

# LINDSAY AREA NAVELS

Tulare County, California

8.69± Acres

**\$347,600**  
(\$40,000±/Acre)



- Dual Source of Water
- Lindmore Irrigation District



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Tulare County, CA



## PROPERTY INFORMATION

### DESCRIPTION

This is a well maintained navel ranch located northwest of Lindsay, California, within the citrus belt of Tulare County. The property is currently being transitioned to organic.

### LOCATION

The block is located at the southwest corner of Palm Avenue (Avenue 240) and Cedar (Road 206), approximately 1 mile north of Highway 65.

### LEGAL

Tulare County APN# 199-040-063.

### ZONING

AE-10.

### FROST PROTECTION

There is one propane powered wind machine for seasonal frost protection.



### PLANTINGS

7.00± ac. Frost Nucellar on Cleopatra root stock, planted in 1962.

1.69± ac. Ti's on Tri-Foliolate root stock, planted in 1970.

### WATER

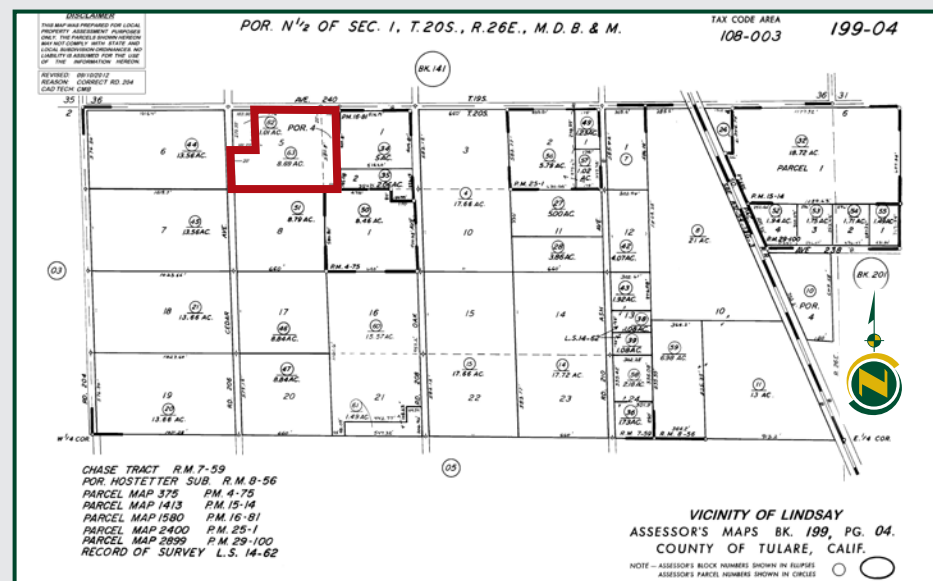
The property has two sources of water. There is a 15HP submersible Ag pump and the property also receives irrigation water from Lindmore Irrigation district. The grove is irrigated by a micro-fan jet system. The property is in East Kaweah GSA.

There will be a need to be a shared well agreement as there is a house on the property with its own separate APN.

### PRICE/TERMS

Listing price is \$347,600 (\$40,000/acre).

## PARCEL MAP



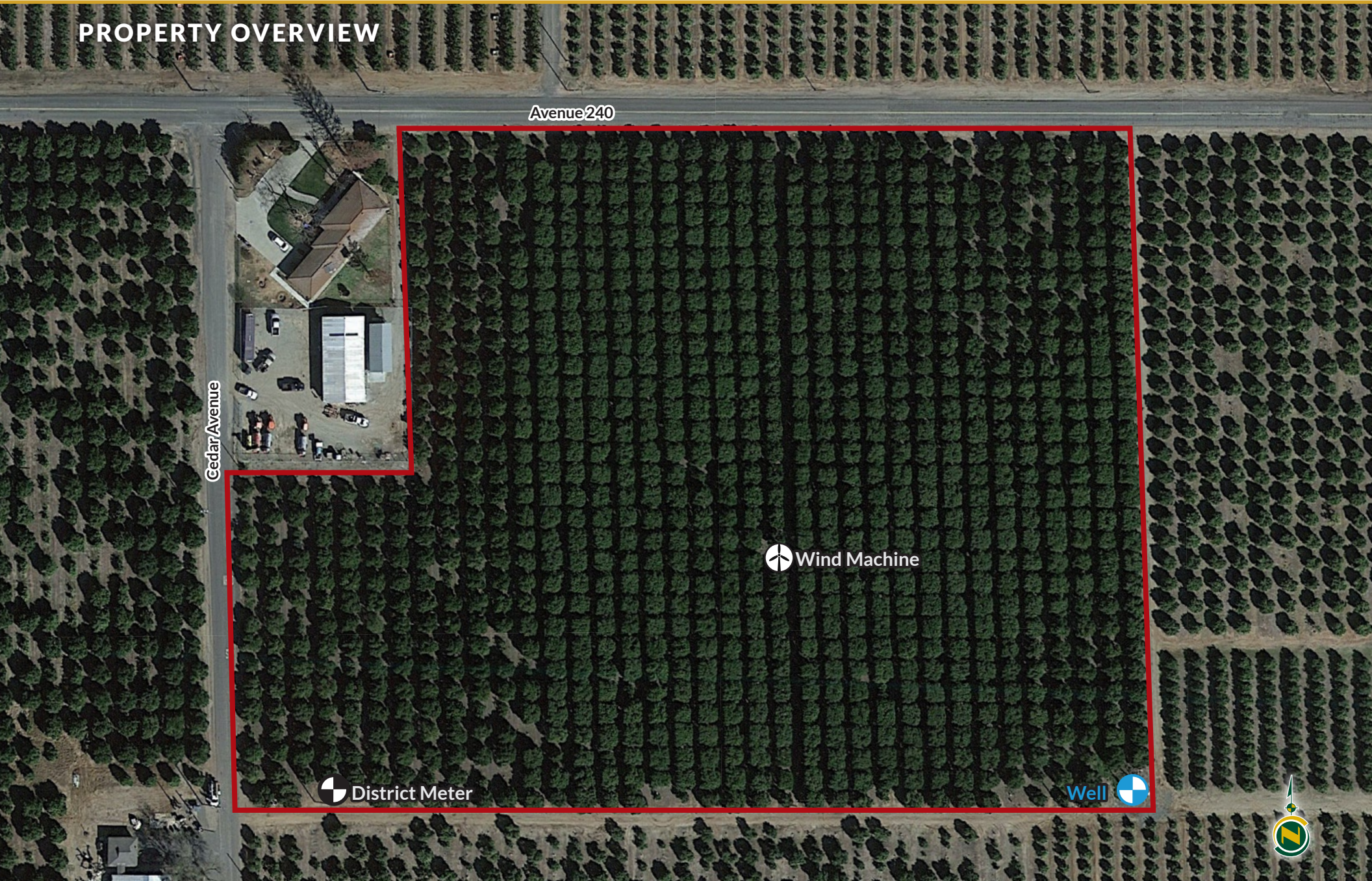


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## PROPERTY OVERVIEW





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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.