WOODLAKE CITRUS RANCH AND INDUSTRIAL

57.74± Acres
Tulare County, California

$2,673,750
($46,307±/Acre)

- Industrial Zone
- Inside Woodlake City Limits
- City Sewer and Water
- Income Producing Citrus

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661.334.2777

All information contained herein is deemed reliable but not guaranteed by seller nor broker and should be independently verified by potential buyers. We assume no liability for errors or omissions. CA DRE #00020875

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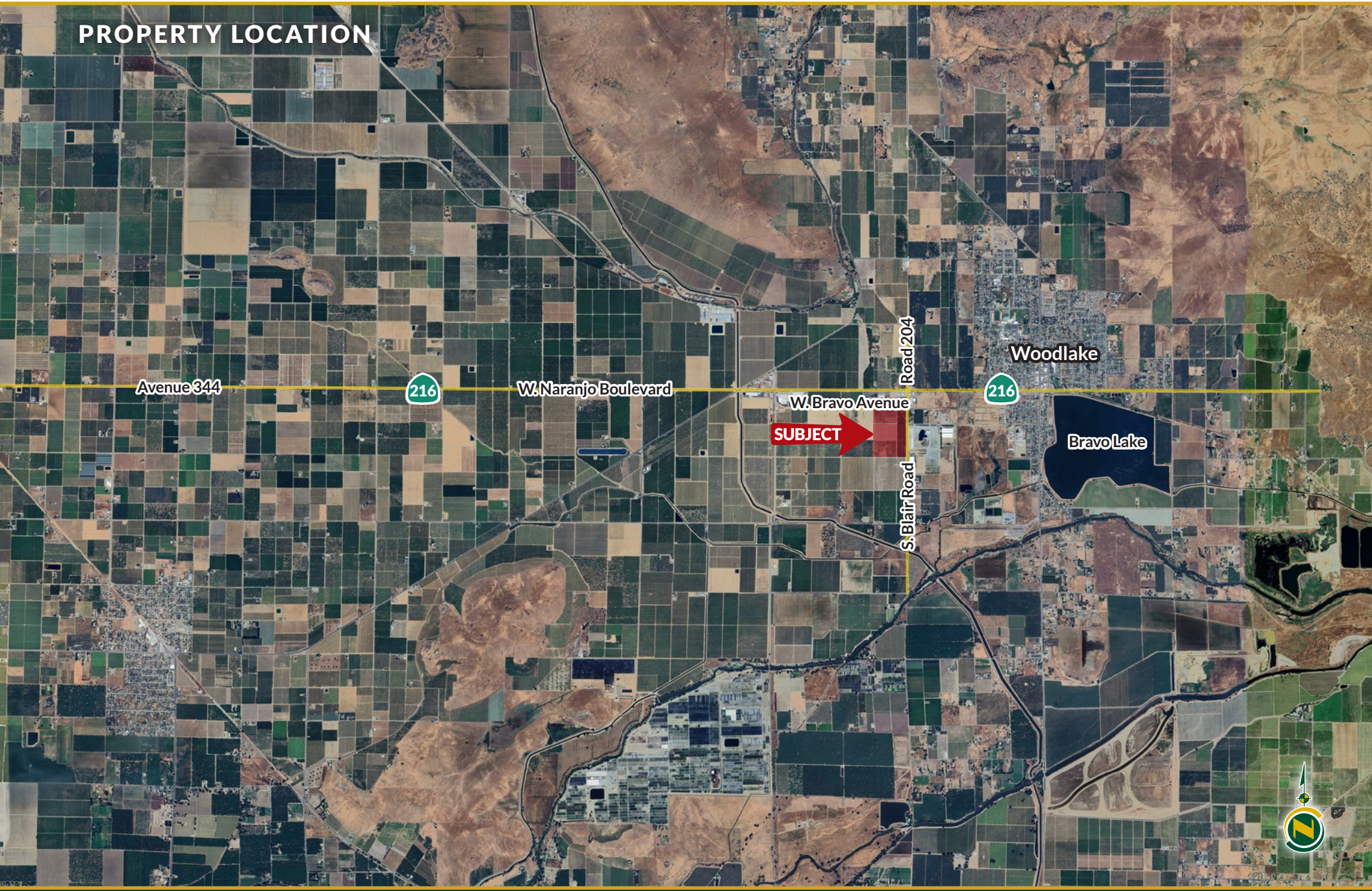
PROPERTY LOCATION



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PROPERTY INFORMATION

DESCRIPTION

57.74± acres of income producing citrus located within the expanding industrial zone in the city of Woodlake, CA. Situated on the southwest corner of West Bravo Avenue and South Blair Road (Road 204). This 57.74± acre piece of property has 18.49± acres that is zoned industrial with 12" water main and 12" sewer lines running along the entire north frontage of Bravo Avenue and along the entire east frontage of Blair Road (Road 204). In addition, SoCal Gas company has a high-pressure gas line running from Highway 216 (Avenue 344) south along Blair Road (Road 204) to the corner of Ropes Avenue. The 57.74± acres of citrus are farmed and irrigated by 4 Ag wells. The 18.49± acres within the city limits can be sold separately. Call today for more information.

LOCATION

The subject Property is located approximately ¼ mile south of Avenue 344/ State Highway 216 on the northeast corner of Road 204 (Blair Road) and Bravo Avenue in the city of Woodlake, California.

LEGAL/ZONING

18.49± acres, Tulare County APN 059-090-021, Zoned Industrial.
39.25± acres, Tulare County APN 059-090-013, Zoned AE-20.

WATER

The property has single source water and is located in the Greater Kaweah GSA. The property has 4 Ag wells.

SOILS

Yettem Sandy Loam, 0 to 2% percent slope.
Tujunga Loamy Sand, 0 to 2% percent slope.
San Joaquin loam, 0 to 2% slope.

FROST PROTECTION

4 Natural gas-powered wind machines.

PLANTINGS *(55.50± acres – Citrus)*

19.00± acres Cara Cara Navels
18.00± acres Valencias
6.00± acres Washington Navels
6.50± acres Atwood Navels
6.00± acres Fukumoto Navels

PRICE/TERMS

57.74± acres $2,673,750 / $46,307± per acre.
18.49± acres $1,300,000 / 1.61± per Sq. Ft.

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PROPERTY OVERVIEW

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SOILS MAP

California Revised Storie Index (CA)

Map Unit Symbol	Map unit name	Rating	Percent of AOI
135	San Joaquin loam, 0 to 2 percent slopes	Grade 4 - Poor	19.4%
138	Tujunga loamy sand, 0 to 2 percent slopes	Grade 2 - Good	26.2%
143	Yettem sandy loam, 0 to 2 percent slopes	Grade 1 - Excellent	54.4%
Total for Area of Interest			100.0%

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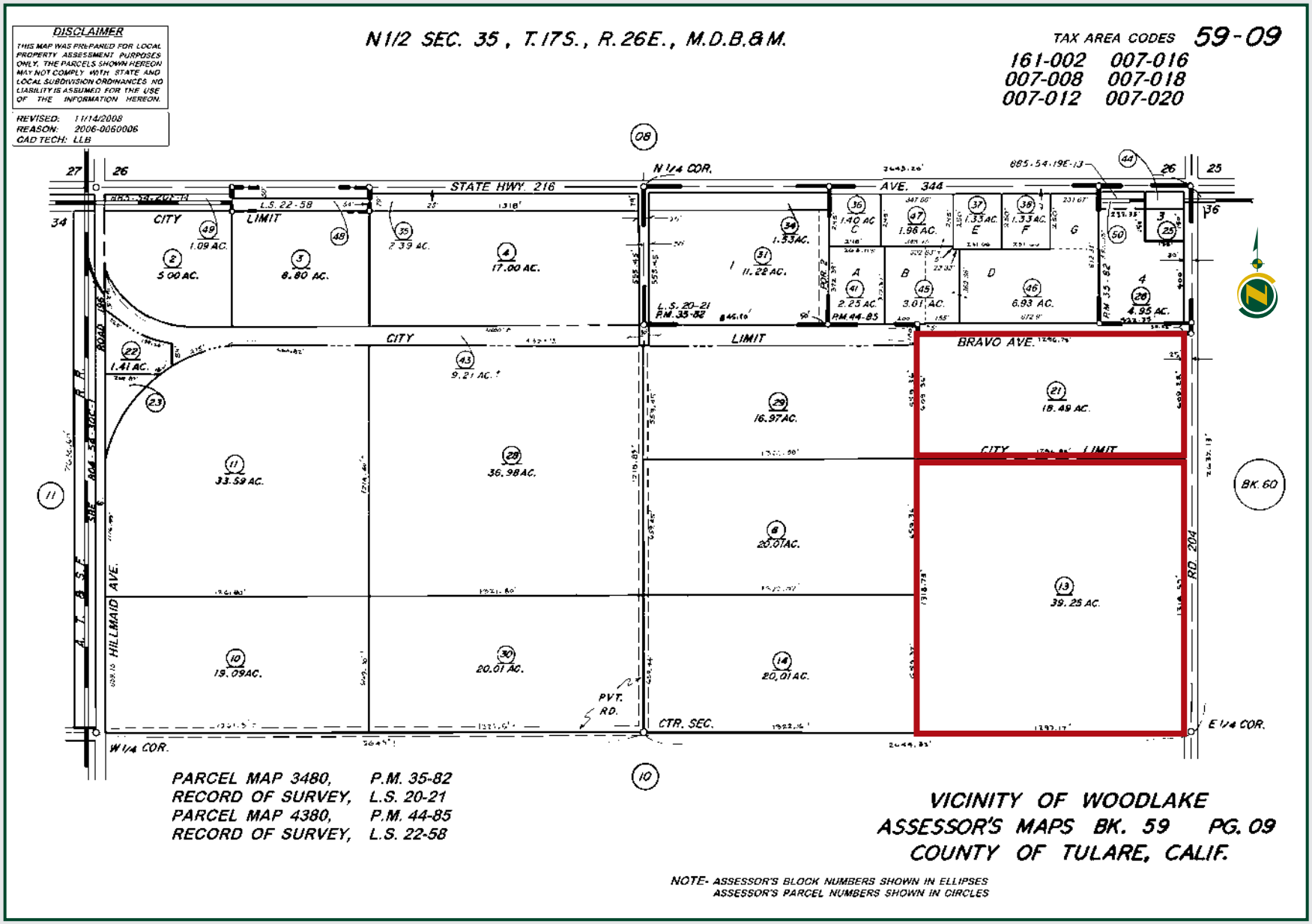
PARCEL MAP



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PROPERTY PHOTOS

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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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