

# **FOR SALE**



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## **Lindsay Strathmore I.D. Citrus Ranch**



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

- Two Sources of Water
- Lindsay Strathmore Irrigation District
- Great Citrus Farming Location
- Good Soil

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CA BRE #00020875



## Lindsay Strathmore I.D. Citrus Ranch

**35.68± Assessed Acres**

**\$1,200,000**

### DESCRIPTION:

Available for sale is a citrus ranch located just east of Strathmore, California. The ranch features two sources of irrigation water, wind machines, and good soil for farming citrus. There is a mobile home located on the property and a fenced equipment yard.

### LOCATION:

The property is located on the north side of Avenue 200 between Road 236 and Road 244. The property address is 24052 Avenue 200, Strathmore, California 93267.

### LEGAL:

Tulare County APN: 216-180-007  
The property is under the Williamson Act Contract.

### WATER:

Irrigation water is supplied by two Lindsay Strathmore Irrigation District meters and one Ag pump and well. The well was drilled in 2019 to a depth of approximately 395± feet and has a 15hp submersible pump. The ranch can be irrigated in three sets. There is also a domestic L.S.I.D. meter for the mobile home.

### PLANTINGS:

The ranch is planted to the following:  
13.5±acs Atwood navels planted in 1988  
8.5±acs Valencia oranges planted in 1962  
8±acs Frost Nucellar navels planted in 1962  
1.5±acs TI navels  
1.5±acs Washington navels

### FROST:

There are two wind machines. One is a 2014 Orchard Rite diesel wind machine and the other is an older EOT wind machine.

### BUILDINGS:

There is a 1,400±sq ft mobile home located on the property that is on a permanent foundation. The home was built in 2011 and features 3 bedrooms and 2 bathrooms.

### SOILS:

Predominately San Joaquin loam, 0 to 2% and 2 to 9% slopes.  
Very minimal Porterville clay, 0 to 2 percent slopes.

### PRICE/TERMS:

The asking price is \$1,200,000. The seller is to be granted a long term lease for the mobile home.

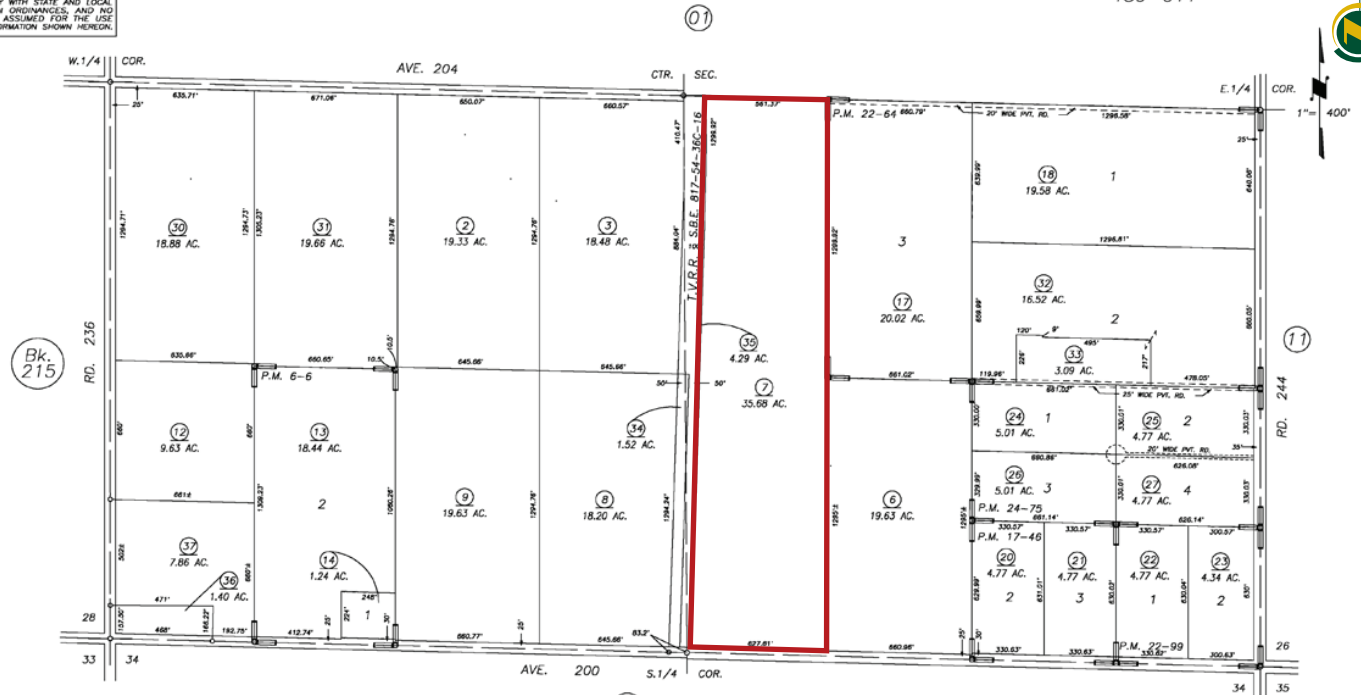


# ASSESSOR'S PARCEL MAP

**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.

S1/2 SEC.27, T.20S., R.27E., M.D.B.&M.

Tax Area Code 216-18  
139-006  
139-011



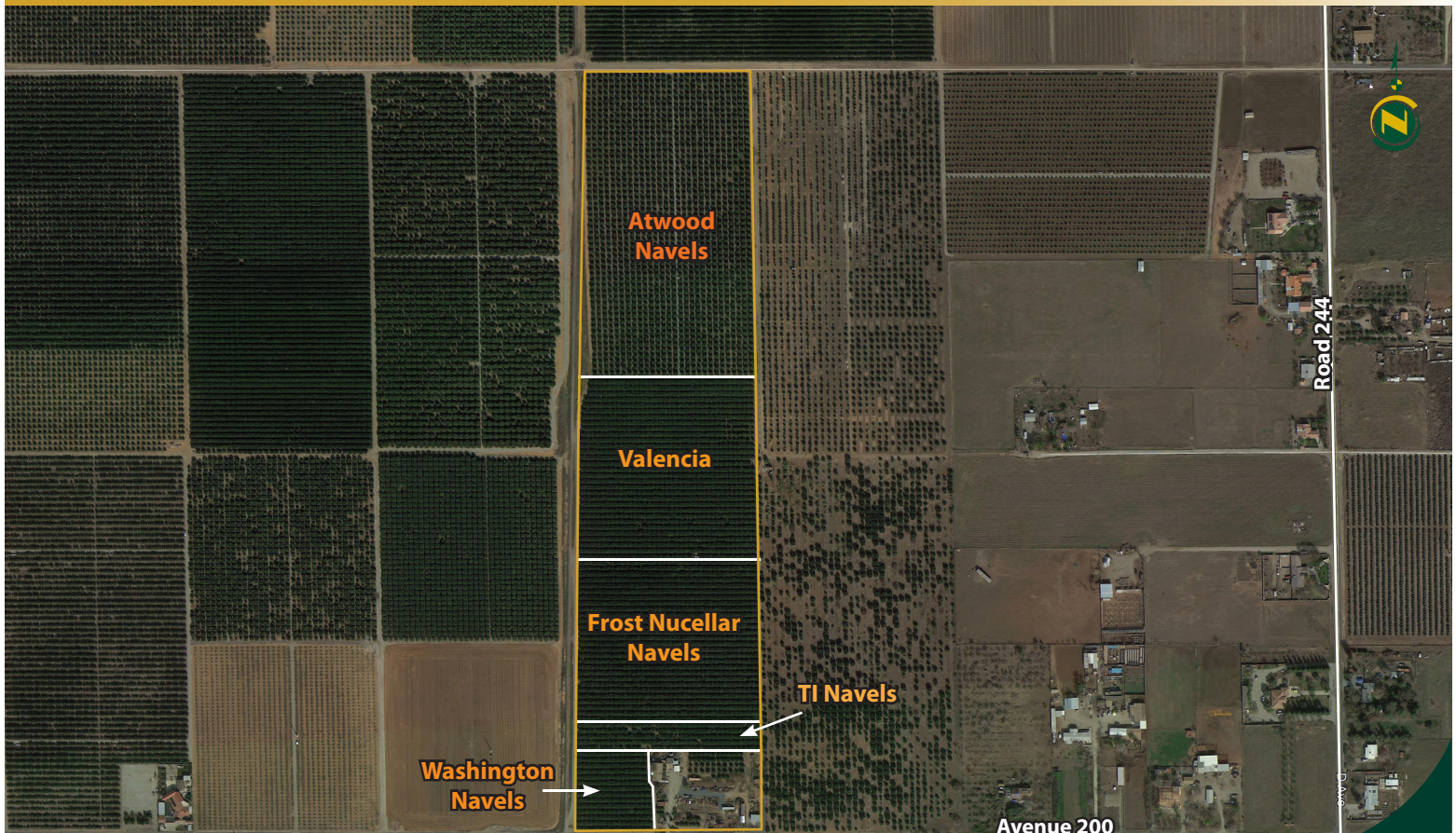
PARCEL MAP 506 P.M. 6-6  
PARCEL MAP 1645 P.M. 17-46  
PARCEL MAP 2163 P.M.22-64  
PARCEL MAP 2198 P.M. 22-99  
PARCEL MAP 2374 P.M. 24-75

VICINITY OF STRATHMORE  
ASSESSOR'S MAPS BK. 216 , PG.18  
COUNTY OF TULARE, CALIFORNIA, U.S.A.

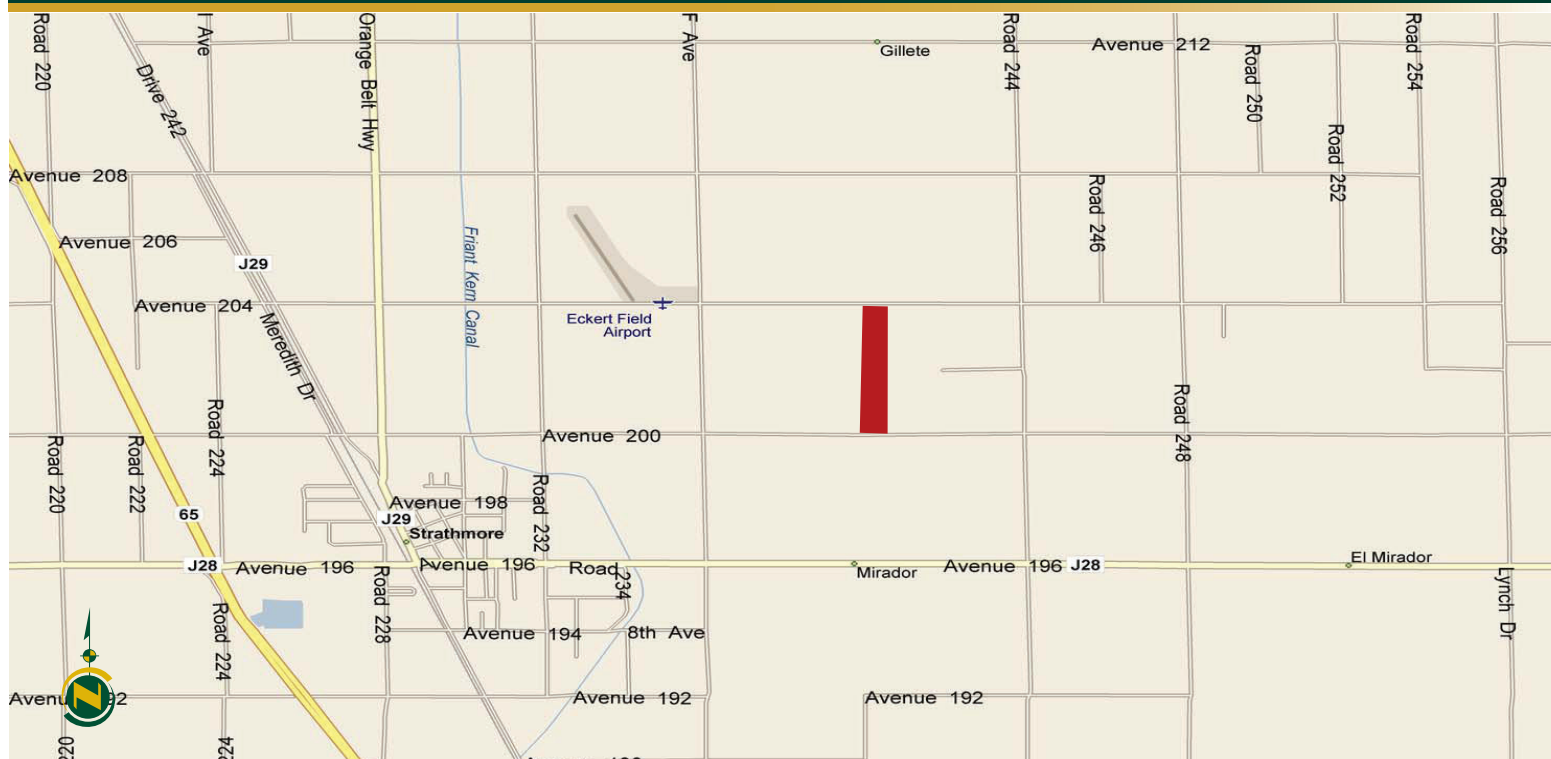
NOTE: Assessor's Parcel Numbers Shown in Circles (1) (123)  
Assessor's Block Numbers Shown in Ellipses (1) (123)

2003-0120602	03/28/2006	KMS
REVISION	DATE	TECH

## PLANTING MAP



## 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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