

LINDSAY HILLSIDE LEMONS AND NAVELS

38.92± Acres
Tulare County, California

\$1,525,000
(\$39,183/Acre)



• Hillside Lemons • Lindsay-Strathmore Irrigation District • Income Producing Trees



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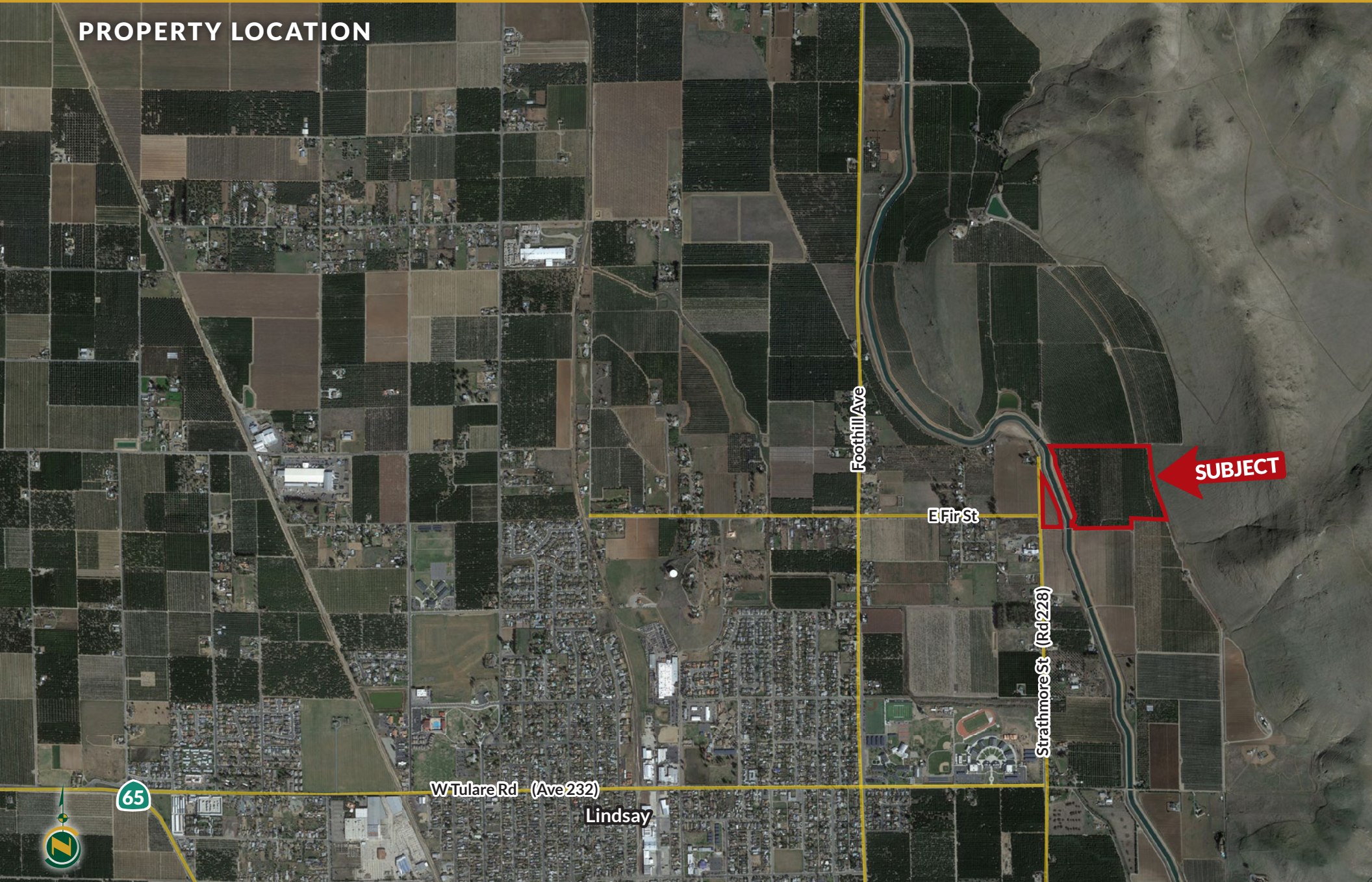


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PROPERTY LOCATION



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PROPERTY INFORMATION

DESCRIPTION

Available for sale is a nicely farmed lemon and navel ranch with a hillside location just outside of Lindsay, California. The property features producing citrus trees and a dual source of irrigation water.

LOCATION

The property is located on the northeast corner of E. Fir Street and N. Strathmore Street, Lindsay, California.

LEGAL

Tulare County APNs: 210-090-007 and 008.

ZONING

AE-20.

WATER

The property is located in the Lindsay-Strathmore Irrigation district and has three district outlets. There is also one well located on the east portion of the property.

PLANTINGS

The property is planted to the following:

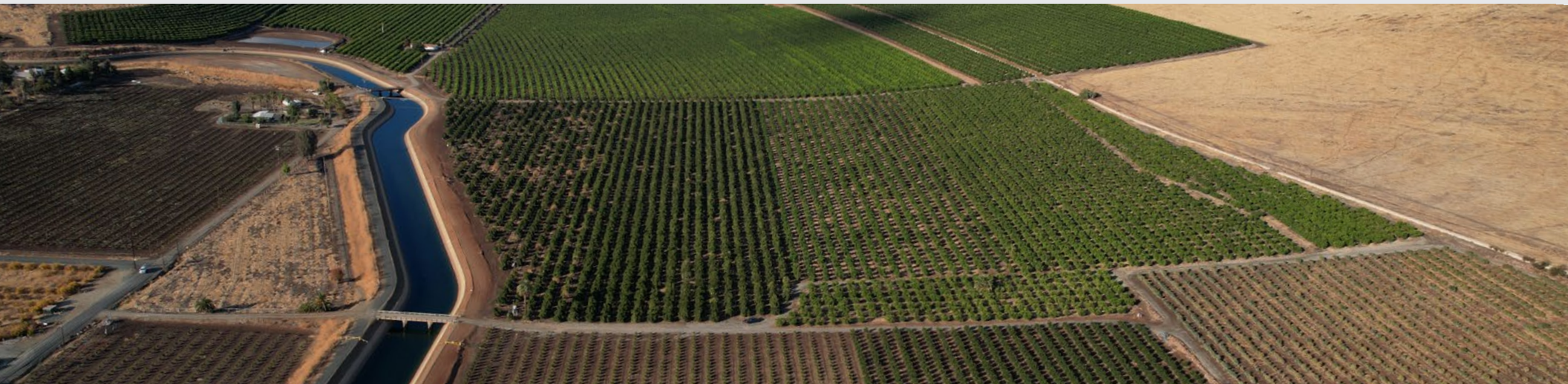
- 2.75± acres open ground, previously planted to pomegranates.
- 15.6± acres of Lane Late navels with 5± acres interplanted to Cara Caras in 2017 and 10.6± acres of interplanted Lisbon lemons in 2017.
- 8± acres of 2013 Lisbon lemons.
- 11± acres of 1991 Lisbon lemons.
- 1.4± acres of 1991 seedless Lisbon lemons.

SOILS

- Cibo-Rock outcrop complex, 15 to 50 percent slopes
- Porterville clay, 0 to 2 percent slopes
- Porterville clay, 2 to 9 percent slopes
- Porterville clay, 9 to 15 percent slopes

PRICE/TERMS

The asking price is \$1,525,000.



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PROPERTY OVERVIEW

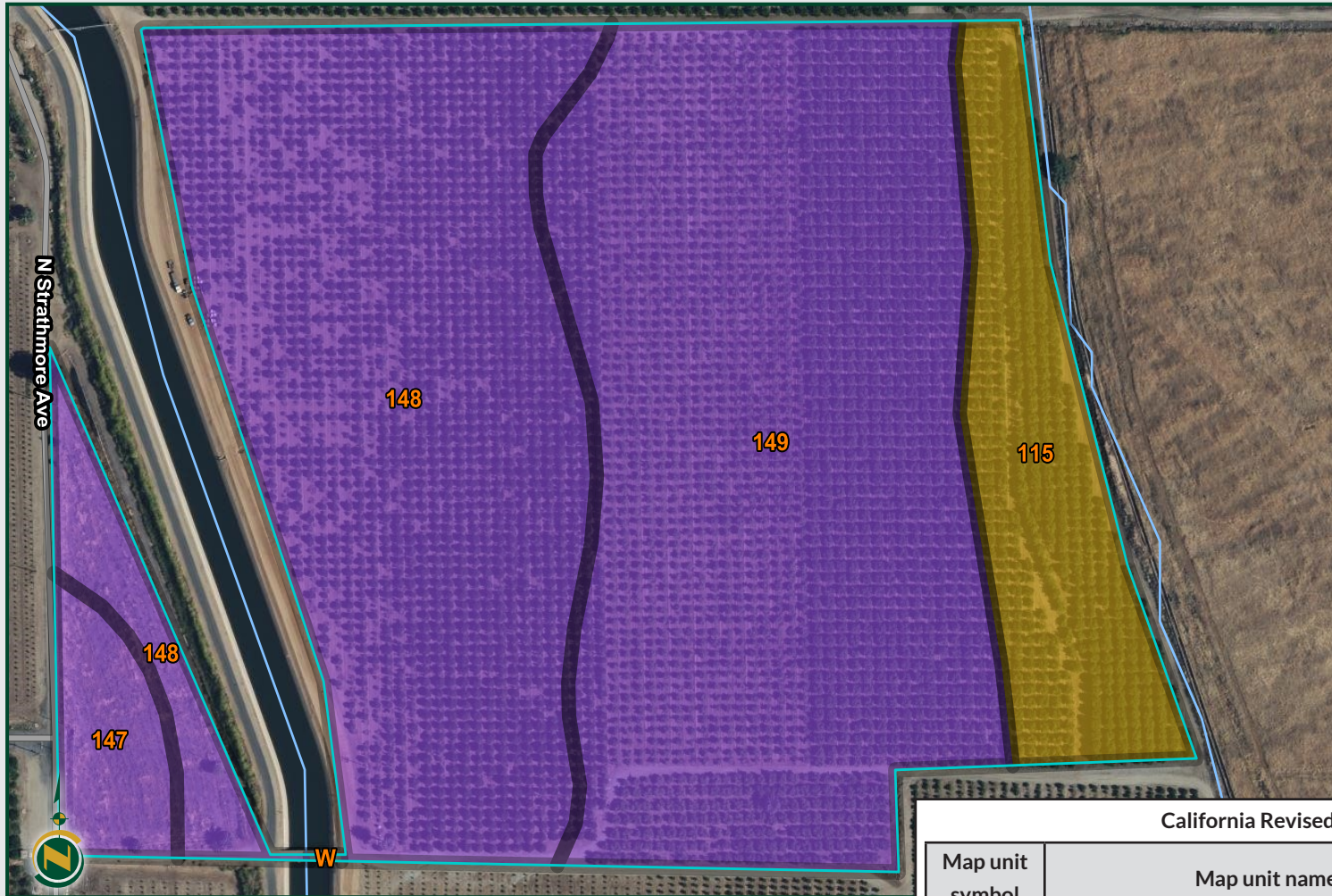


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SOILS MAP



California Revised Storie Index (CA)

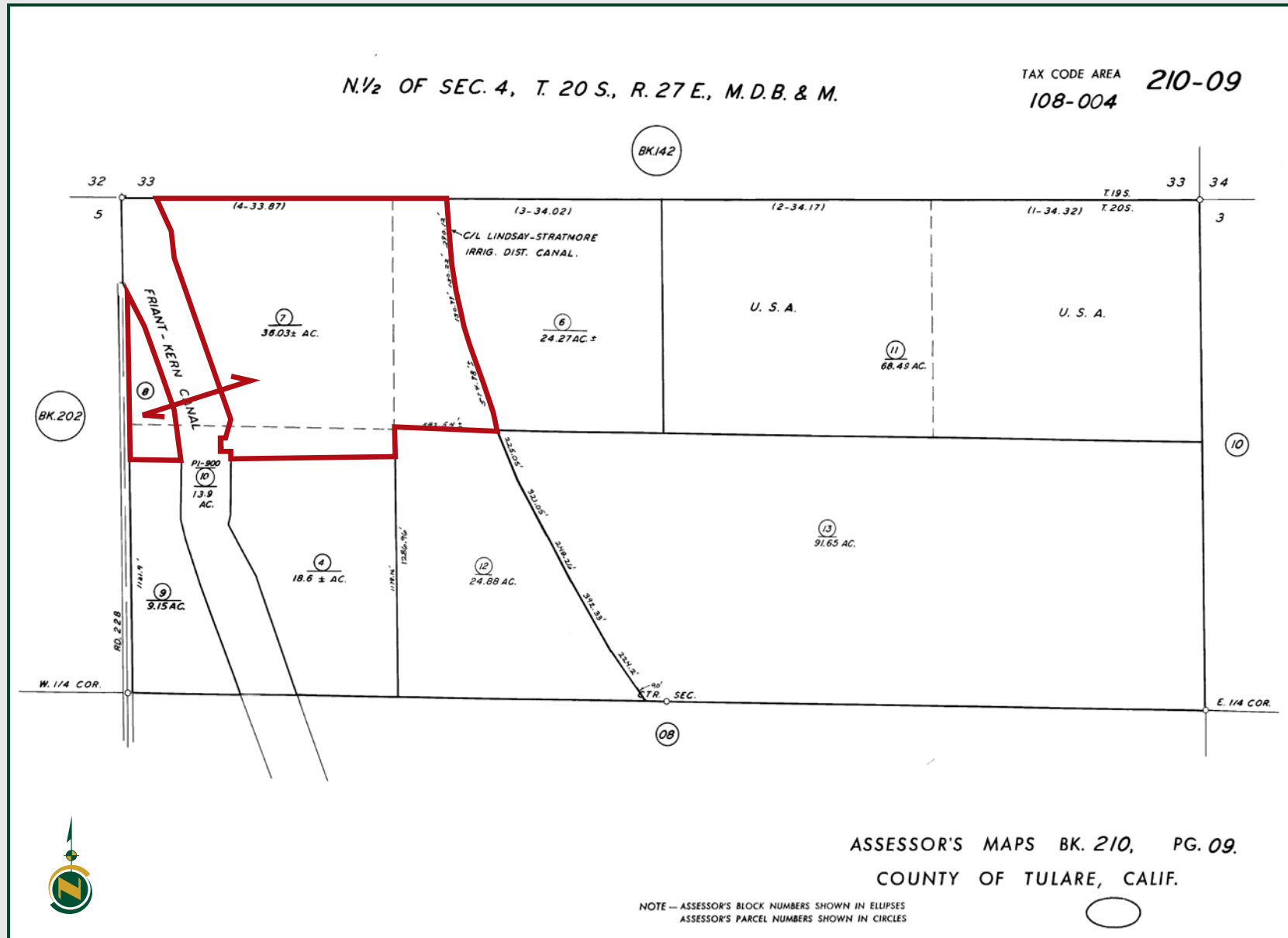
| Map unit symbol | Map unit name | Rating | Percent AOI |
|-----------------------------|--|----------------|-------------|
| 115 | Cibo-Rock outcrop complex, 15 to 50 percent slopes | Grade 4 - Poor | 11.5% |
| 147 | Porterville clay, 0 to 2 percent slopes | Grade 3 - Fair | 3.6% |
| 148 | Porterville clay, 2 to 9 percent slopes | Grade 3 - Fair | 40.4% |
| 149 | Porterville clay, 9 to 15 percent slopes | Grade 3 - Fair | 443.5% |
| Totals for Area of Interest | | | 100% |

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PARCEL 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.