

FOR SALE



**PEARSON
REALTY**
AGRICULTURAL PROPERTIES
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Lindsay Area Vineyard



**26.92± Acres
Tulare County, California**

- Great Location
- Lindmore Irrigation District
- Good Soils

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CA DRE #00020875



Lindsay Area Vineyard

26.92± Acres

\$783,000

DESCRIPTION:

This property is located in an ideal growing area for a wide range of permanent plantings. The vineyard is a mature Thompson raisin ranch that is flood irrigated with Lindmore District Water.

LOCATION:

The property is located between Exeter and Lindsay on the northeast corner of Highway 65 (Road 196) and Avenue 237 (Birch Avenue).

LEGAL:

Tulare County APNS: 199-030-018, 9.00± acres and 199-030-019, 17.92± acres for a total of 26.92± acres. Located in the north 1/2 of Section 2, Township 20S., Range 26E., M.D.B.&M.

ZONING:

AE-10, Agricultural Exclusive. The parcels are not under the Williamson Act Contract.

PLANTINGS:

Mature Thompson Vineyard.

SOILS:

Exeter loam, 0 to 2 percent slopes.

WATER:

Lindmore Irrigation District.

BUILDINGS:

None.

PRICE/TERMS:

\$783,000 all cash or terms acceptable to the seller.

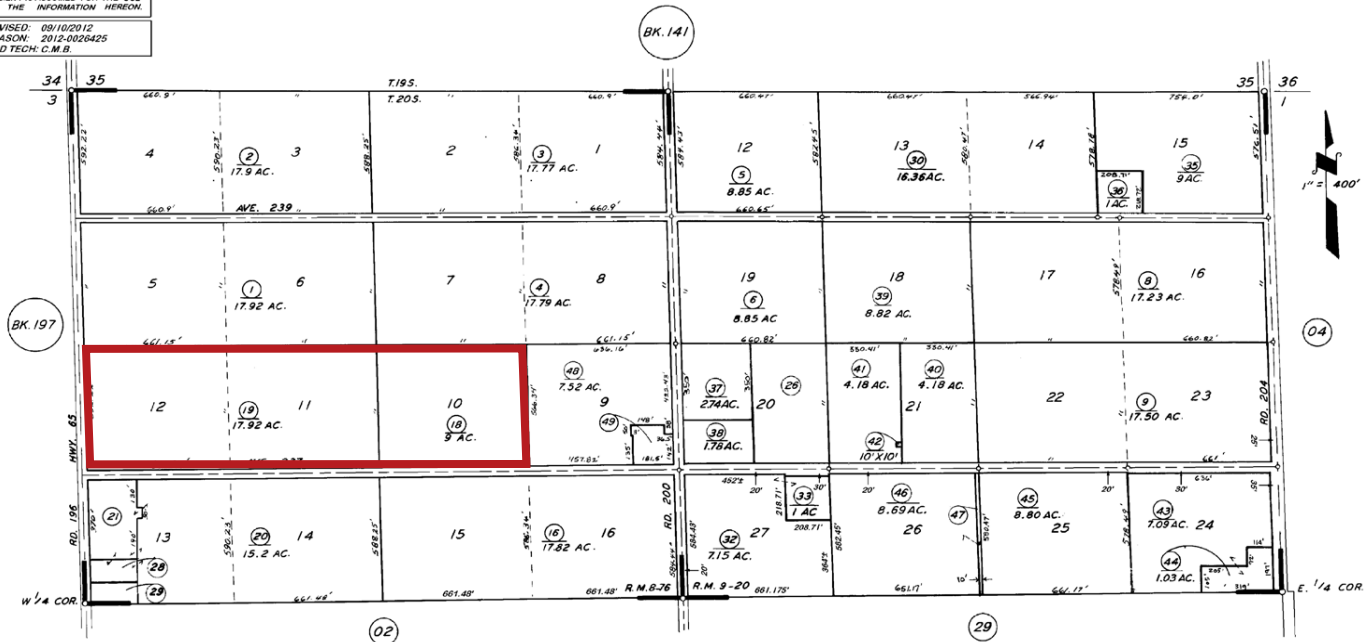
ASSESSOR'S PARCEL MAP

DISCLAIMER
THIS MAP WAS PREPARED FOR LOCAL PROPERTY ASSESSMENT PURPOSES ONLY. THE PARCELS SHOWN HEREON MAY NOT COMPLY WITH STATE AND LOCAL SUBDIVISION ORDINANCES. NO LIABILITY IS ASSUMED FOR THE USE OF THE INFORMATION HEREON.
REVISED: 09/10/2012
REASON: 2012-0026425
CAD TECH: C.M.B.

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

TAX CODE AREA
108-003
108-007

199-03



SIERRA VISTA COL. R.M. 8-76
POR. WILSON ORANGE COL. R.M. 9-20

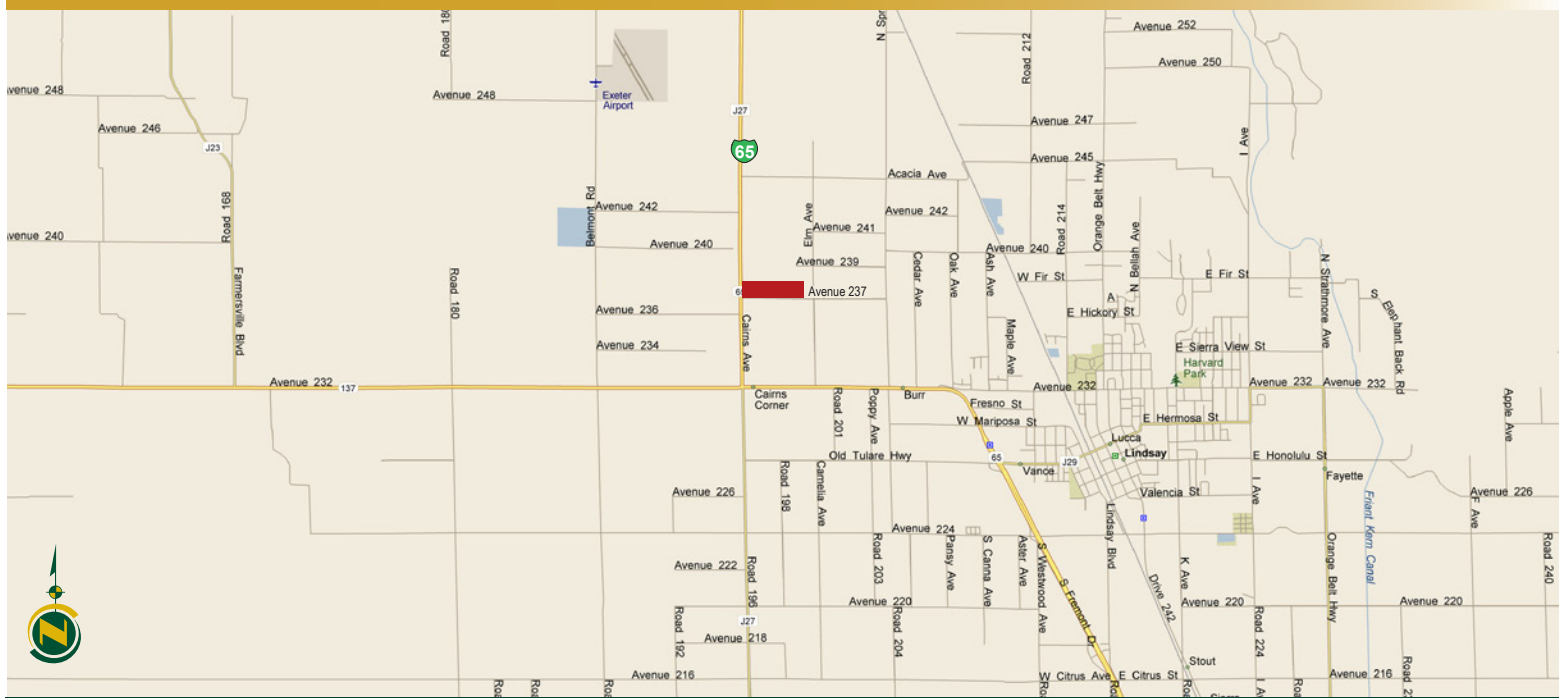
VICINITY OF LINDSAY
ASSESSOR'S MAPS BK. 199, PG. 03.
COUNTY OF TULARE, CALIF.

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

PHOTOS



LOCATION MAP



REGIONAL MAP



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

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