

LINDMORE ID NAVELS

Tulare County, California

39.42± Acres

\$1,150,000
(\$29,173/Acre)



- Lindmore ID and Well
- Fukumoto Navel
- Good Soils



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Tulare County, CA



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PROPERTY INFORMATION

DESCRIPTION

Available for sale is a 39.42± acre citrus ranch planted to Fukumoto navel. The property features good soils and two sources of irrigation water.

LOCATION

The property is located on the south side of Avenue 204, approximately 0.4 miles east of Road 196, west of Strathmore, California

LEGAL

Tulare County APN's 214-160-015 and 214-160-019. Both parcels are in the Williamson Act.

ZONING

AE-20 (Agricultural Exclusive, 20 acre minimum).

PLANTINGS

The property is planted entirely to mature Fukumoto navel and one-year-old Fukumoto interplants.

WATER

The property is irrigated by one Ag pump and well, and Lindmore Irrigation District. There is one outlet on the property. The property is located in the East Kaweah GSA.

SOILS

Exeter loam, 0 to 2 percent slopes.
Quonal-Lewis association, 0 to 2 percent slopes.

PRICE/TERMS

Purchase price is \$1,150,000

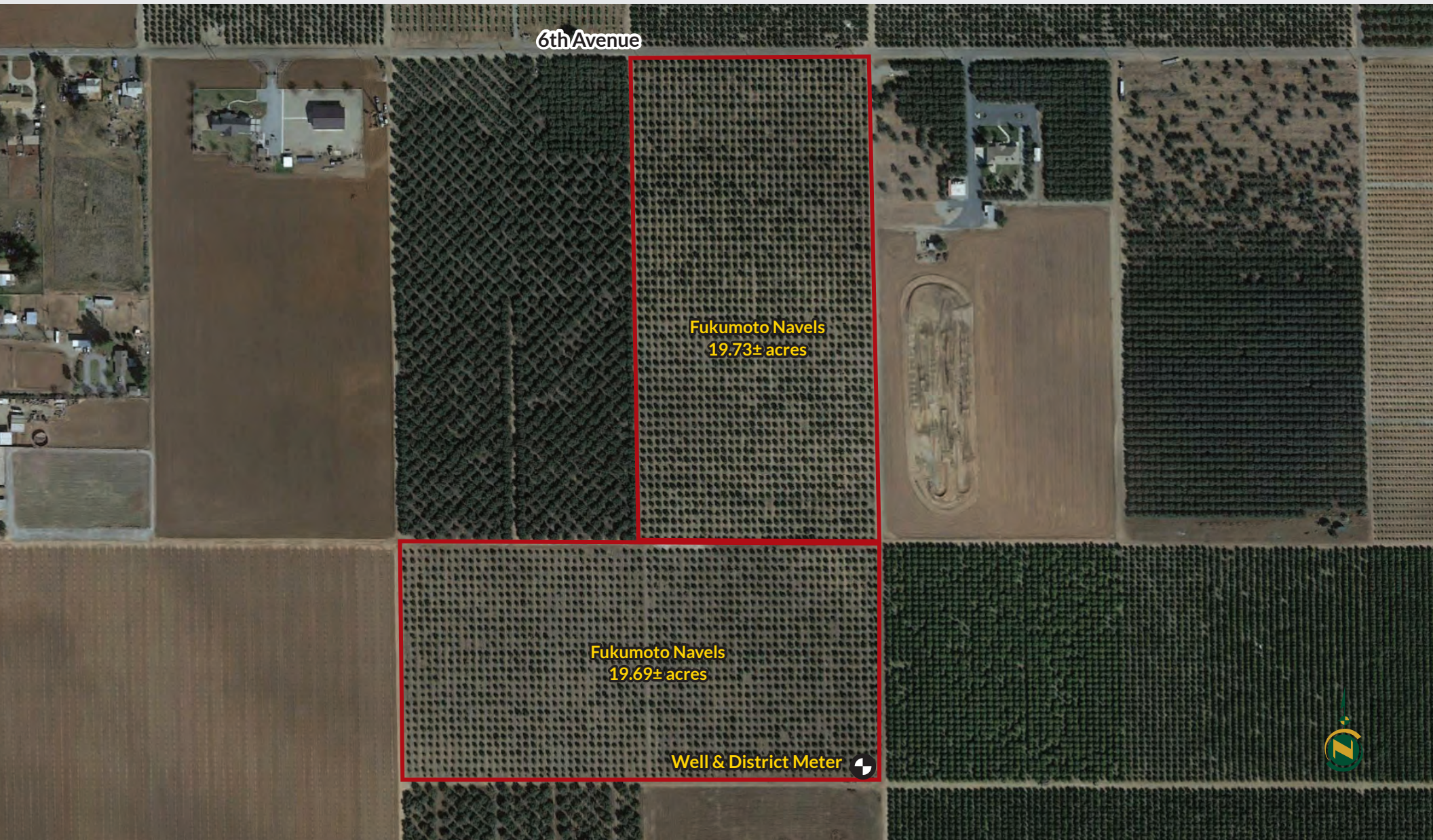


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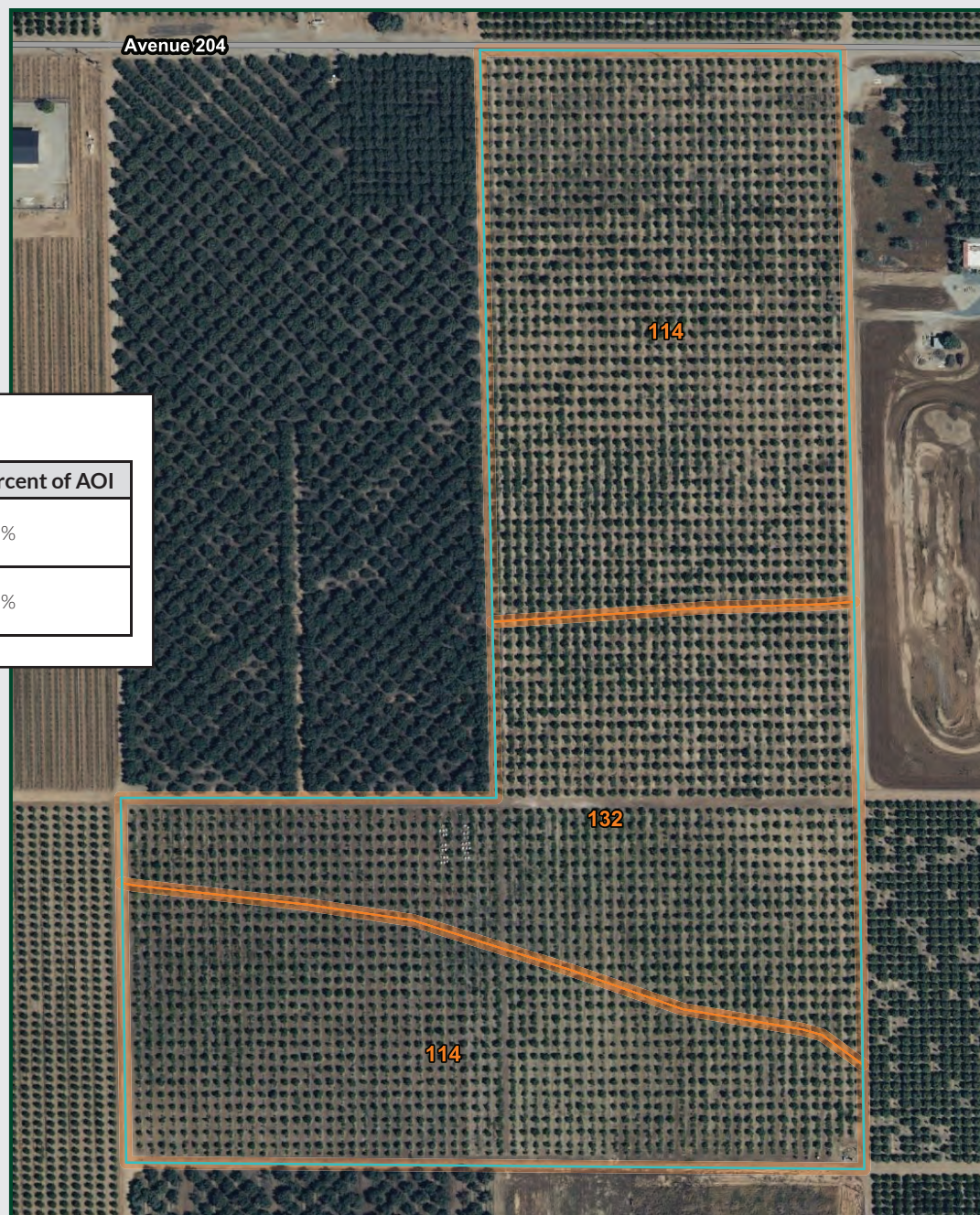
39.42± Acres
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FARM MAP



SOILS MAP

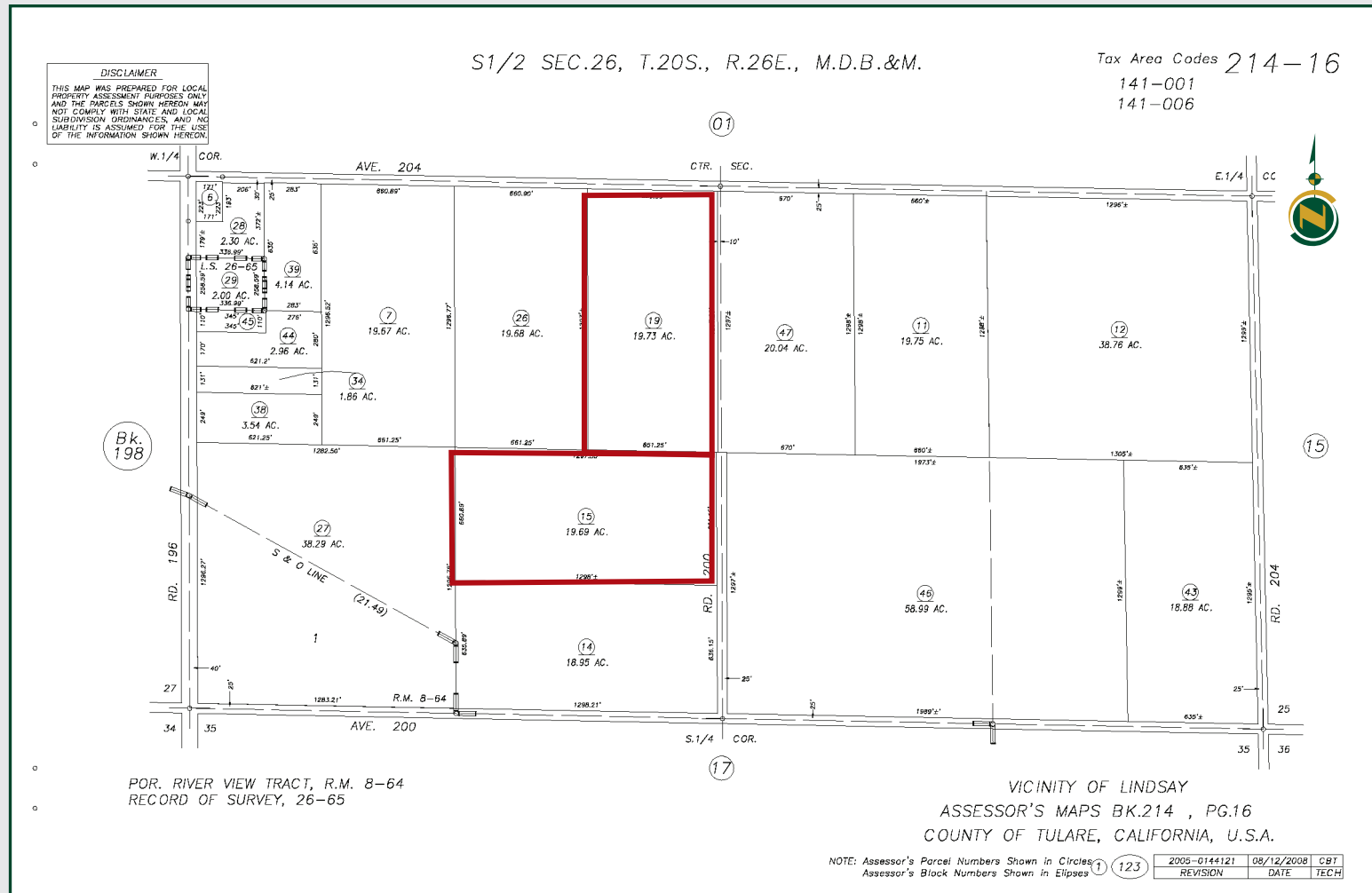


California Revised Storie Index (CA)

Map unit symbol	Map unit name	Percent of AOI
114	Exeter loam, 0 to 2% slopes	66.2%
132	Quonal-Lewis association, 0 to 2% slopes	33.8%



APN MAP



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PROPERTY PHOTOS



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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

Policy on cooperation:

All real estate licensees are invited to offer this property to prospective buyers. Do not offer to other agents without prior approval.

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