



Tulare County - Road 256 Citrus

23.1 Acres

Lindsay-Strathmore
Irrigation District

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— DISCLAIMERS

Sustainable Groundwater Management Act:

The Sustainable Groundwater Management Act (SGMA), passed in 2014, mandates that groundwater basins achieve sustainability by 2040 and requires the implementation of Groundwater Sustainability Plans (GSPs) by 2020. These plans may limit groundwater pumping. Buyers and tenants in real estate transactions should consult with relevant professionals such as water attorneys, hydrologists, geologists, or civil engineers for guidance.

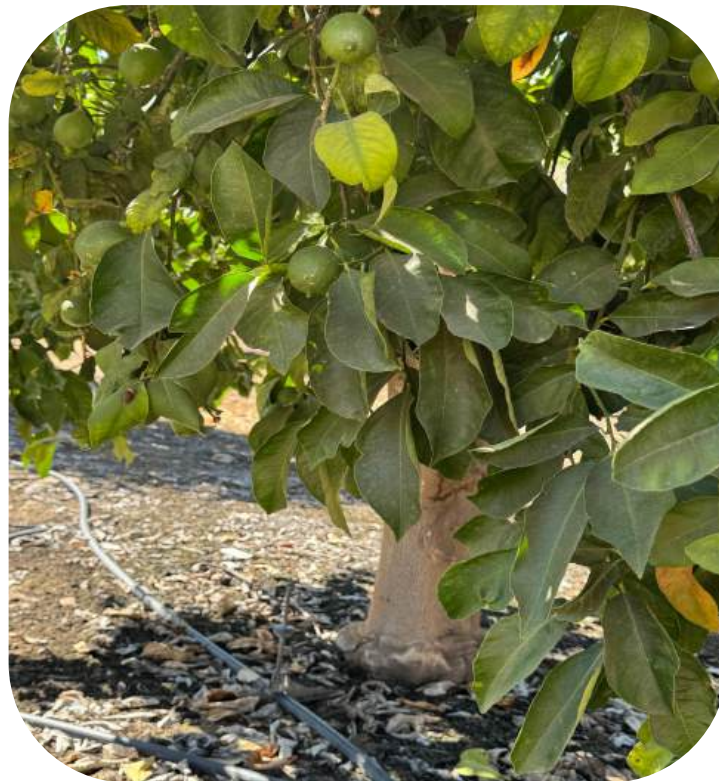
For more information, visit the SGMA portal at <https://sgma.water.ca.gov/portal/> or the California Department of Water Resources at <https://water.ca.gov/Programs/Groundwater-Management/SGMA-Groundwater-Management> or the East Kaweah GSA resources at: <https://ekgsa.org/>



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Offering

The information presented herein, or subsequently provided by the Broker, has been obtained directly from the seller or other third parties and has not been independently verified by the Broker. While it is believed to be reliable, it is not guaranteed by the seller, Broker, or their agents. Prospective purchasers are strongly advised to conduct their own due diligence to verify the accuracy of all provided information and to assess the property's suitability for their intended purposes before entering into any contract to purchase all or part of the subject property.





The Opportunity

The Tulare Citrus farm is comprised of a **23.1 gross acre** income producing citrus planting located the corner of Ave 216 and Road 256 in Strathmore, CA. The farm is **net planted 23+/- acres** to lemons and blood oranges. The property surface water is provided by [Lindsay-Strathmore Irrigation District](#).

23 +/- acres of net planted citrus

- Lisbon Lemons 16.8 +/- acres
- Moro Blood Oranges 6.2 +/- acres
- Crop is negotiable
- 110+ acre feet of water included

Offering Price: \$1,027,950 | \$44,500 per acre

Water & GSA: The property receives surface water from Lindsay-Strathmore Irrigation District & is in the East Kaweah GSA. There are no wells on the property.

Soil: The property is comprised of Class III soils and are rated Fair in the CA Revised Storie Index.



— LOCATION

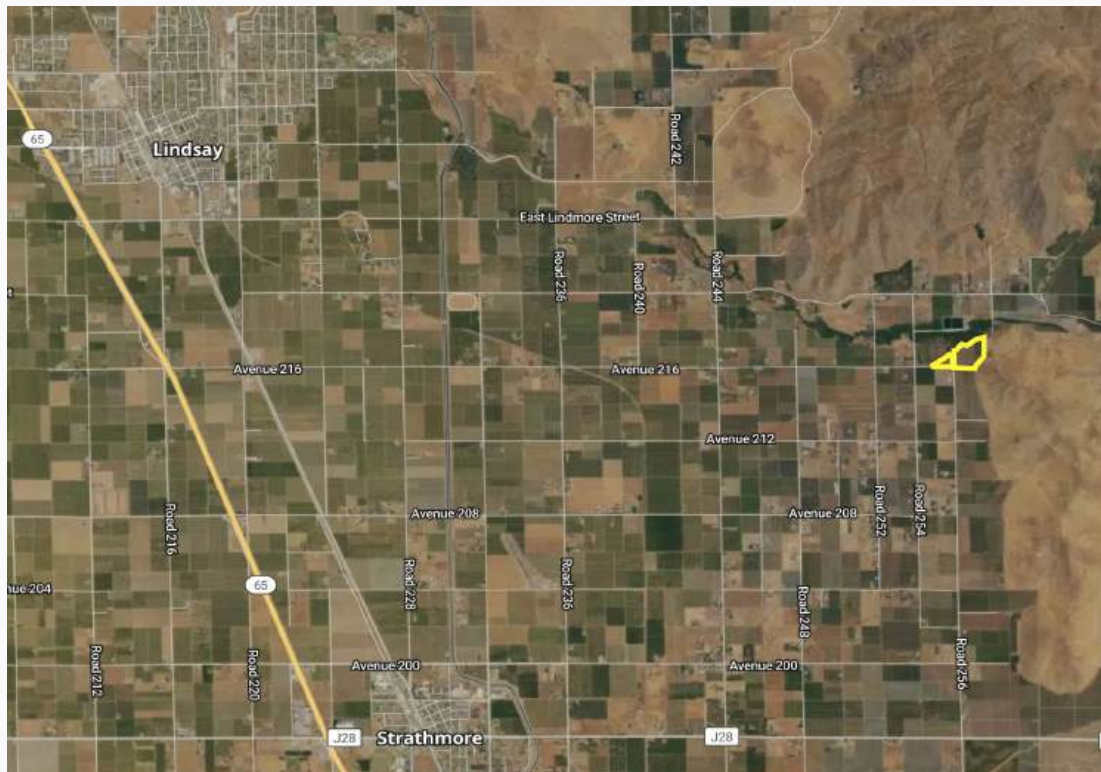
Regional Map

Tulare County

Located the end of Ave 216

&

intersection of Road 256



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LOCATION

Ranch Map

Tulare County

Located the end of Ave 216

&

intersection of Road 256



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Lindsay-Strathmore Irrigation District

Overview

The Lindsay-Strathmore Irrigation District (LSID), established in 1915, covers about 15,400 acres in Tulare County, with 12,700 acres irrigated. Over 80% of crops are permanent, mainly citrus, with olives and nuts also grown. LSID holds a 27,500 AF Class 1 CVP water contract, operates 115 miles of pipeline, and uses four wells during shortages. It also owns a 24% stake in the Wutchumna Water Company, securing Kaweah River supplies to supplement CVP deliveries.

Property Water Balance

Acre Feet		
Native Supply	Surface Water	Total
30.68	79.55	110.23

RANCH MAP

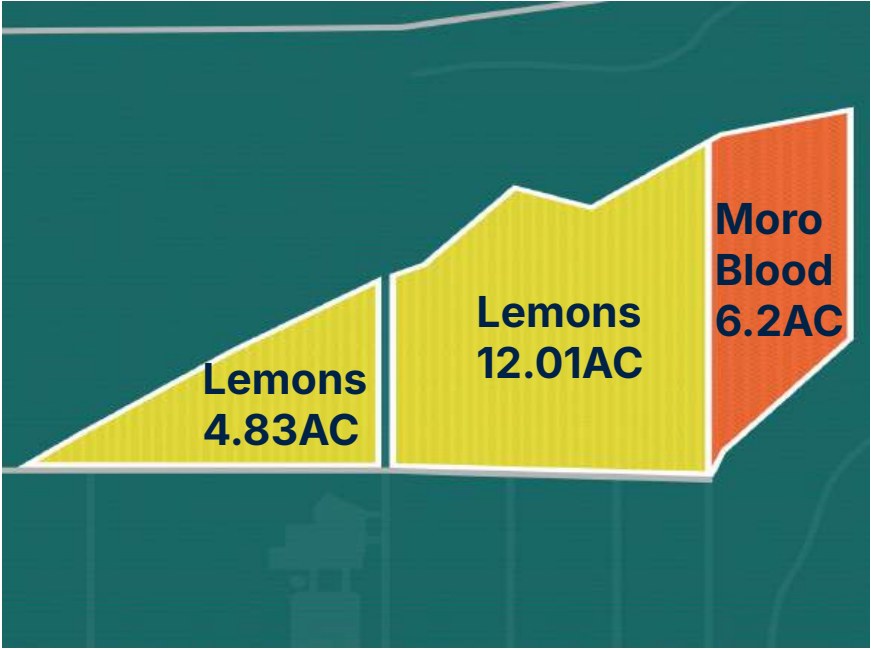
Tulare County

— LOCATION

Road 256

Acres	Variety	Rootstock	Spacing	YR Planted
4.83	Lisbon Lemons 8A	Carrizo	21 × 16	2021
12.01	Lisbon Lemons 8A	Carrizo	21 × 20	1989
	Moro Blood			
6.2	Oranges	Carrizo	21 × 20	1989

- *The 12 acres of lemons were budded in 2021*
- *There are 5 acres of Late Lane interplants on the 12 acres block, scheduled to be removed in Spring of 2026*





Yield Information

Three years historical bin per planting. The table denotes Total Bins.

Acres	Variety	YR Planted	2023	2024	2025
4.83	Lisbon Lemons 8A	2021	36	30	119
12.01	Lisbon Lemons 8A	Budded 2021		86	292
6.2	Moro Blood Oranges	1989	110	48	68

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Water & Irrigation

The ranch is within Lindsay-Strathmore Irrigation District

- **One District Turnout**
 - Micro-sprinkler irrigation system upgraded in 2020
 - **110 acre feet of LSID water balance included**
- **Sand media filtration** integrated with irrigation and nutrient management





Soil Information — [Detailed Soil Map Link](#)

Soil Code	Soil Description	% of Field	Acres	Drainage Class	California Revised Storie Index
148	Porterville clay, 2 to 9 percent slopes	94.7	21.9	Well drained	Grade 3- Fair
113	Cibo clay, lithic bedrock, 15 to 30 percent slopes, MLRA 18	4.6	1.1	Well drained	Grade 3- Fair
146	Pits	0.7	0.2	Well drained	Not Applicable

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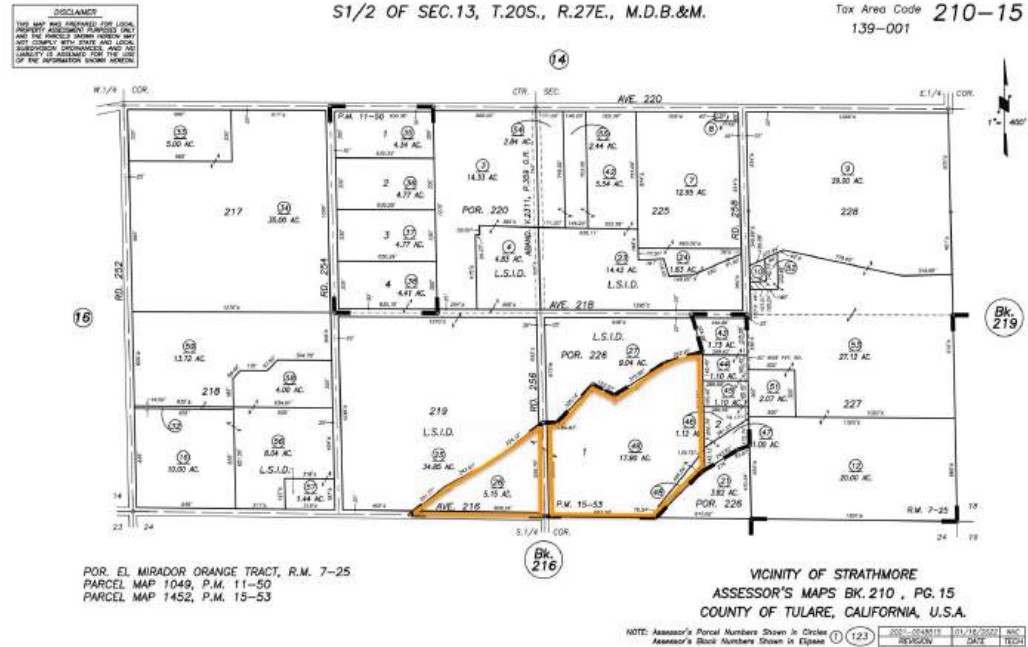
LOCATION

Assessor Map

Legal: Tulare County APN

- 210-150-049 (17.9 acres)
- 210-150-026 (5.2 acres)

Total: 23.1 gross acres





Tax Information -2024

Gross Acres	Tulare Co. APN	1st Tax Installment	2nd Tax Installment	Williamson Act
17.9	210-150-049	\$2,732	\$2,732	No
5.2	210-150-026	\$788	\$788	No
Total: 23.1				

Current 2025/26 tax roll is underway, and not available. Check County Tax Assessor for most up to date tax information



Property Photos



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