



SCHUIL & ASSOCIATES
REAL ESTATE



+/-71 Acres – Almonds – Strathmore, CA

19780 Rd 188, Strathmore, CA 93267,
USA • 71 Acres

CalBRE: 00845607

Schuil & Associates

559-734-1700 • www.schuil.com

**LOCATION:**

19780 Road 188 – Strathmore, CA

Property is located six (6) miles west of Strathmore, CA, and eight (8) miles east of Tulare, CA.

SIZE:

+/-71 Assessed Acres

PLANTINGS:

+/-21 Assessed Acres of Independence Almonds – planted in 2012.

+/-29 Assessed Acres of Non-Pareil and Monterey Almonds – planted in 2015.

+/-21 Assessed Acres of Non-Pareil and Monterey Almonds – planted in 2017.

LEGAL:

Tulare County APNs: 198-170-024, 025, 042, and 043.

WATER:

The property is located in Lindmore Irrigation District and has a 30 HP Submersible pump for the farm. There is a Micro Sprinkler irrigation system and 50% ownership in an offsite well (currently not in use).

SOIL:

Quonal-Lewis association, 0 to 2 percent slopes.

REMARKS:

Young almond orchard in a two (2) source water area. Seller to be reimbursed for cultural cost. Mineral rights not included in the purchase. Homes not included in property. Seller will parcel out the home and approximately two (2) acres.

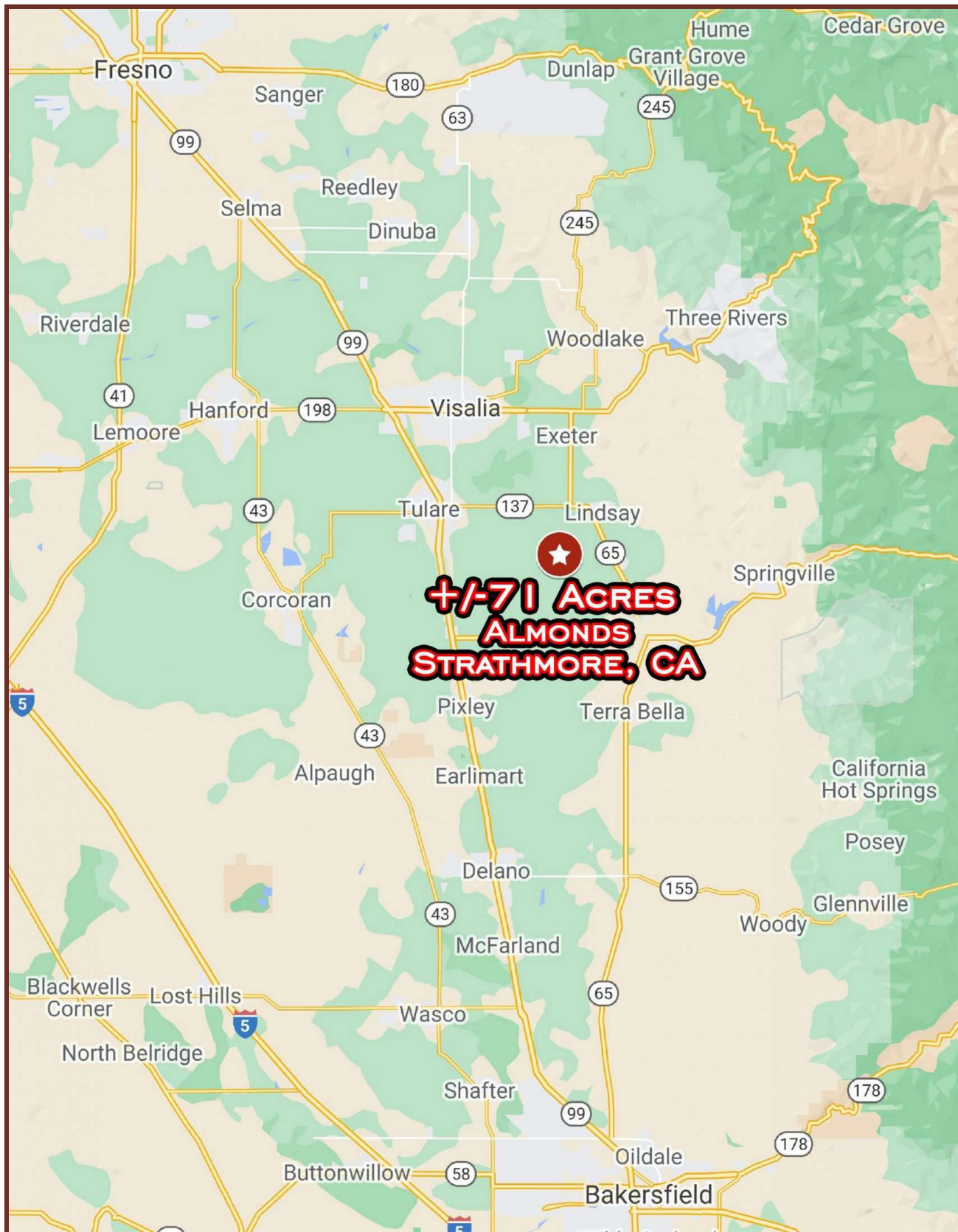
PRICE:

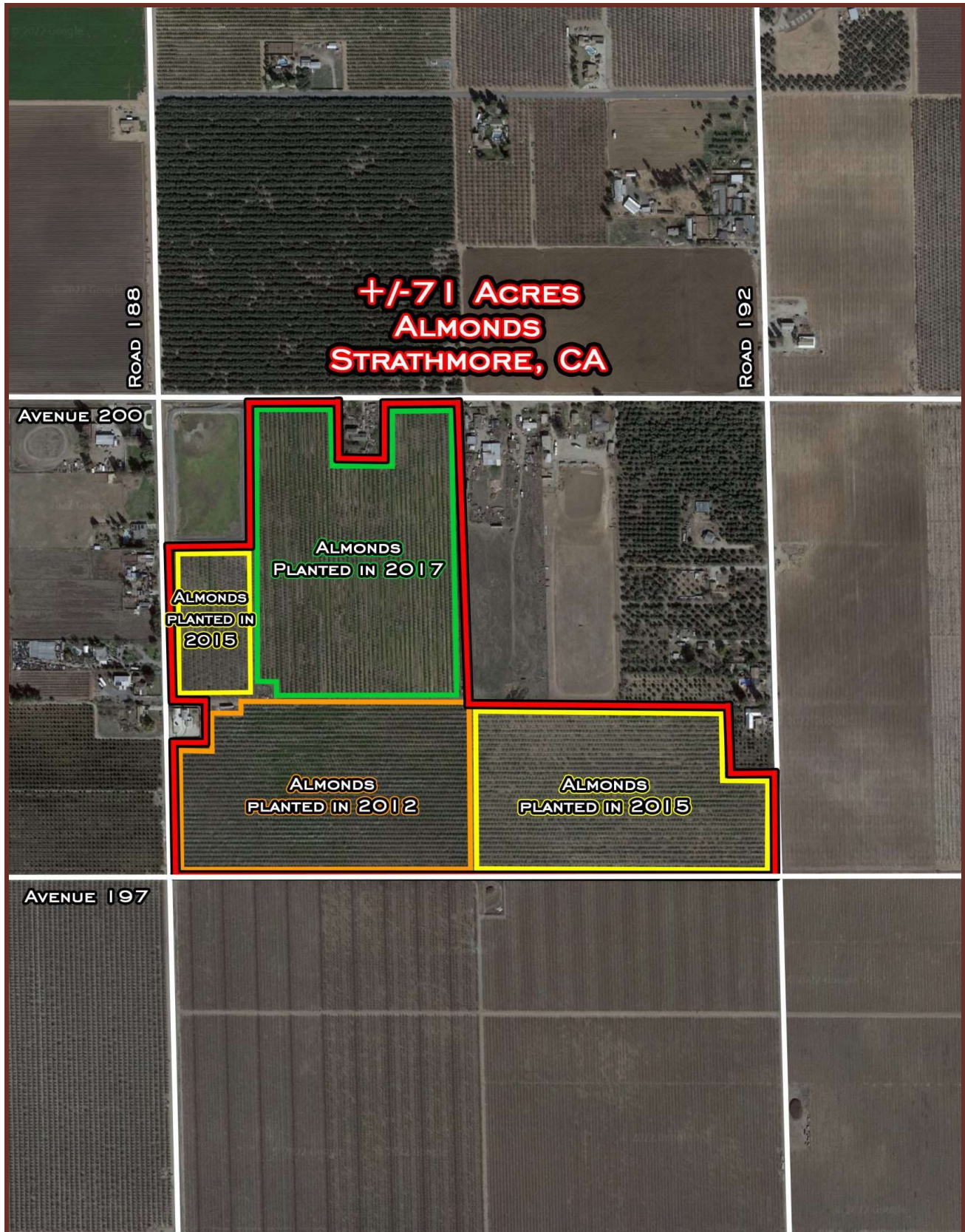
\$2,300,000

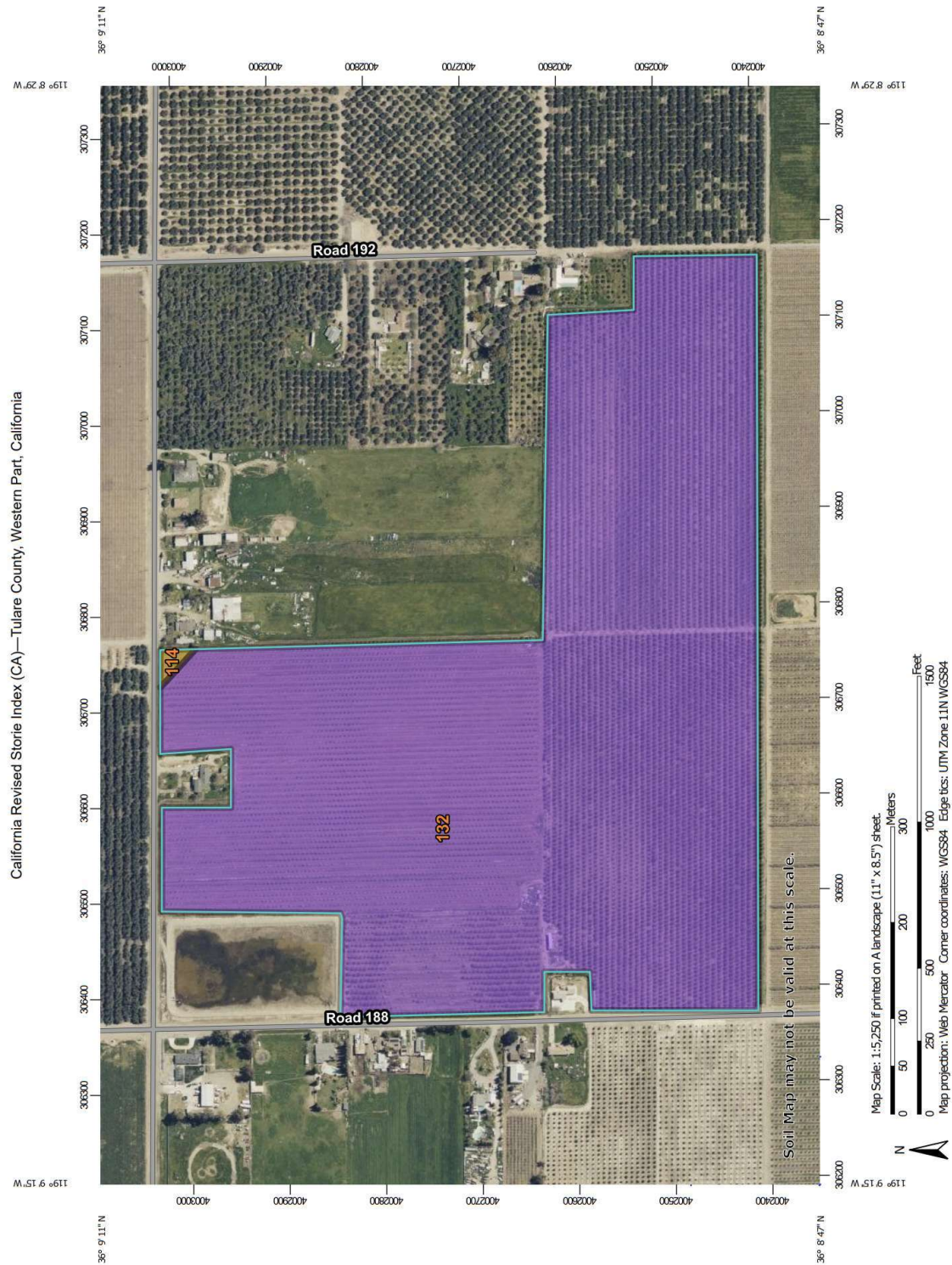
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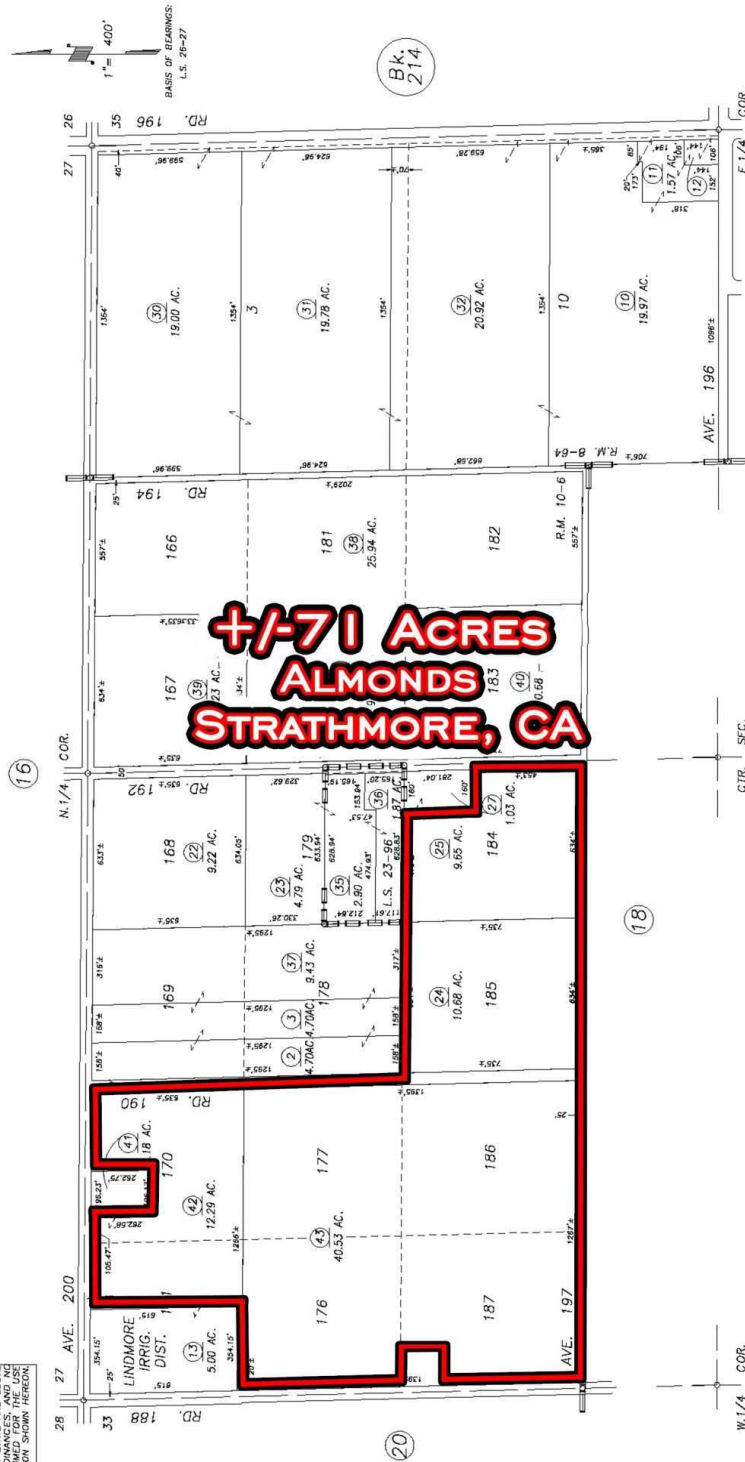
Natural Resources
Conservation Service

USDA

Tax Area Codes 198-17
141-007

N1/2 SEC.34, T.20S., R.26E., M.D.B.&M.

DISCLAIMER
THIS MAP WAS PREPARED FOR LOCAL
PROPERTY ASSESSMENT PURPOSES ONLY.
IT IS NOT A SURVEY AND DOES NOT
GUARANTEE THE ACCURACY OF THE
SERVICING ASSUMPTIONS. THE USER
OF THE INFORMATION SHOWN HEREON



VICINITY OF LINDSAY
ASSESSOR'S MAPS BK.198 , PG.17
COUNTY OF TULARE, CALIFORNIA, U.S.A.

NOTE: Assessor's Parcel Numbers Shown in Circles
Assessor's Block Numbers Shown in Ellipses

REVISION	DATE	TECH
123	06/13/2011	LLB

POR. RIVERVIEW TRACT, R.M. 8-64.
POR. LINDSAY ORANGE COLONY, R.M. 10-6
RECORD OF SURVEY, L.S. 23-96
POR. RECORD OF SURVEY, L.S. 26-27 (E. LN. SEC.34)

