

# LSID LEMONS, NAVELS AND VALENCIAS

**46.10± Acres**  
Tulare County, California

**\$1,660,000**  
(\$36,009/Acre)



- Lindsay-Strathmore Irrigation District
- Excellent Citrus Farming Location
- Warm Hillside
- Mature Plantings



**PEARSON  
REALTY**  
AGRICULTURAL PROPERTIES  
*A Tradition in Trust Since 1919*

## Offices Serving The Central Valley

### FRESNO

7480 N. Palm Ave, Ste 101  
Fresno, CA 93711  
559.432.6200

### VISALIA

3447 S. Demaree Street  
Visalia, CA 93277  
559.732.7300

### BAKERSFIELD

4900 California Ave., #210B  
Bakersfield, CA 93309  
661.334.2777

[www.pearsonrealty.com](http://www.pearsonrealty.com)

Exclusively Presented by:

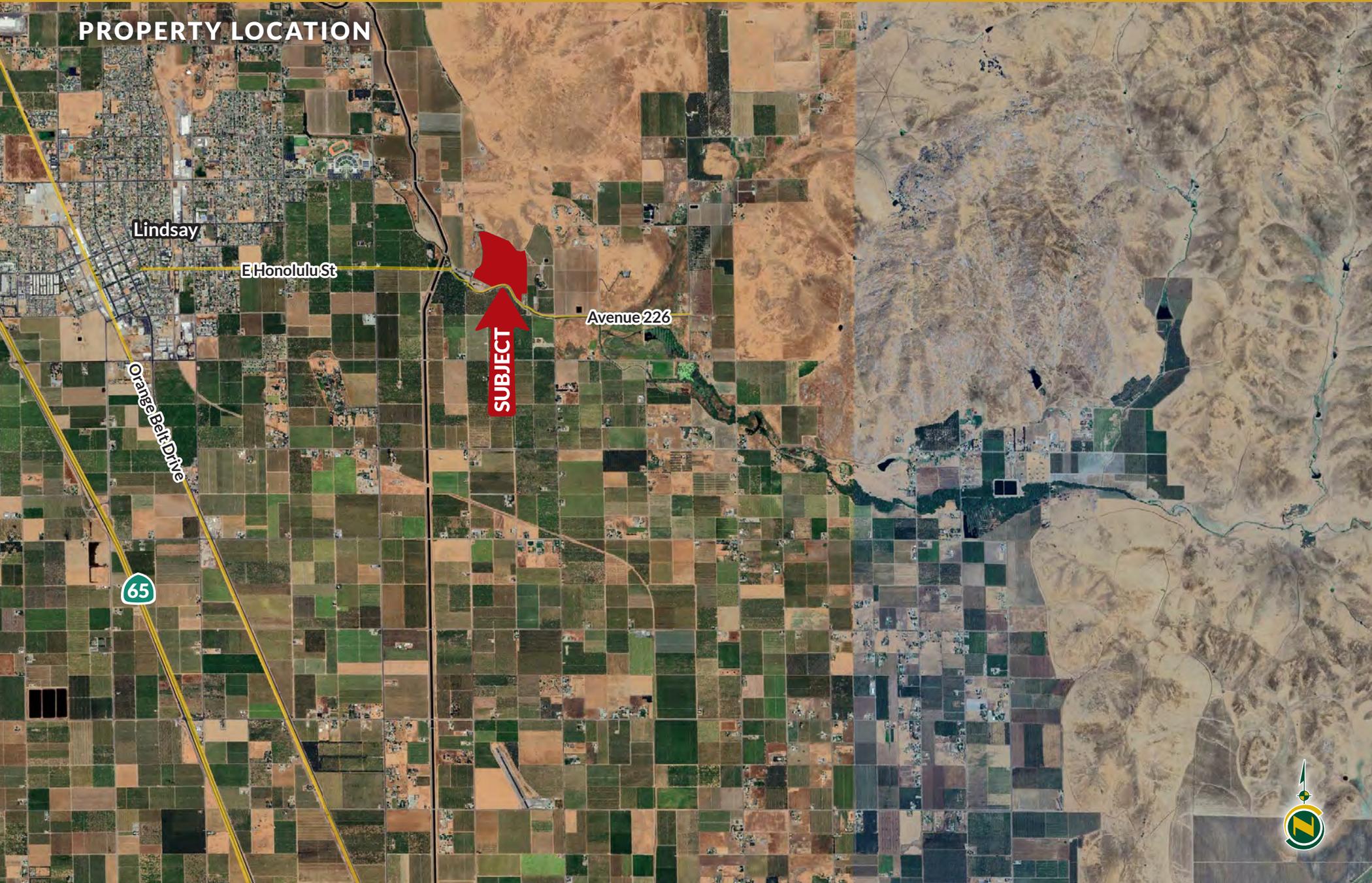


# LSID LEMONS, NAVELS AND VALENCIAS

46.10± Acres  
Tulare County, CA



## PROPERTY LOCATION



# LSID LEMONS, NAVELS AND VALENCIAS

46.10± Acres  
Tulare County, CA



## PROPERTY INFORMATION

### DESCRIPTION

Available for sale is a hillside citrus ranch planted to lemons, navels and valencias, located in the highly desirable citrus farming area of east Lindsay. The property features mature trees and irrigation water from Lindsay-Strathmore Irrigation District.

### LOCATION

The property is located on the north side of Round Valley Drive (Avenue 226) and west of Road 236, east of Lindsay, California.

### LEGAL

Tulare County APNs: 210-030-035 and 021.

### ZONING

PD-F-M and AF.

### PLANTINGS

The property is planted to the following:

- 3.5± acres of Fisher navels planted in 1994.
- 4± acres of lemons planted in 1997.
- 1± acre of lemons grafted in 2009.
- 6.5± acres of lemons grafted in 2002 and 2003.
- 1.5± acres of lemons planted in 2003.
- 6.5± acres of Powell navels planted in 2002 and 2003.
- 4± acres of lemons and Fukumoto navels planted in 2001 and 2002.
- 7± acres of Valencia oranges planted in 2000.
- 7.5± acres of Fukumoto navels planted in 2000 and 2002.

### WATER

Irrigation water is provided by Lindsay-Strathmore Irrigation District. There is one small well on the property. The property is partially located in the East Kaweah GSA..

### SOILS

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

### PRICE/TERMS

The asking price is \$1,660,000.

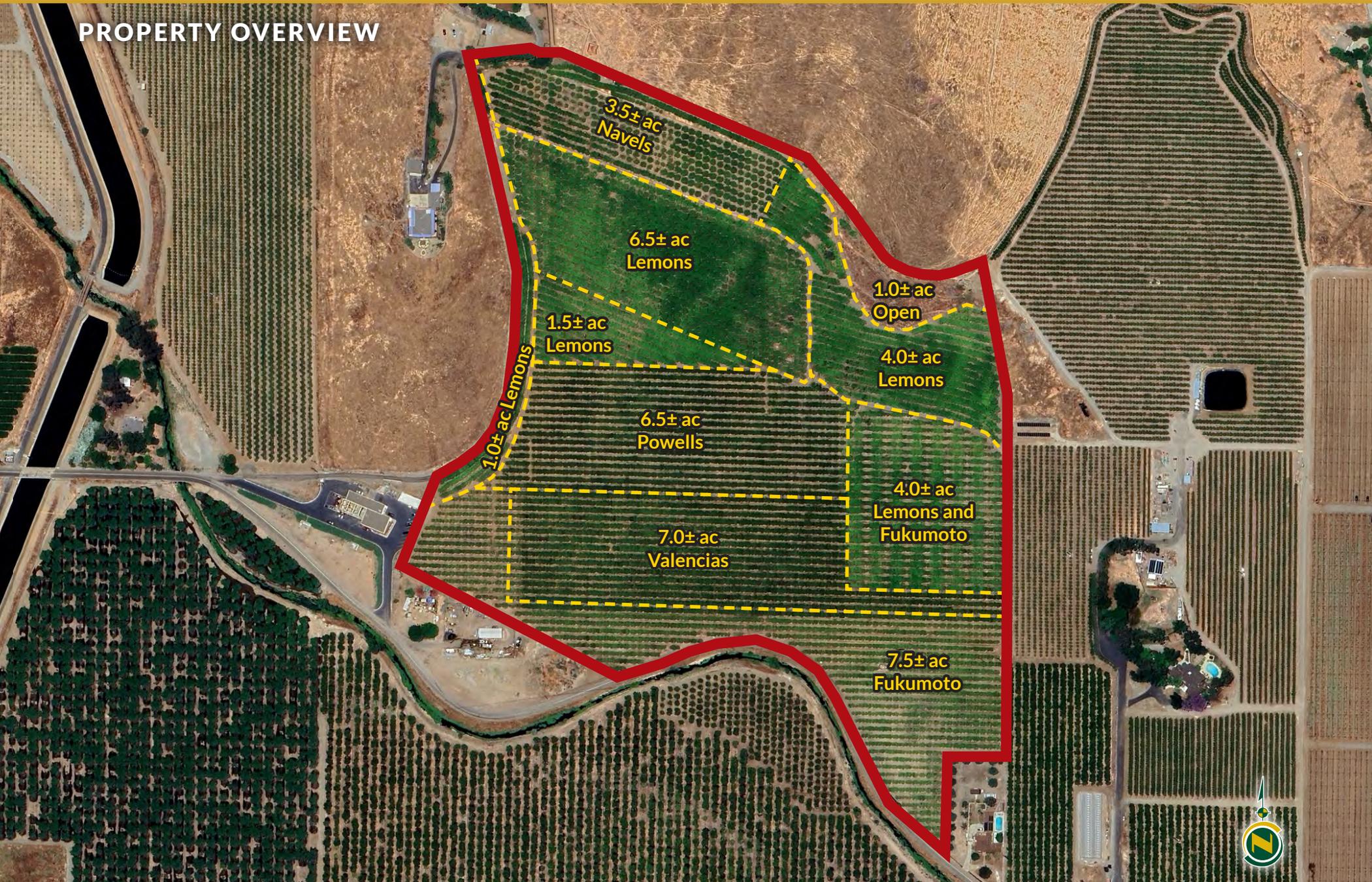


# LSID LEMONS, NAVELS AND VALENCIAS

46.10± Acres  
Tulare County, CA



## PROPERTY OVERVIEW

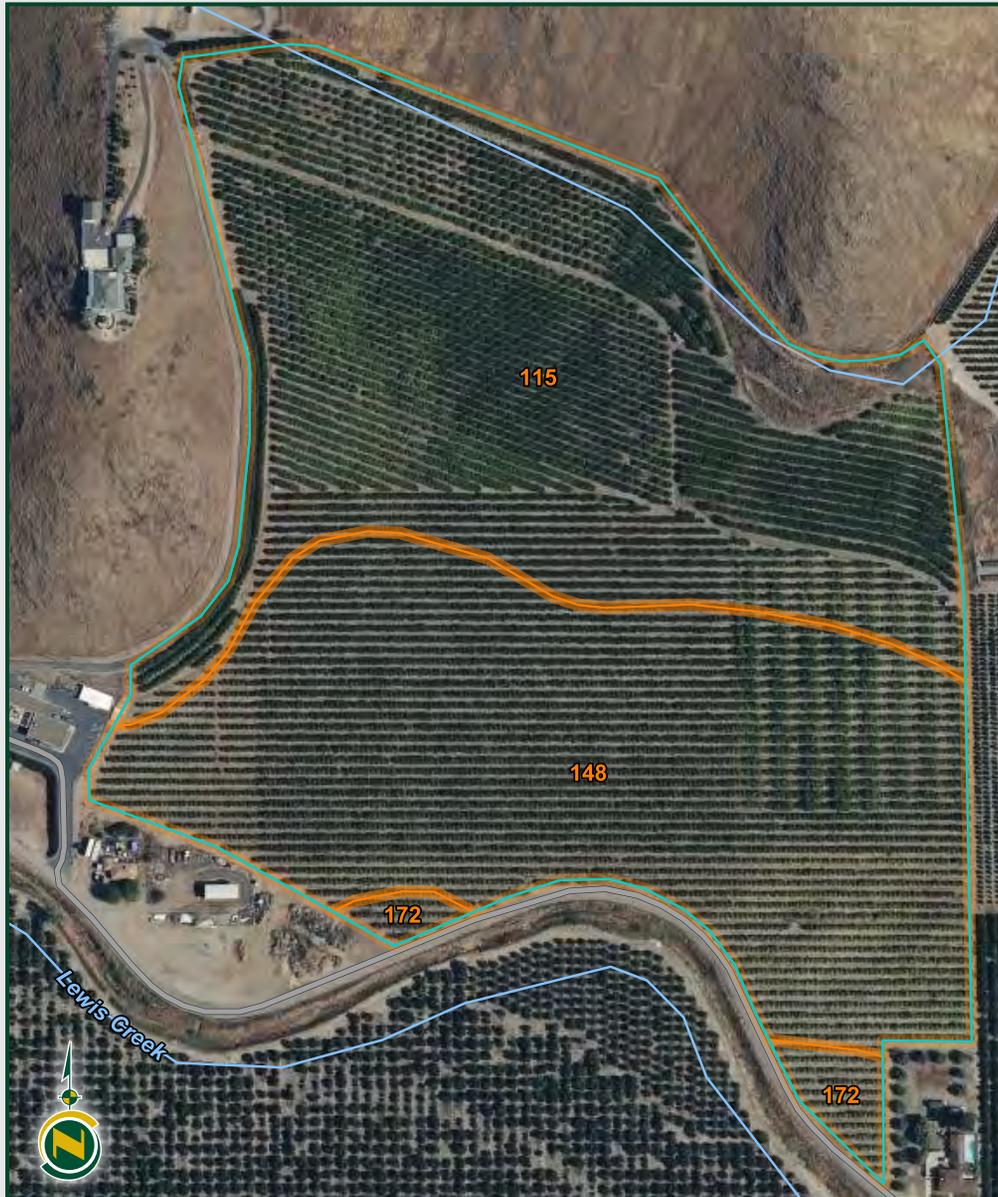


# LSID LEMONS, NAVELS AND VALENCIAS

46.10± Acres  
Tulare County, CA

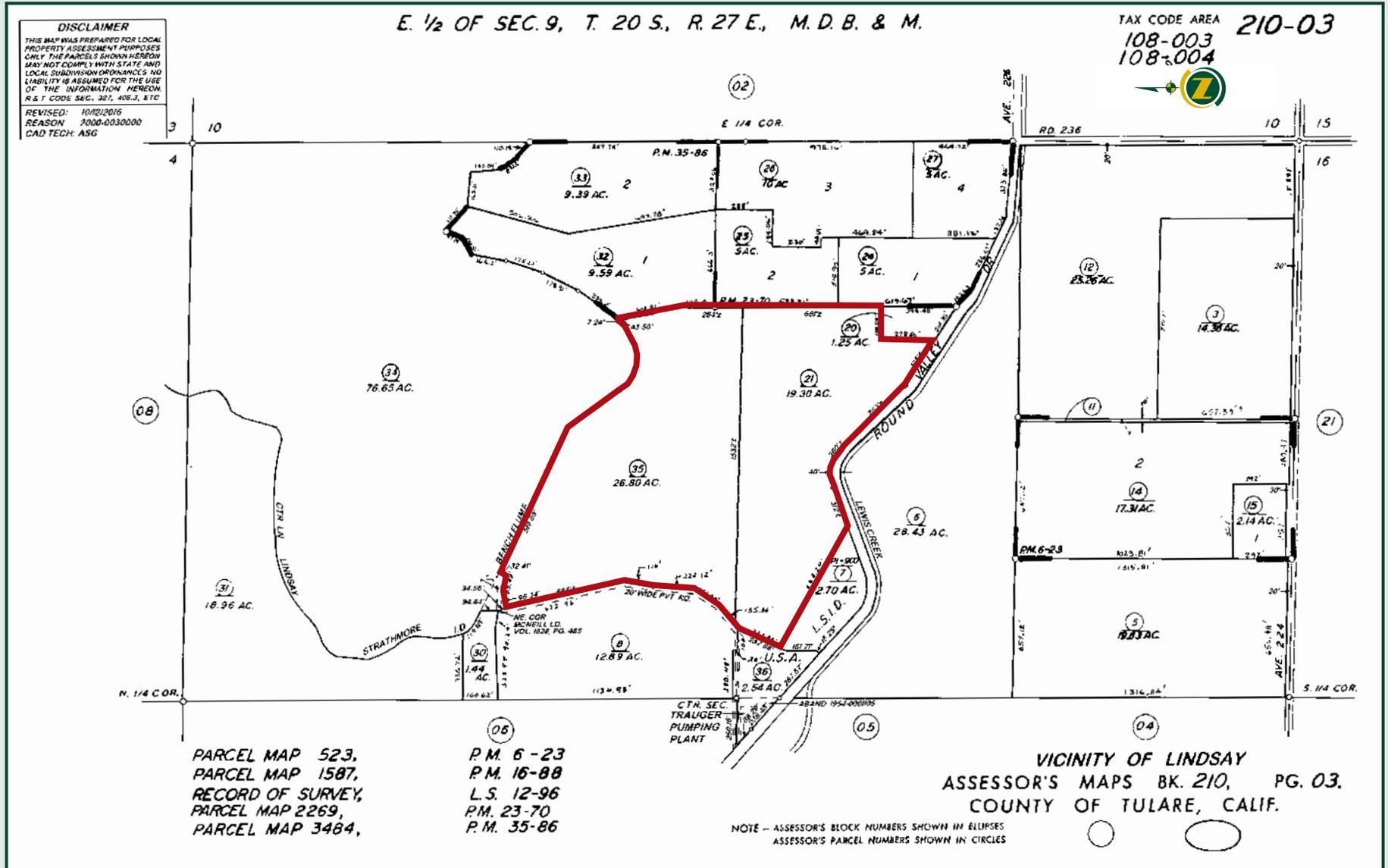


## SOILS MAP



California Revised Storie Index (CA)		
Map unit symbol	Map unit name	Percent AOI
115	Cibo-Rock outcrop complex, 15 to 50 percent slopes	57.7%
148	Porterville clay, 2 to 9 percent slopes	46.1%
172	Wyman loam, 0 to 2 percent slopes	2.2%

## PARCEL MAP



# LSID LEMONS, NAVELS AND VALENCIAS

46.10± Acres  
Tulare County, CA



## PROPERTY PHOTOS



# LSID LEMONS, NAVELS AND VALENCIAS

46.10± Acres  
Tulare County, CA



## Offices Serving The Central Valley

### FRESNO

7480 N. Palm Ave, Ste 101  
Fresno, CA 93711  
559.432.6200

### VISALIA

3447 S. Demaree Street  
Visalia, CA 93277  
559.732.7300

### BAKERSFIELD

4900 California Ave., #210B  
Bakersfield, CA 93309  
661.334.2777



Download Our  
Mobile App!

<http://pearsonrealty.com/mobileapp>



**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.**