

# FOR SALE

## OROSI CITRUS RANCH

### LOCATION

Orosi, Tulare County, California

### DESCRIPTION

Producing citrus ranch with 2 sources of water.

### PROPERTY SIZE

+/- 29.26 Assessed Acres

+/- 29.00 Net Planted Acres



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The information and representation contained herein was obtained from reliable resources.  
National Land Realty makes no guarantees or warranties or assumes any liability for any errors or omissions.

# Property Details

APN #'s

Tulare County 025-040-010, 011, 019

NEAREST ADDRESS

42435-42779 Road 142, Orosi, Ca.

SOILS

San Joaquin Loam, 0-2% Slopes

PRICE

\$1,050,000 +/- \$35,885 per net planted acre

2023/2024 crop on-tree is included in the sales price if closing happens prior to harvest.

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# Water Details

IRRIGATION DISTRICT	Orange Cove Irrigation District
WELL WATER	1 Well - Submersible
GSA	Kings River East
IRRIGATION SYSTEM	Fan-Jet Sprinkler System
FILTRATION	Overflow Screen
FROST PROTECTION	3 Wind Machines

## WATER DISCLOSURE

The Sustainable Groundwater Management Act (SGMA) was passed into California Law in 2014, requiring California watershed basins to be sustainable by 2040.

SGMA may limit the amount of ground (well water) that may be extracted from below ground aquifers.

Buyers of real estate should consult with their own legal counsel and water professionals.

Additional information is available at the California Department of Water Resources website - [sgma.water.ca.gov/portal](http://sgma.water.ca.gov/portal). (916)653-5791

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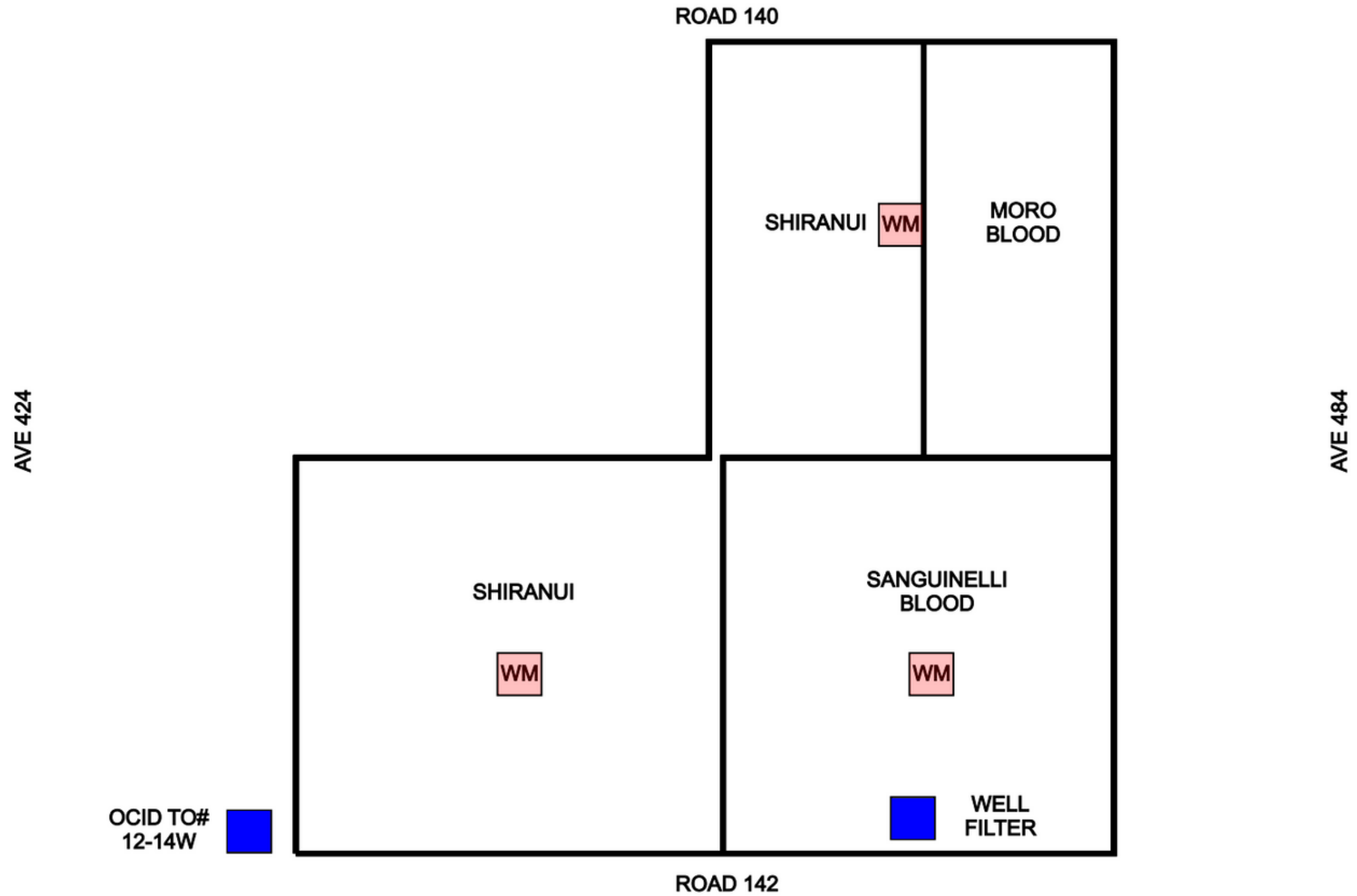
# Planting Details

	SHIRANUI MANDARIN	MORO BLOOD ORANGE	SANGUINELLI BLOOD ORANGE
ROOTSTOCK	Carrizo	Carrizo	Volkameriana
YEAR PLANTED	2018	2009	2014
SPACING	18' x 10'	20' x 14'	20' x 12'
TREE COUNT	3,660	660	1,688

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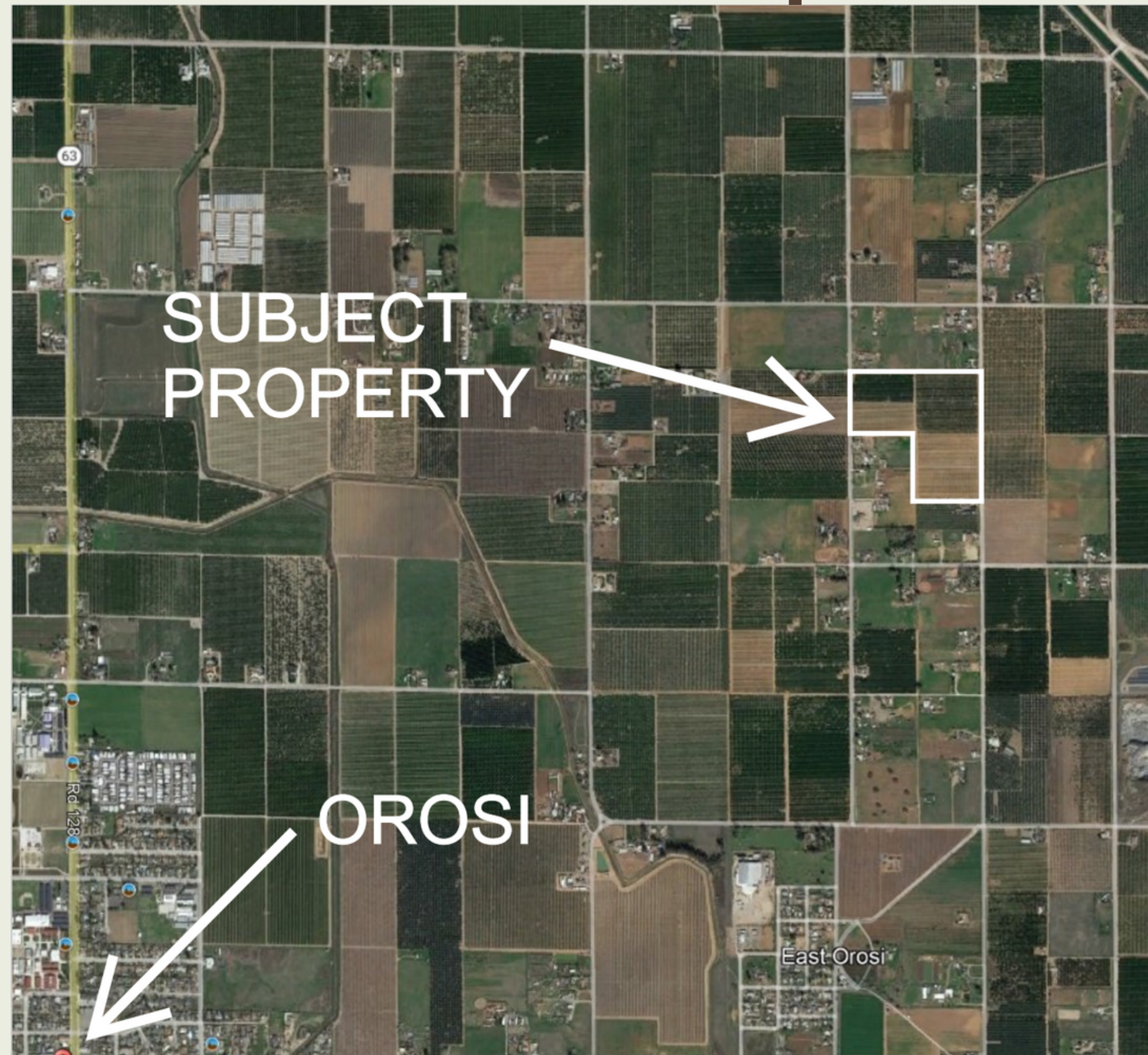


# Farm Map



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# Location Map



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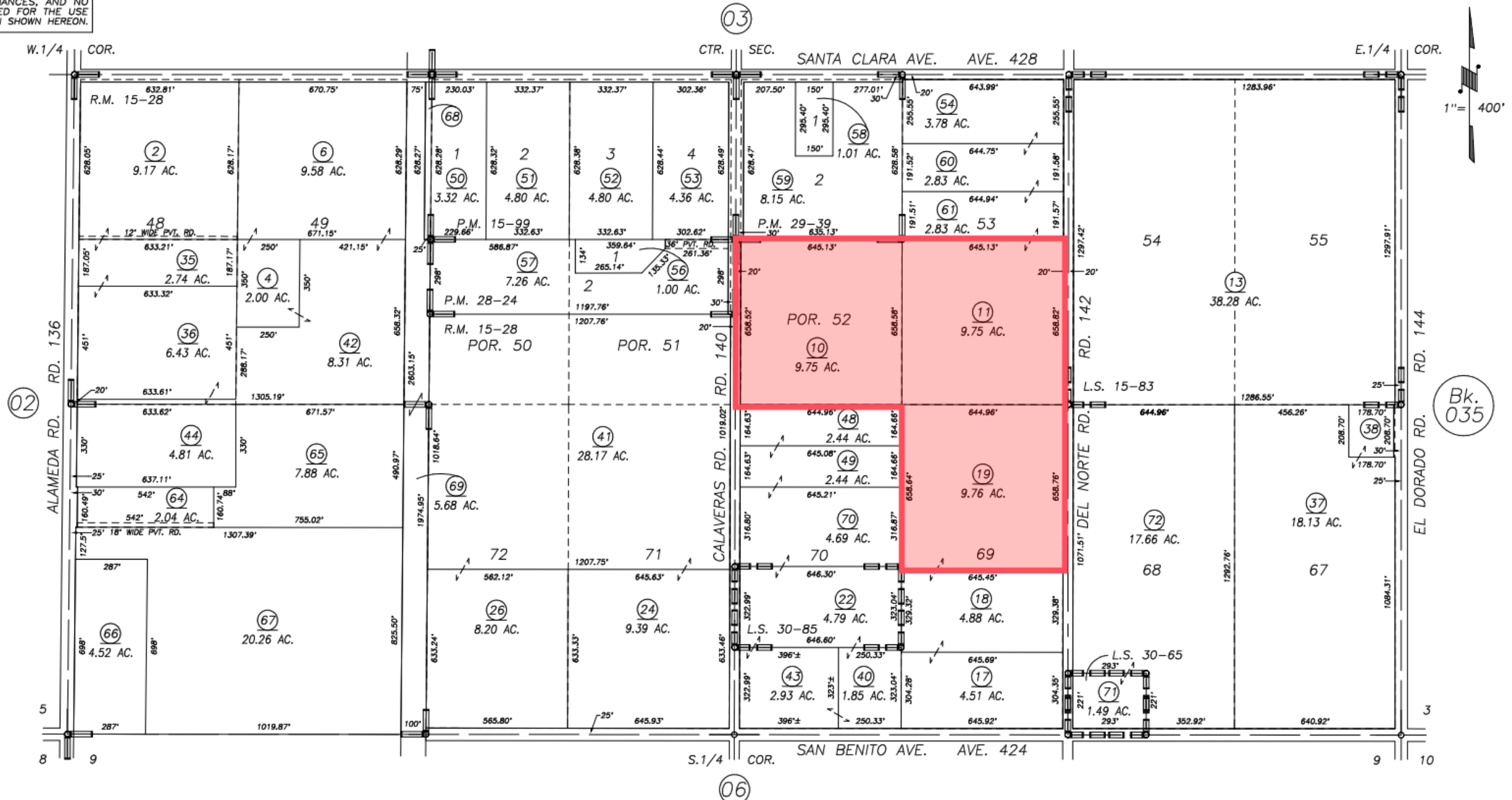


# APN Map

S1/2 SEC.4, T.16S., R.25E., M.D.B.&M.

Tax Area Code 025-04  
068-015

**DISCLAIMER**  
THIS MAP WAS PREPARED FOR LOCAL PROPERTY ASSESSMENT PURPOSES ONLY AND THE PARCELS SHOWN HEREON MAY NOT COMPLY WITH STATE AND LOCAL SUBDIVISION ORDINANCES, AND NO LIABILITY IS ASSUMED FOR THE USE OF THE INFORMATION SHOWN HEREON.



POR. OROSI FARMS, R.M. 15-28  
PARCEL MAP 1498, P.M. 15-99  
PARCEL MAP 2723, P.M. 28-24  
PARCEL MAP 2838, P.M. 29-39  
RECORD OF SURVEY, L.S. 15-83  
RECORD OF SURVEY, L.S. 30-65  
RECORD OF SURVEY, L.S. 30-85

VICINITY OF OROSI  
ASSESSOR'S MAPS BK.025 , PG.04  
COUNTY OF TULARE, CALIFORNIA, U.S.A.

NOTE: Assessor's Parcel Numbers Shown in Circles (1) 123  
Assessor's Block Numbers Shown in Elipses (02) 03

2010-0064983	10/31/2012	RLW
REVISION	DATE	TECH

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# Production History



## PRODUCTION HISTORY

Crop Type	Units	2020/2021	2021/2022	2022/2023
Shiranui	Totes	na	na	5,031
Moro Blood	Bins	199	227	104
Sanguinelli Blood	Bins	240	144	209

Packout reports available  
upon request

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