

ORGANIC NAVEL RANCH HOME AND GREEN HOUSES

7.59± Acres
Tulare County, California

\$750,000
(\$98,814/Acre)



- Organic Navels
- Lindsay Strathmore Irrigation District
- Custom Home and Pool
- 7,500± SF Customized Greenhouse space



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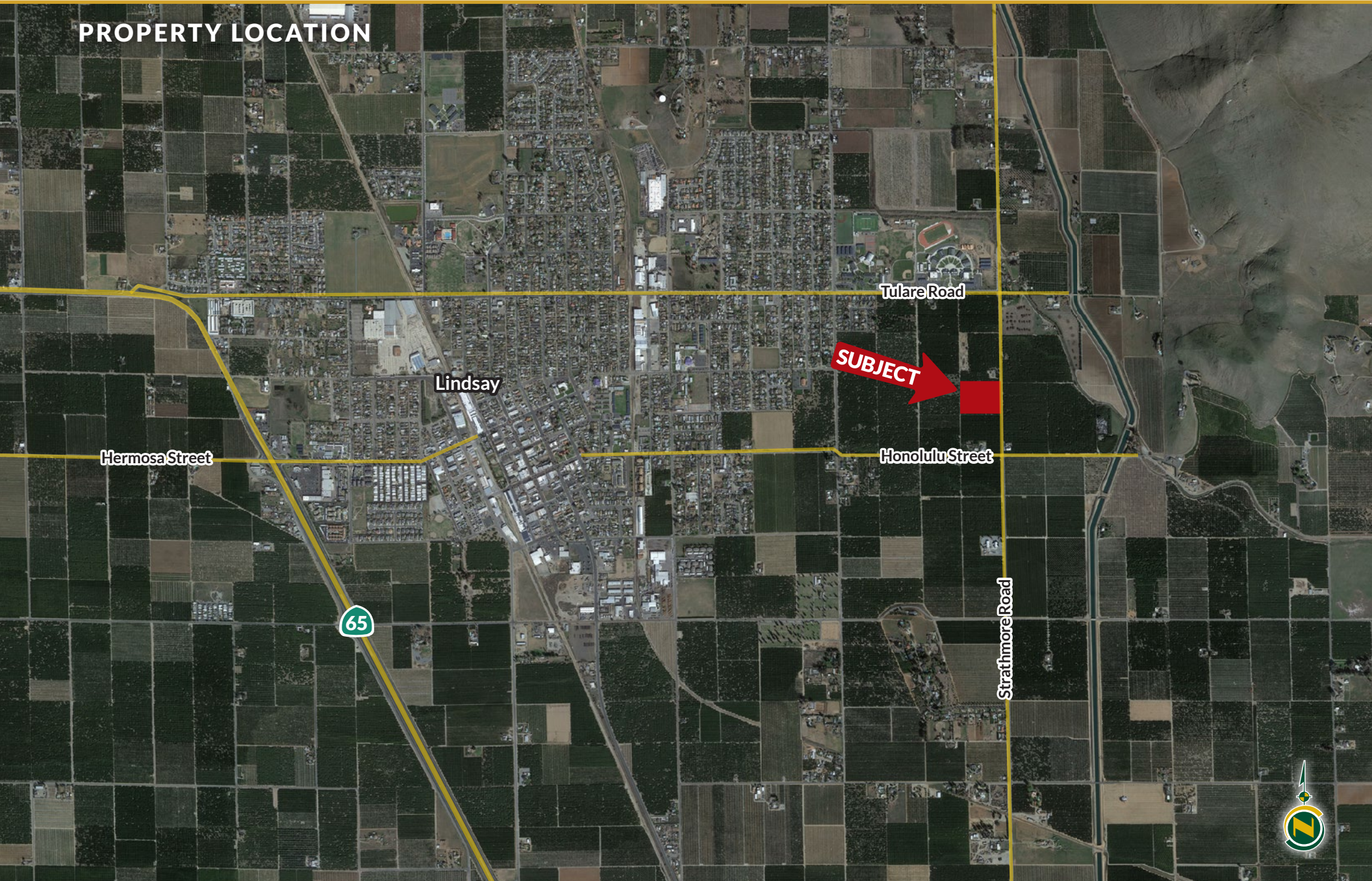


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PROPERTY LOCATION



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PROPERTY INFORMATION

DESCRIPTION

Situated in the Heart of the California Citrus belt is a chance to purchase 7.59± acres of Organic Washington Navels. The property has a spacious single story ranch style home with a pool and three large industrial strength green houses. This opportunity is located just seconds west of downtown Lindsay. The home is a spectacular handcrafted four-bedroom two-bathroom home with everything you could ask for your modern country living experience. Besides the revenue generating organic navels, the property offers you a chance to create your own horticulture income producing business with approximately 7,500± SF of greenhouse space that you could cultivate, cannabis, fruit trees, fresh flowers, and plants or whatever other ideas you can think of, as the opportunities are endless with this unique greenhouse set up and country property.

LOCATION

Property is located at 267 N. Strathmore Avenue (Road 228), Lindsay, CA. 93247. The subject property is located approximately ¼ mile North of E. Honolulu Street on Strathmore Avenue (Road 228).

LEGAL

Tulare County APN# 206-070-011-000.

ZONING

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

PLANTINGS

6.59± acres Washington Navels planted in approximately 1945. Production records available upon request.

SOILS

Wyman Loam, 0 to 2% slopes
Please see attached.

WATER

The subject property is located and receives district water for the house and citrus from the desired Lindsay Strathmore Irrigation Water District (LSID). In addition to the district water, there is an Ag well that feeds the citrus grove and green houses.

FROST PROTECTION

50 HP Electric Wind Machine

BUILDINGS

2,500± SF home with large living room with vaulted ceilings:

- 4 bedroom / 2 bath
- 3 car attached covered parking porch
- Swimming pool
- Small detached office

4,320± SF of enclosed greenhouse space with growing table, electrically controlled watering system, evaporation cooler and whole building fans.

3,456± SF of covered open air green house space with growing tables and watering system.

PRICE/TERMS

Asking price \$750,000 (\$98,814/Acre).

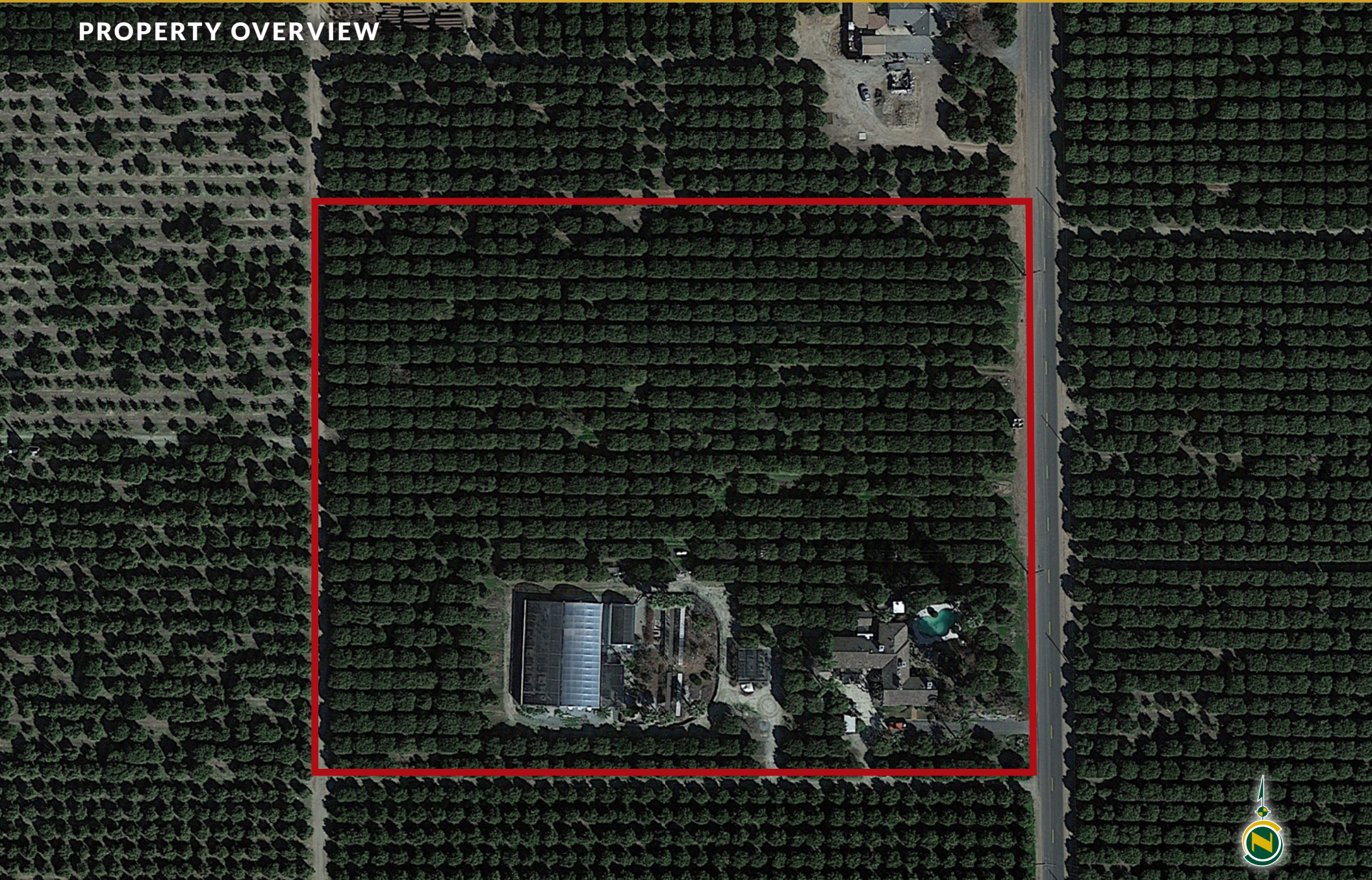


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PROPERTY OVERVIEW



SOILS MAP



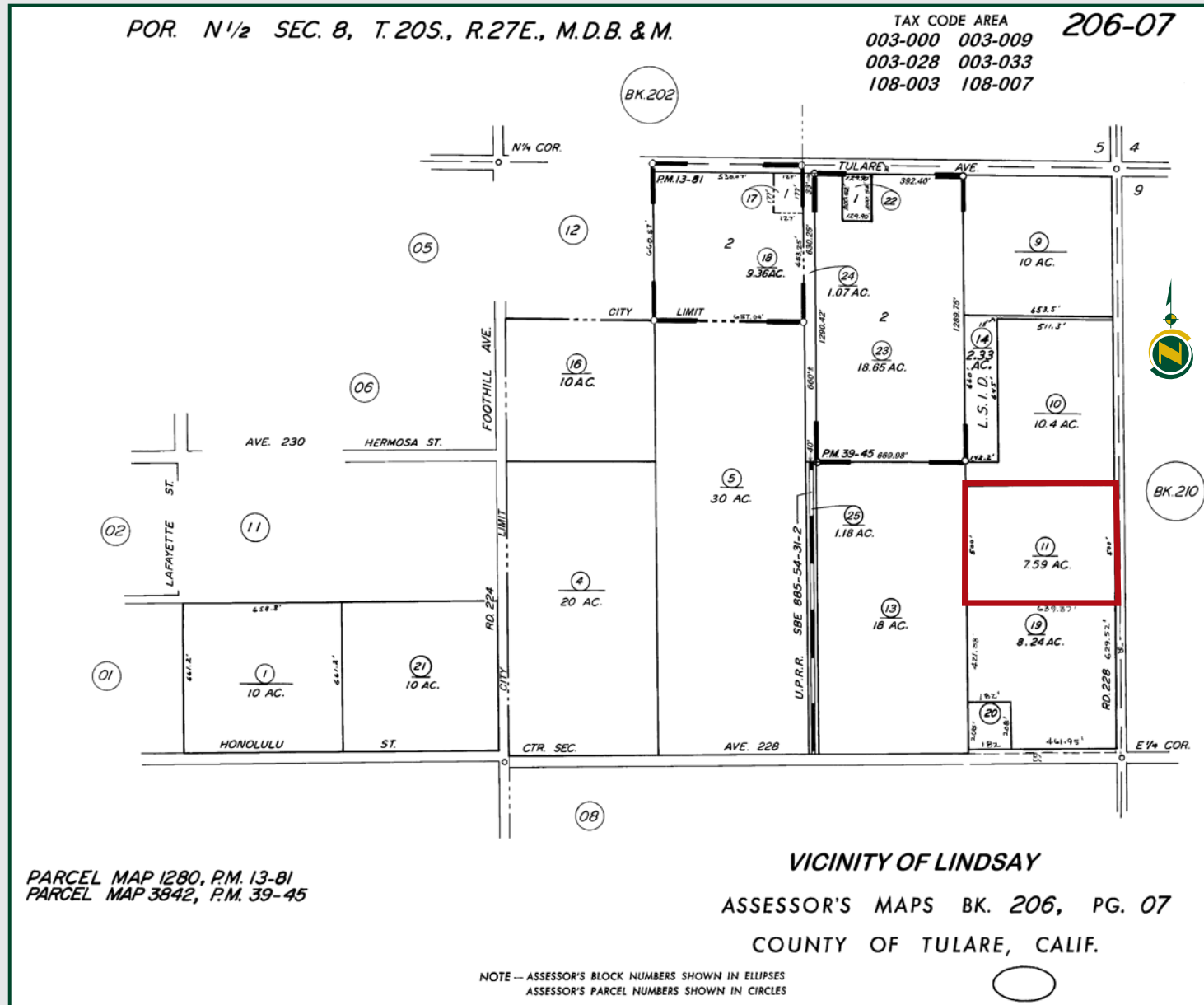
California Revised Storie Index (CA)			
Map unit symbol	Map unit name	Rating	Percent AOI
172	Wyman loam, 0 to 2 percent slopes	Grade 1 - Excellent	100.0%

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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.