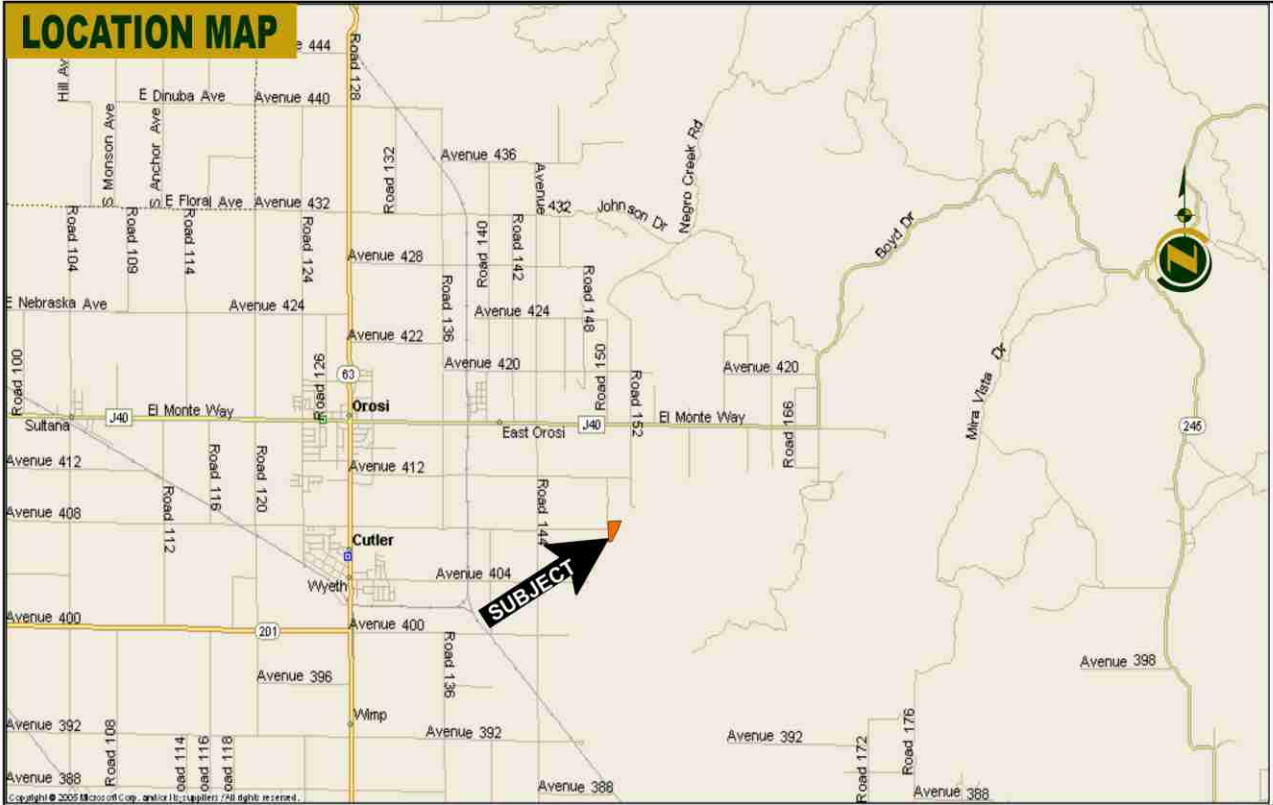
WILLIAMSON ACT: Yes, the property is subject to the limitations and restrictions of the Williamson Act.

PRICE/TERMS: \$160,000 cash. Buyer to reimburse Seller for cultural costs incurred towards the 2007/2008 crops.





LOCATION MAP



REGIONAL LOCATION 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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