

FOR SALE



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Lindsay Area Pistachios and Home



**29.41± Assessed Acres
Tulare County, California**

- New Ag Well
- Newer 2,554± sqft Home
- Good Soils

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CA BRE #00020875



Lindsay Area Pistachios and Home

29.41± Assessed Acres

\$1,195,000

DESCRIPTION:

Available for sale is a 29.41± acre pistachio ranch and home located west of Lindsay, CA. The home is a 2,554± square foot residence with 3 bedrooms and 2 and 1/4 bathrooms. The home also features a 2 car garage and has a nice steel pole barn and an equipment yard located near the house.

LOCATION:

The property is located on the west side of Road 188, south of Avenue 216 and north of Avenue 212. The property address is 21441 Road 188, Lindsay, CA 93275.

LEGAL:

Tulare County APN: 198-120-020.
The property is under the Williamson Act Contract.

PLANTINGS:

The property is planted to 28± acres of 5 year-old Golden Hills pistachios on PG-1 rootstock with Randy Pollinators.

WATER:

Irrigation water is provided by one new 540± foot Ag well. The irrigation system is a double line drip system with a spin-clean filter. The property can be irrigated in one set.

RESIDENCE:

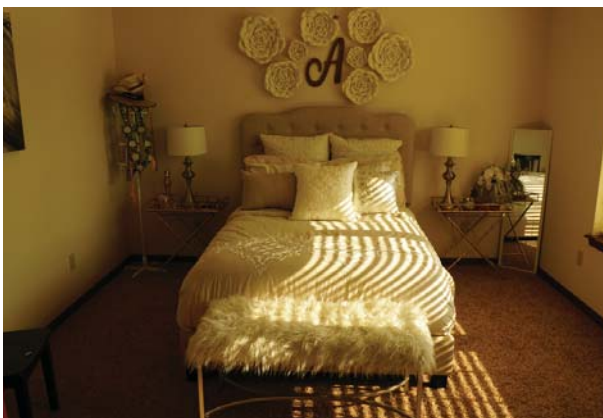
The home is a 3 bedroom, 2 and 1/4 bathroom custom residence built in 2009 that features a dining room, a sitting room or den, and a laundry room and office area. The home also features electric appliances, granite countertops, and a gas range in the kitchen. There is also a security system with an electric gate at the driveway entrance. The pole barn area is also enclosed by a fence and gate. There are tenants occupying the residence.

SOILS:

Flamen loam, 0 to 2 percent slopes.

PRICE/TERMS:

The asking price is \$1,195,000 cash.
Call for an appointment to view the home.



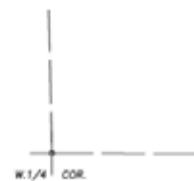


ASSESSOR'S PARCEL MAP

DISCLAIMER
This map was prepared for local property assessment purposes only and the parcels shown herein may not comply with state and local subdivision ordinances, and no liability is assumed for the use of the information shown herein.

N1/2 OF SEC.21, T.20S., R.26E., M.D.B.&M.

Tax Area Code 198-12
108-003



RECORD OF SURVEY, L.S. 27-90



VICINITY OF LINDSAY
ASSESSOR'S MAPS BK. 198 , PG. 12
COUNTY OF TULARE, CALIFORNIA, U.S.A.

NOTE: Assessor's Parcel Numbers Shown in Circles (1) (123)

AERIAL MAP



LOCATION MAP



REGIONAL 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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