

FOR SALE



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Farmland In Lindmore I.D.



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

- Lindmore Irrigation District
- Great Citrus Farming Location
- Rental Income
- Good Soil

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Farmland In Lindmore I.D.

23.07± Assessed Acres

\$695,000

DESCRIPTION:

Available for sale is a nicely located property that features surface water rights and rental income. The ranch is currently planted to olive and citrus trees that have been organically farmed in the past.

LOCATION:

The property is located west of Strathmore on the west side of Road 212 and south side of Avenue 200. The address is 19905 Road 212 Strathmore, CA 93267.

LEGAL:

Tulare County APN: 214-130-028
The property is NOT under the Williamson Act Contract.

WATER:

The ranch receives water from Lindmore Irrigation District, and a domestic well for the home.

PLANTINGS:

The ranch is planted to mature organic olives and citrus trees.

BUILDINGS:

There is a home on the property that features 3 bedrooms and 1 bathroom. and There is also a horse corral near the home. The house is currently rented for \$950 a month.

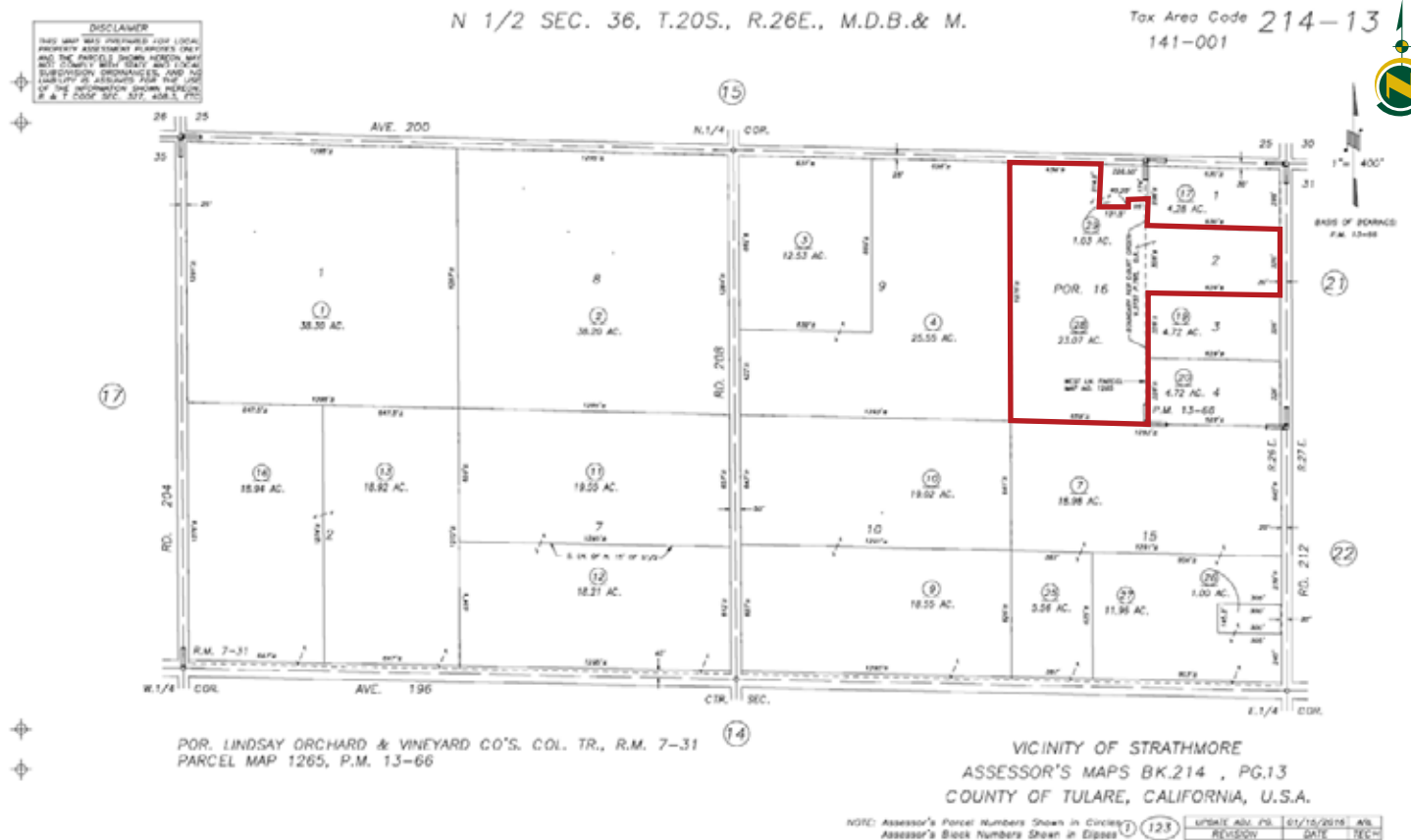
SOILS:

Exeter loam, 0 to 2 percent slopes.
Greenfield sandy loam, 0 to 2 percent slopes.
San Joaquin loam, 0 to 2 percent slopes.

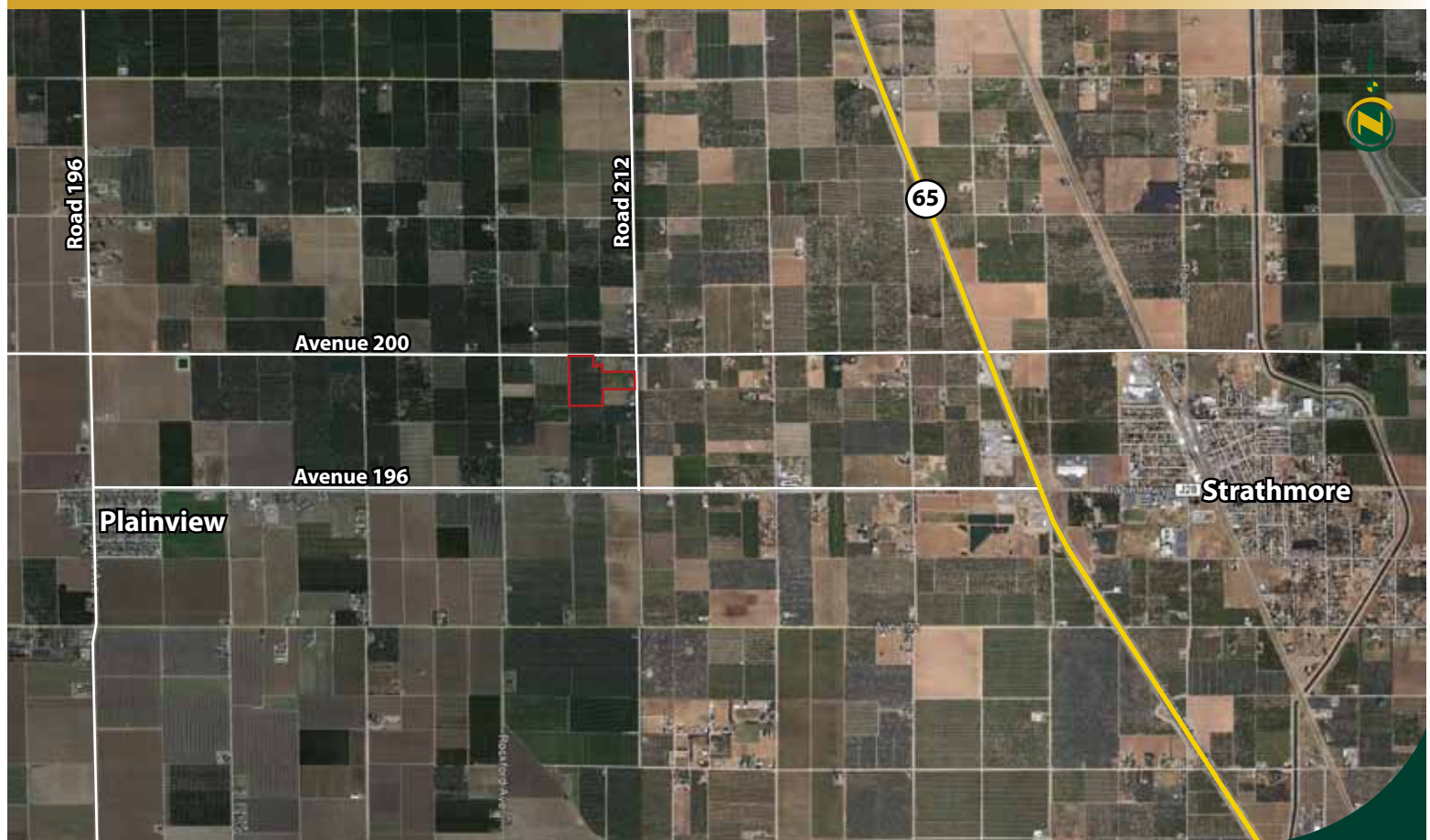
PRICE/TERMS:

The asking price is \$695,000.

ASSESSOR'S PARCEL MAP



AERIAL 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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