

STRATHMORE AREA WALNUTS & HOME

Tulare County, California

80± Acres

\$1,950,000

(\$24,375/Acre)



• Lindmore Irrigation District • Ag Well • Large Residence • Good Farming Location



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Tulare County, CA



PROPERTY INFORMATION

DESCRIPTION

Available for sale is a well farmed walnut ranch located west of Strathmore, California. The property features two sources of irrigation water, with surface water from Lindmore Irrigation District, and a large residence that is currently rented.

LOCATION

The property is located on the southwest corner of Avenue 184 and Road 208, southwest of Strathmore, California. The site address is 18279 Road 208. The home is currently occupied. Please do not disturb the tenant.

LEGAL AND ZONING

Tulare County APN: 236-060-011, 012
AE-40

WATER

Irrigation water is provided by one Ag well and Lindmore Irrigation District water. There is a domestic well servicing the home. The trees are irrigated by a micro-sprinkler system. The property is located in the East Kaweah GSA.

PLANTINGS

The property is fully planted to Tulare walnuts.

BUILDING

There is a larger residence on the property that is currently rented. The Seller states the house is approximately 4,000± sq.ft.

SOILS

Exeter loam, 0 to 2 percent slopes.
Flamen loam, 0 to 2 percent slopes.

PRICE/TERMS

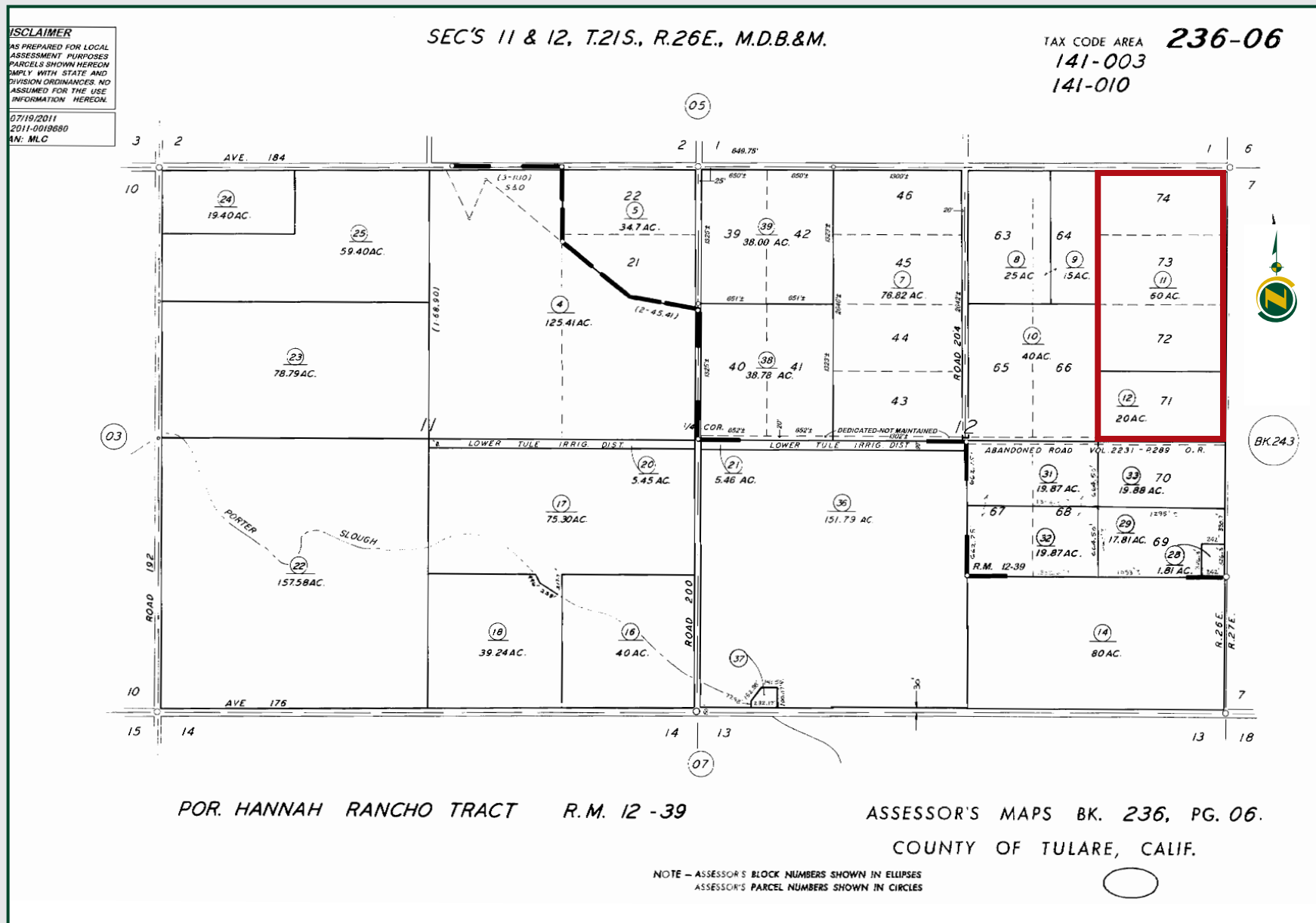
The asking price is \$1,950,000



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PARCEL MAP



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SOILS MAP



California Revised Storie Index (CA)

Map unit symbol	Map unit name
114	Exeter loam
116	Flamen loam

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PROPERTY PHOTOS



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PROPERTY PHOTOS

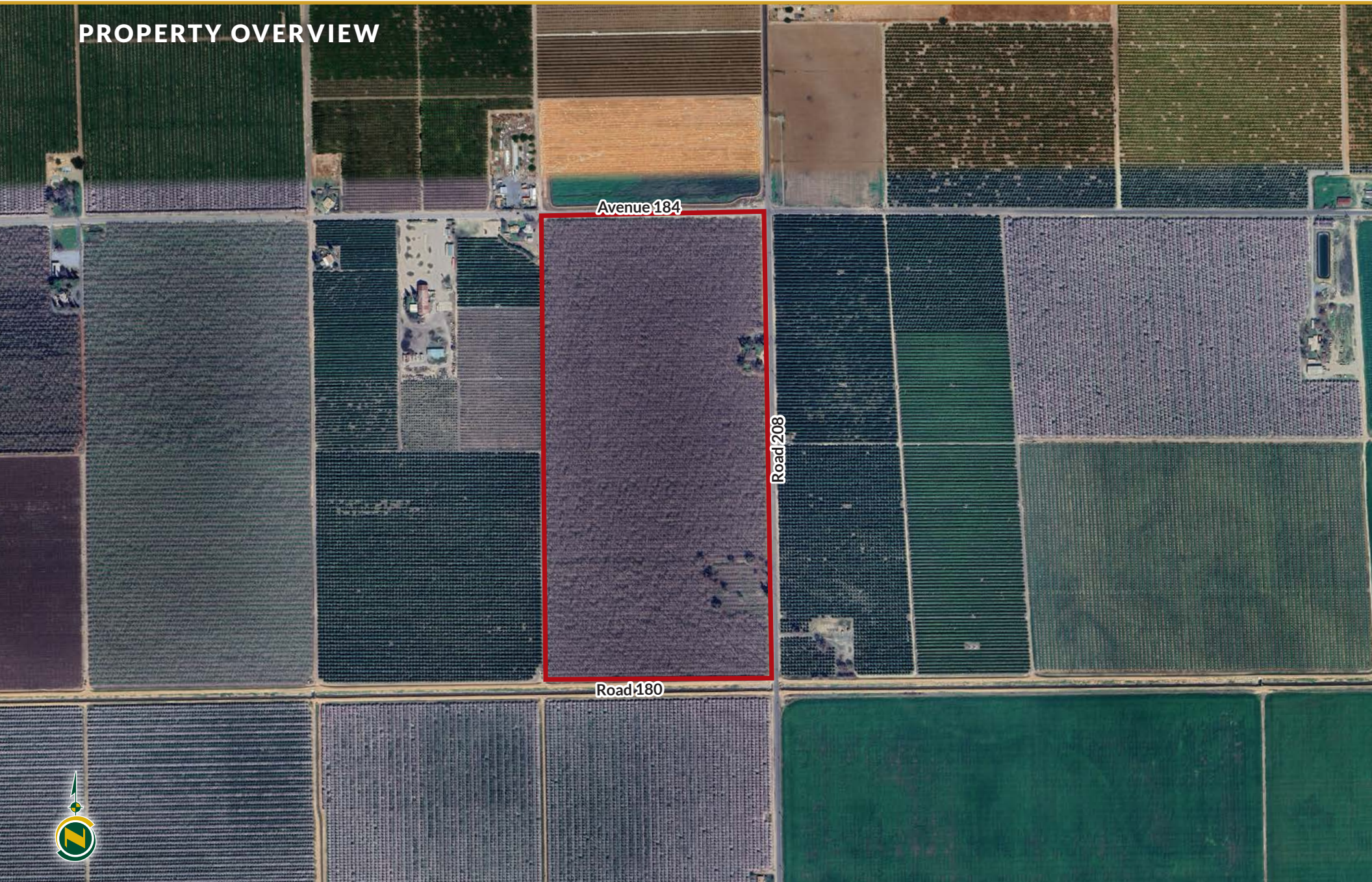


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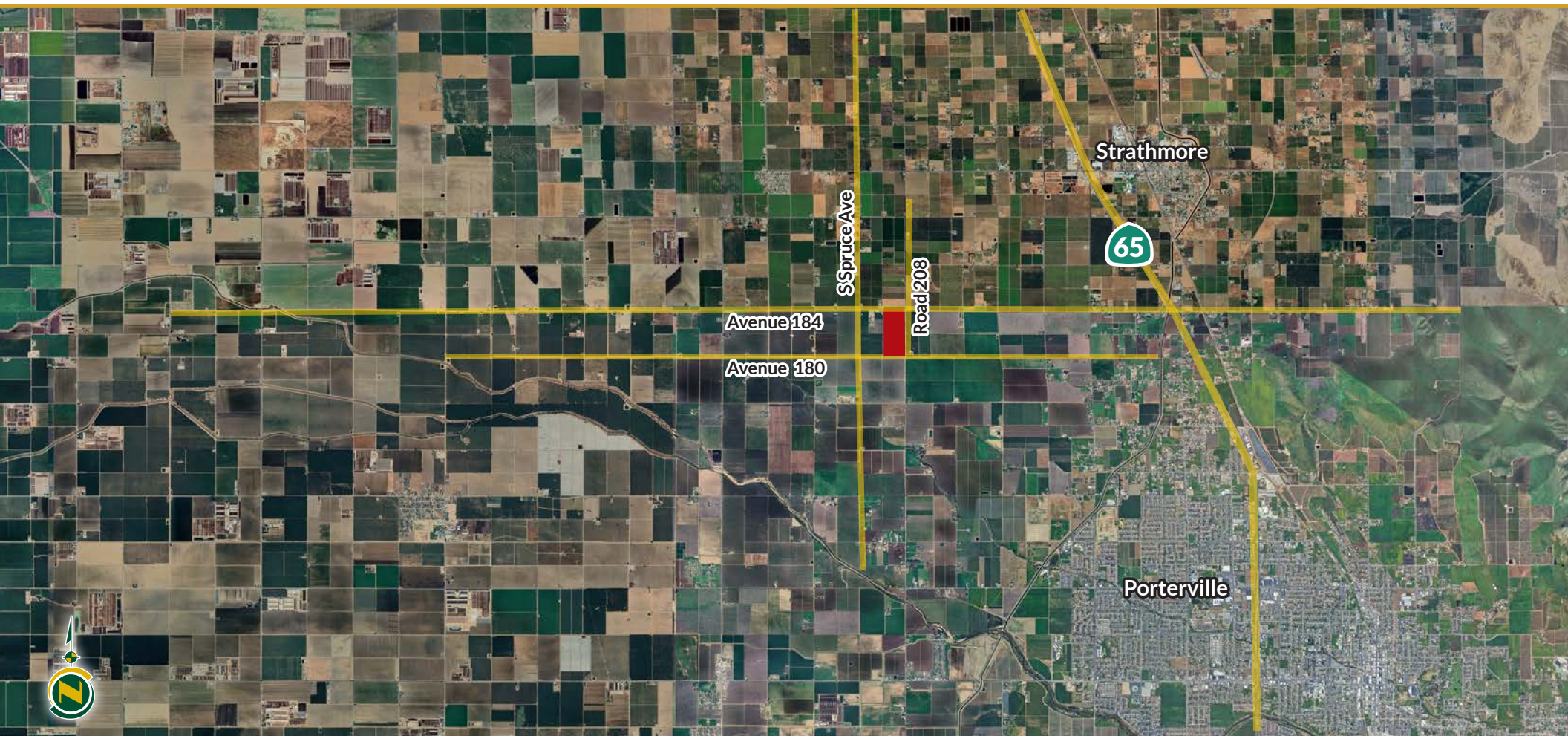


PROPERTY OVERVIEW



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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.