



**SCHUIL**  
AG REAL ESTATE



## **+/-43.64 Acres – Rangeland and Home – Orosi, CA**

Drive 152, California 93647, USA • 43.64 Acres

CalBRE: 00845607

Schuil Ag Real Estate

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## LOCATION:

This property is located on the east side of Drive 152, at the end of Johnson Drive, in northeast Orosi, Tulare County, CA.

## SIZE:

+/-43.64 Assessed Acres

## LAND USE :

Rangeland consists of dry pasture fenced on all sides, featuring mountain, valley and flat areas.

## HOME :

The property includes a +/-3,057 custom home with three (3) bedrooms and three (3) bathrooms. The home was built in 1966, but has since been renovated. It has two (2) large heater and AC units with central air, as well as two (2) hot water tanks.

The main residence features:

- A primary suite complete with a full bath and separate changing room with a sink, as well as a master patio and hot tub
- Two (2) large bedrooms with closets, built in desks and storage, and a shared full bath
- Great room with custom vaulted ceiling, wooden beams, hardwood, large fireplace and storage
- Dining room with built in serving counter
- Full kitchen with island and bar sink
- Large walk in pantry with additional refrigerator and freezer
- Mud and laundry room with built in storage
- Office with two desks and filing cabinets

Additionally, there is a guest house with one (1) bedroom, a separate full bath, and a hot water tank with separate heater and AC units.

## IMPROVEMENTS :

Property improvements include:

- Expansive asphalt parking lots to support 10+ cars
- Shop with covered parking
- Enclosed doghouse
- Landscaping with three (3) separate automatic irrigation systems
- 20' x 40' x 10' deep swimming pool with a large deck, and two (2) pool changing rooms
- Play court for a variety of sports activities and deck/stage
- Covered patio with outdoor kitchen off of the great room
- Large propane tank for hot water and central heat
- On-site fuel tank for gas-powered items
- Two (2) car garage with automatic doors, storage and two (2) refrigerators.

## SOLAR:

There is currently a 6.5 KW ground grid that supports the home. An addition of 10.2 KW is in the process, to completely minimize power costs.

## WATER:

The property is equipped with one (1) well and water troughs to support livestock grazing. There is a filtered water system for the home and a new 2,000 gallon holding water tank with pressure pump.

## LEGAL:

Tulare County APN: 035-020-025

GROUNDWATER  
DISCLOSURE:

Sustainable Groundwater Management Act (SGMA) requires groundwater basins to be sustainable by 2040. SGMA may limit ground water pumping. For more information, please visit the SGMA website at <https://water.ca.gov/programs/groundwater-management/sgma-groundwater-management>.

**The Buyer is responsible for conducting their own research to verify all information related to groundwater and surface water resources, including availability, usage rights, and potential restrictions.**

## REMARKS:

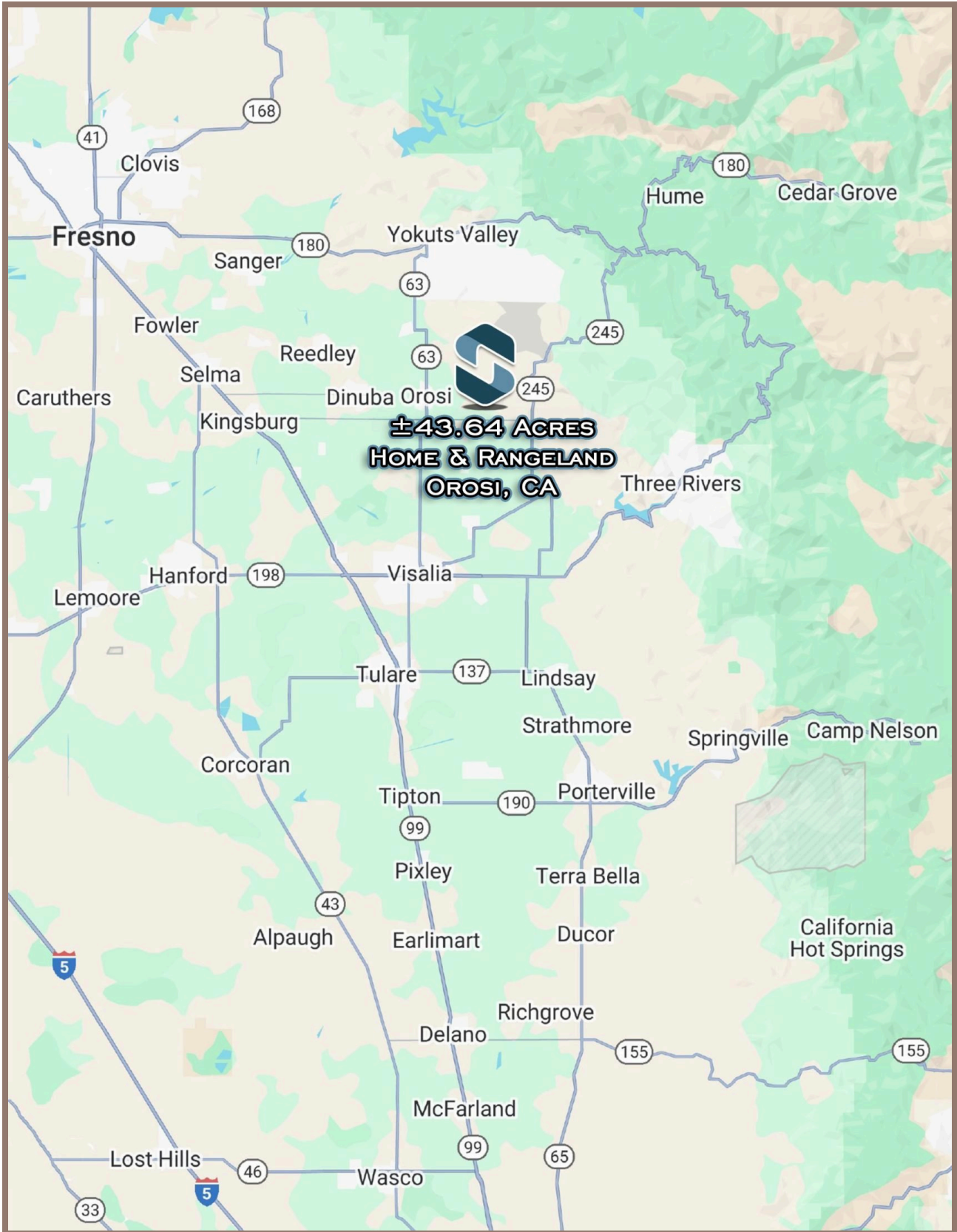
The purchase of this property includes the option to buy +/-225.7 acres of additional rangeland.

## PRICE:

**\$979,000**

## CONTACT:

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CalBRE #02234076



The information contained in this brochure is from reliable sources and is believed to be correct, but is NOT guaranteed.

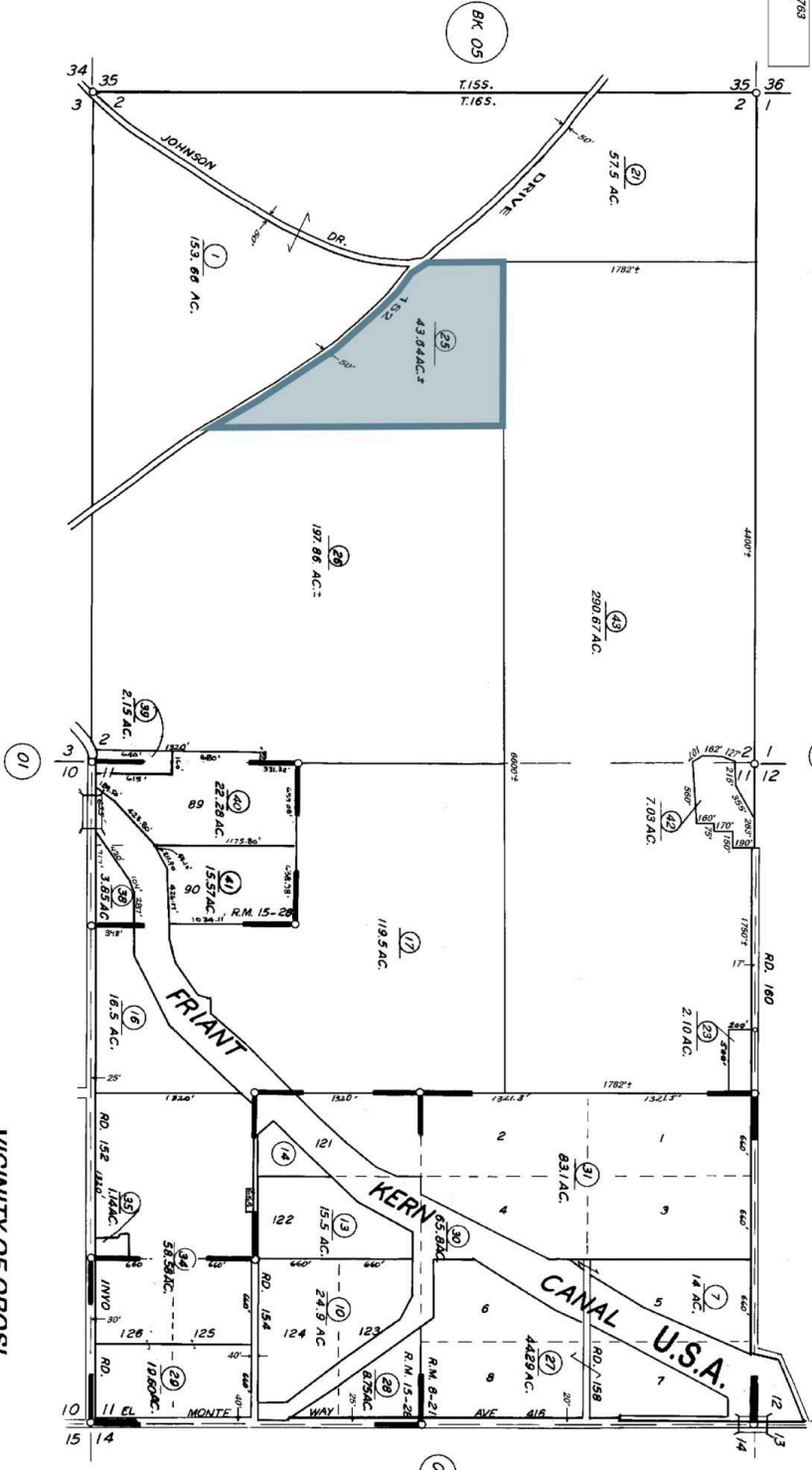
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SEC. 2 & SEC. 11, T.16S., R.25E., M. D. B. & M.

TAX CODE AREA  
068-015  
035-02



POR. OROSI FARMS R. M. 15-28.  
POR. BEINHORN TR. R. M. 8-21.

VICINITY OF OROSI  
ASSESSOR'S MAPS BK. 035, PG. 02.  
COUNTY OF TULARE, CALIF.

NOTE - ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES  
ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES

