

LINDSAY AREA NAVEL RANCH

Tulare County, California

19.69± Acres

\$580,000
(\$29,457/Acre)



- Refurbished Ag Well
- Productive Soils
- Income Producing Trees



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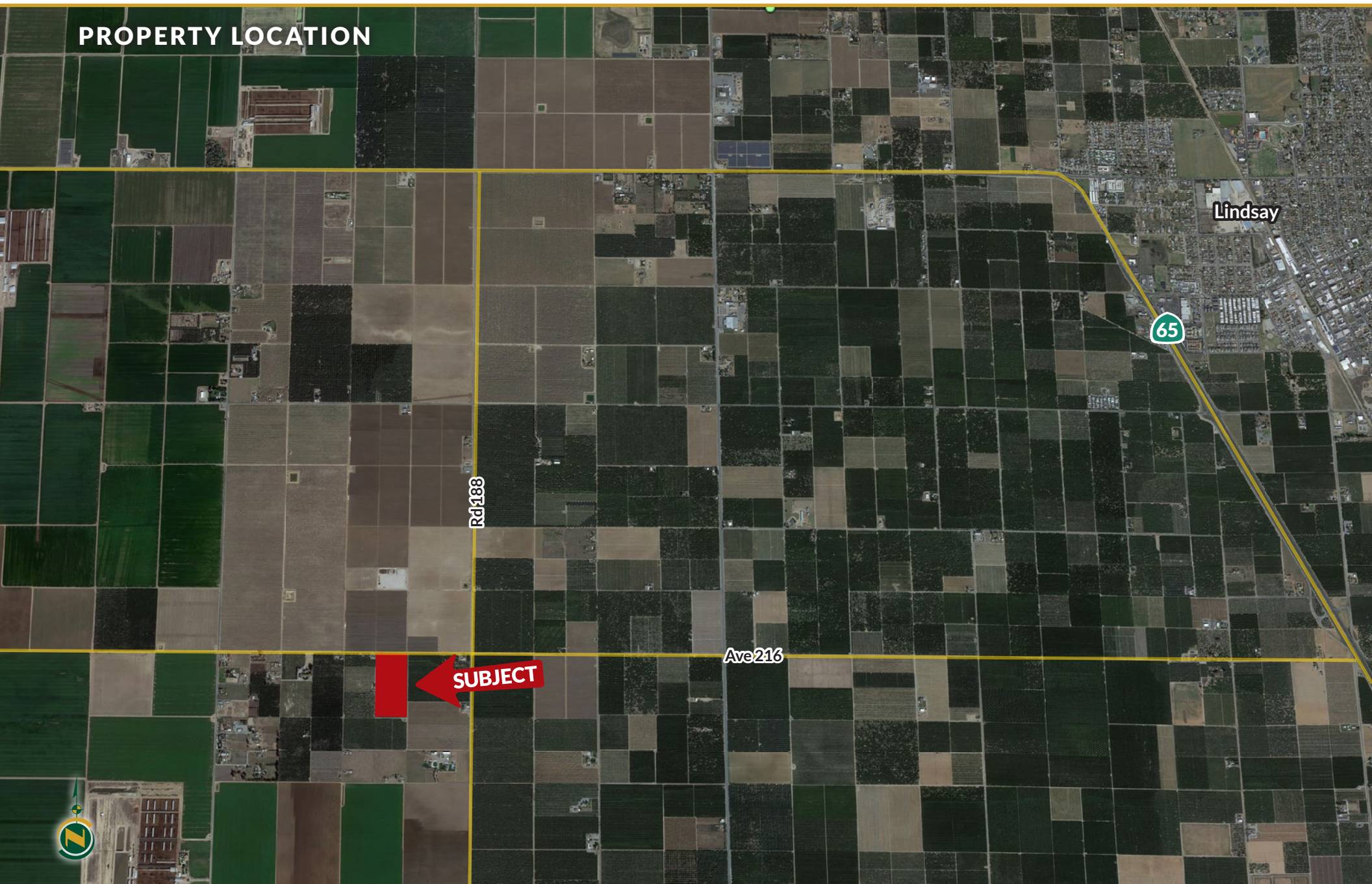


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19.69± Acres
Tulare, CA



PROPERTY LOCATION



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PROPERTY INFORMATION

DESCRIPTION

Available for sale is a productive navel ranch located west of Lindsay, California. The property features mature plantings and a recently refurbished irrigation well.

LOCATION

The property is located on the south side of Avenue 216, approximately ¼ mile west of Road 188. The property is located approximately five miles southwest of Lindsay, California.

LEGAL

Tulare County APN: 198-120-018.

ZONING

AE-40
(Agriculture Exclusive 40 acre minimum).

PLANTINGS

The property is planted to the Following:

- 5± acres of Morro Bloods.
- 5± acres of Fisher navels.
- 7± acres of Atwood navels.
- 3± acres of Lane Late navels.

SOILS

Flamen loam, 0 to 2 percent slopes.

WATER

The property receives irrigation water from one Ag well that was recently refurbished with new bowls and a new 25± hp pump. The well is approximately 360± feet deep with the pump set at 290± feet.

PRICE/TERMS

The asking price is \$580,000. The current crop is negotiable.



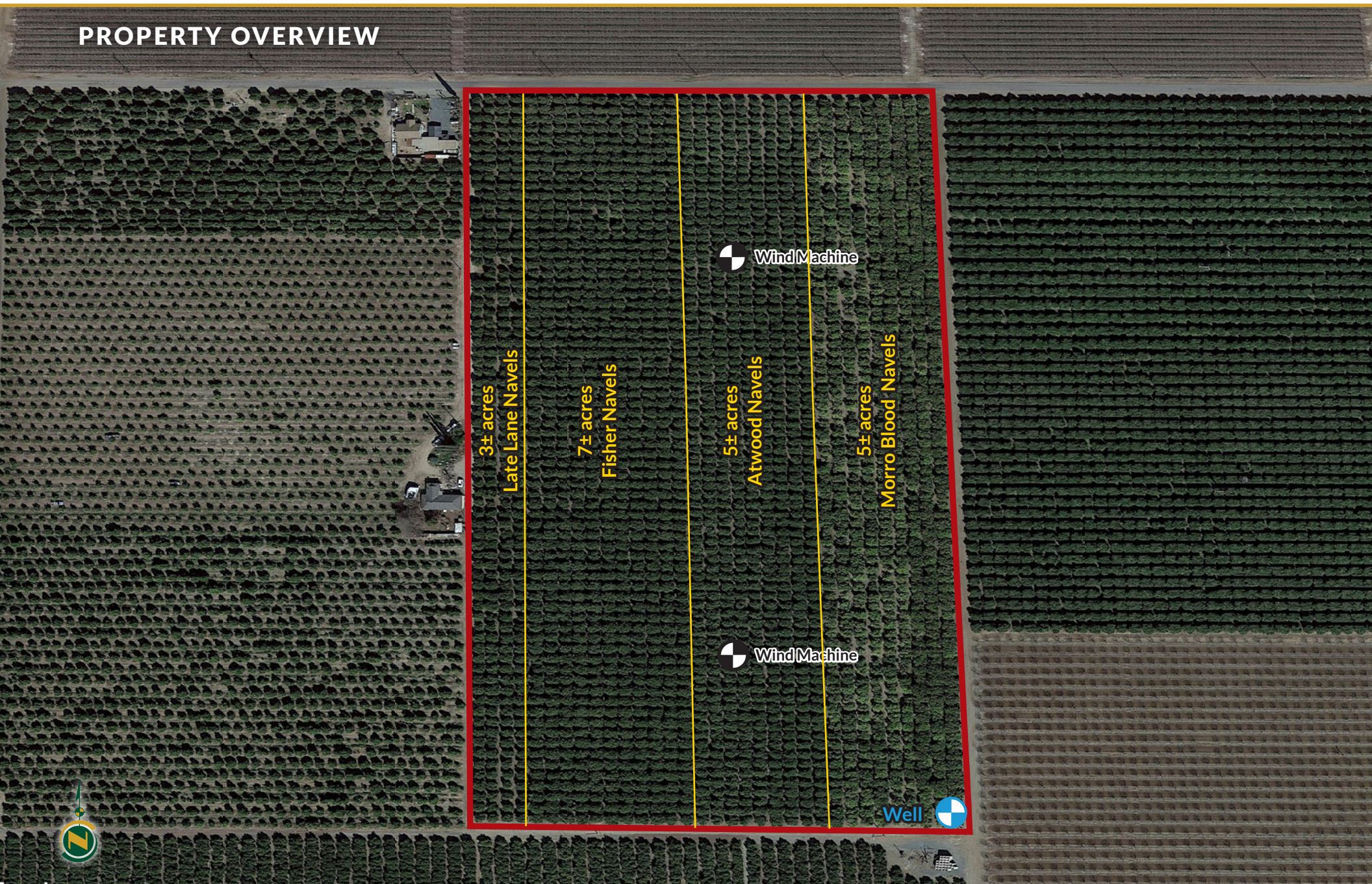
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PROPERTY OVERVIEW



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SOILS MAP



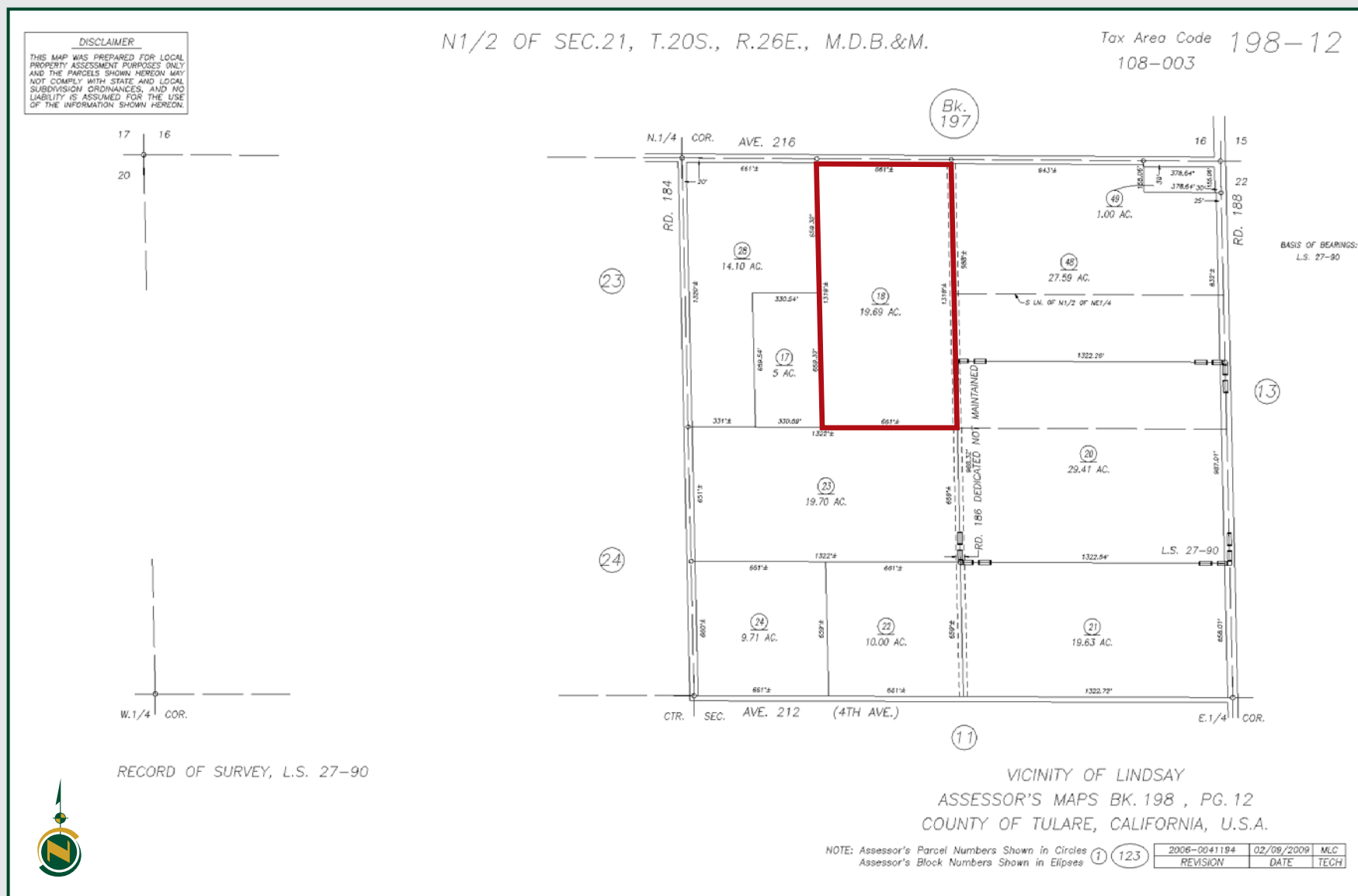
California Revised Storie Index (CA)

Map unit symbol	Map unit name	Rating	Percent AOI
116	Flamen loam, 0 to 2 percent slopes	Grade 1 - Excellent	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.