

# **FOR SALE**



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## **Strathmore Area Olive Ranch**



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

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

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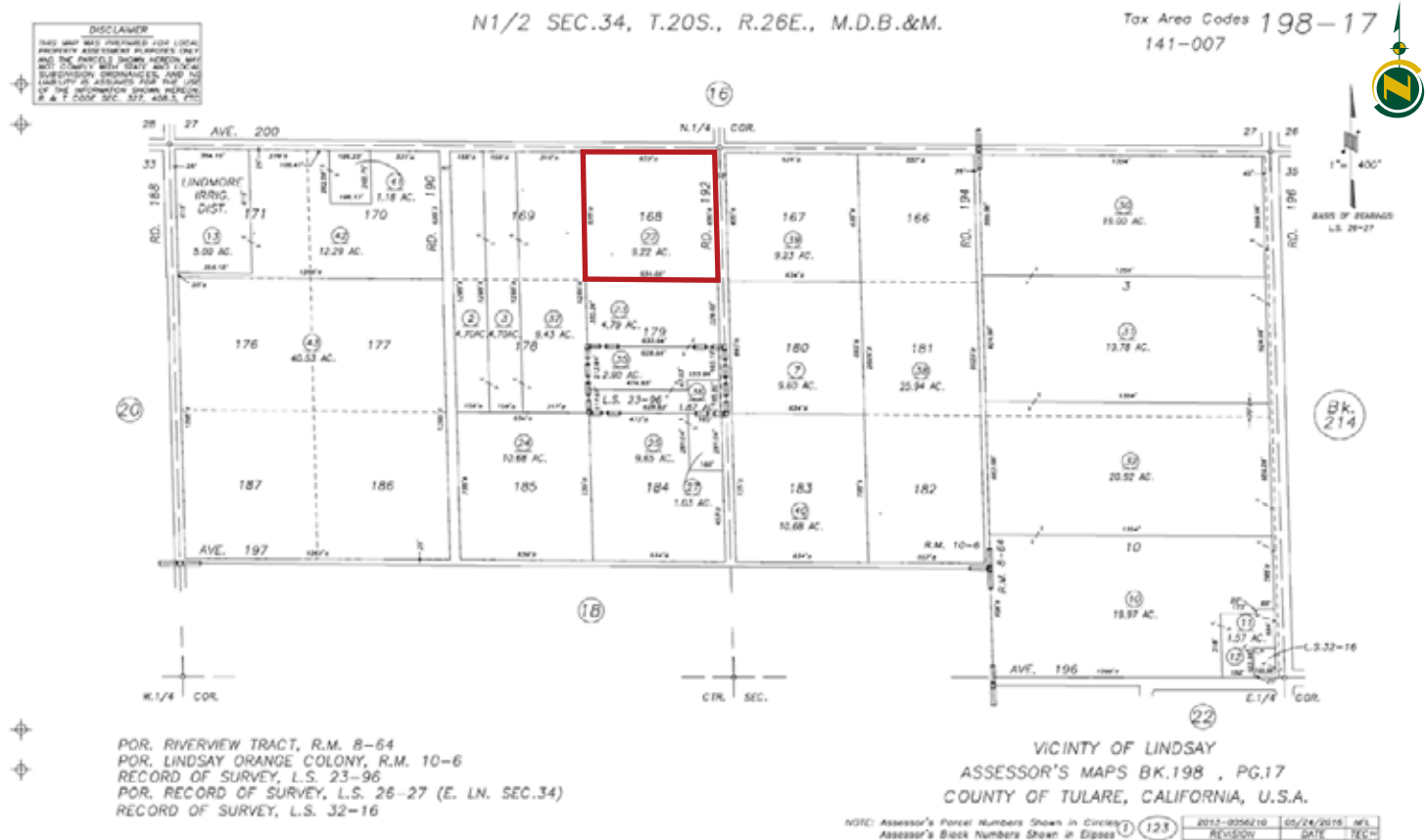
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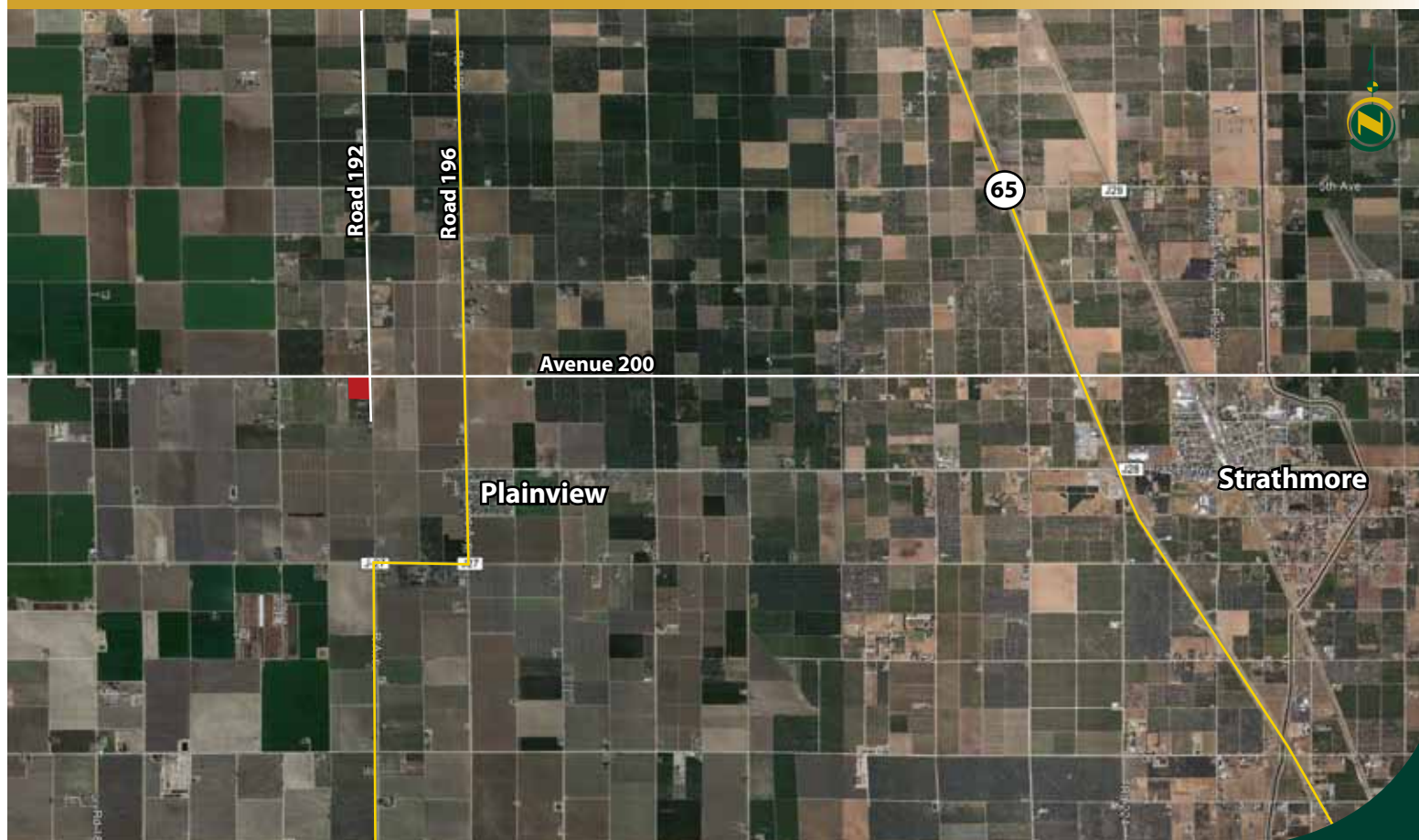
**\$350,000**

<b>DESCRIPTION:</b>	Available for sale is an organically farmed olive orchard located in Lindmore Irrigation District. The ranch features a small rental residence and good soil for permanent plantings.
<b>LOCATION:</b>	The property is located on the northeast corner of Avenue 200 and Road 192, just four miles west of Highway 65 in Strathmore, California.
<b>LEGAL:</b>	Tulare County APN: 198-170-022 The property is NOT under the Williamson Act Contract.
<b>WATER:</b>	The ranch receives water from Lindmore Irrigation District. There is a domestic well for the home.
<b>PLANTINGS:</b>	The ranch is planted to mature olives.
<b>BUILDINGS:</b>	There is an older home on the property that features 3 bedrooms and 1 bathroom. The home is currently rented for \$1,000 a month. The address is 19789 Road 192, Strathmore, CA 93267.
<b>SOILS:</b>	Exeter loam, 0 to 2 percent slopes.
<b>PRICE/TERMS:</b>	The asking price is \$350,000.

# 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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