

LSID MANDARINS AND NAVELS

39.10± Acres
Tulare County, California

\$1,100,000
(\$28,133±/Acre)

PRICE REDUCED

- Lindsay-Strathmore Irrigation District
- Scenic Hillside Location
- Utilities Located On-Site
- Excellent Citrus Farming Location



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Exclusively Presented by:



LSID MANDARINS AND NAVELS

39.10± Acres
Tulare County, CA



PROPERTY LOCATION



PROPERTY INFORMATION

DESCRIPTION

Available for sale is a 39± acre citrus ranch tucked away in the east Lindsay area that features mature citrus trees and irrigation water from Lindsay-Strathmore Irrigation District.

LOCATION

The property is located on the northwest corner of Road 242 and Avenue 234, east of Lindsay, California.

LEGAL

Tulare County APNs: 210-110-002, 013 and 014.

ZONING

PD-F-M.

PLANTINGS

The property is planted to the following:

10.00± acres W. Murcotts

10.00± acres Cara Caras

19.00± acres Washingtons

0.60± acres Tangos

WATER

Irrigation water is provided by Lindsay-Strathmore Irrigation District. The property is partially located in the East Kaweah GSA.

SOILS

Porterville clay, 0 to 9 percent slopes.

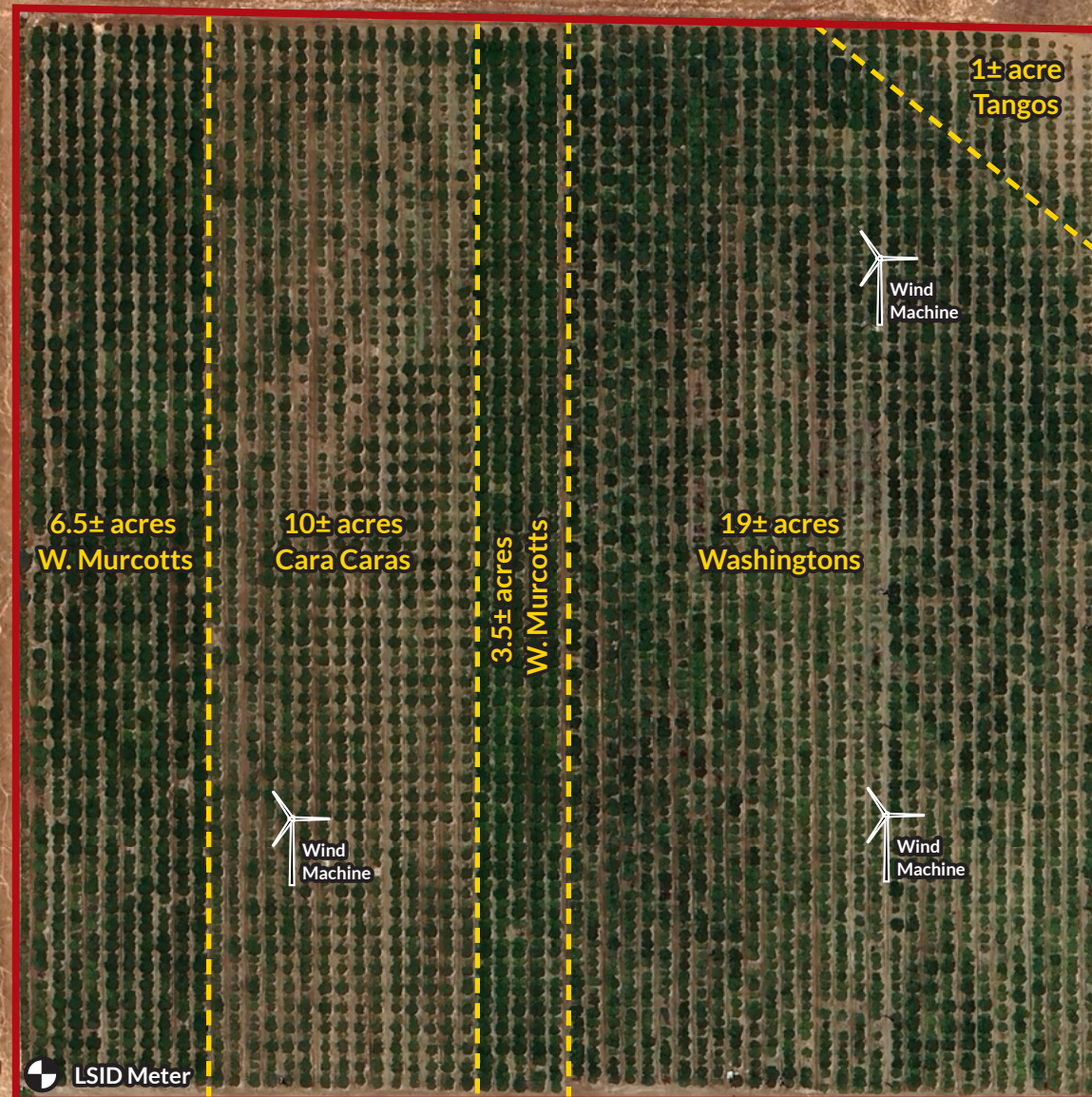
Las Posas-Rock outcrop complex, 9 to 50 percent slopes.

PRICE/TERMS

The asking price is \$1,100,000.



PROPERTY OVERVIEW



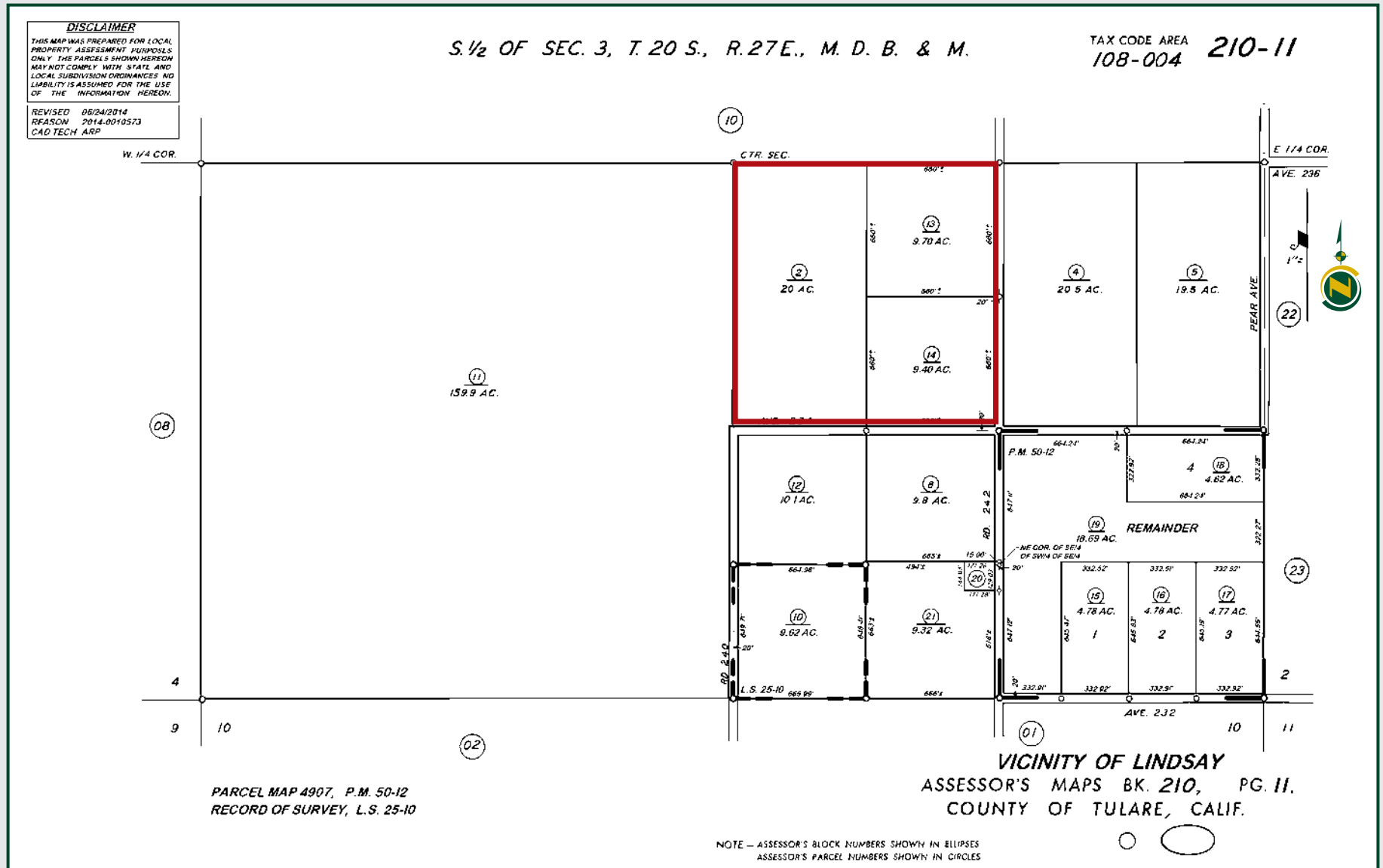
SOILS MAP



California Revised Storie Index (CA)

Map Unit Symbol	Map Unit Name	Percent AOI
144	Las Posas-Rock outcrop complex, 9 to 50 percent slopes	1.9%
147	Porterville clay, 0 to 2 percent slopes	4.49%
148	Porterville clay, 2 to 9 percent slopes	99.7%

PARCEL MAP



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.