



**PEARSON
REALTY**

AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

FOR SALE

Strathmore Citrus and Home Sites



25.03± Acres
Tulare County, California

- Income
- Depreciation
- Cara Cara Navels

Exclusively Presented By:
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CA BRE #00020875



Strathmore Citrus and Home Sites

25.03± Assessed Acres

\$515,000

DESCRIPTION:

This listing consists of two separate property locations being sold as one. The two combined properties are assessed to be 25.03± acres total. The first property is a 20.27± acre navel ranch, and the second property is a 4.76± acre navel lot with two 2.38± acre parcels that can be used as home sites or kept as an income producing farm. The 20.27± acre ranch has been sprayed for the export market.

LOCATION:

20.27±ac: located between Avenue 190 and 188, and on the west side of Road 236 in Strathmore, California.

4.76±ac: located on the south side of Frazier Valley Hwy also known as Ave.176, just 200 feet west of Road 292 in Tulare County.

LEGAL:

20.27±ac: APN: 243-050-019. Section 3, T. 21S., R. 27E. Zoning is AE-20. This parcel is in the Ag preserve.

4.76±ac: APN 284-560-002, 003. Zoning is PDFM. Property is not in the Ag preserve.

PLANTINGS:

20.27±ac: There are three blocks on this property. The northernmost block is planted to 4.5± acres of Beck navels (1990's) with inter-plantings of Cara Cara (2013). The middle block is planted to 10± acres of Old Line navels on grapefruit rootstock. Lastly, the southernmost block is planted to 5± acres of Old Line navels on grapefruit rootstock with 3± acres of Atwood navels interplanted in 2010, north of Avenue 188. Also, there were 2± acres of Cara Cara navels interplanted in the same block in 2012.

4.76± ac: Fully planted to mature Atwood navels around the year 1998.

WATER:

20.27±ac: Water is provided by a well and Lindmore Irrigation District. There are two sand media filter tanks and a solid set micro sprinkler system. The well is 250± feet deep with a 15 HP submersible pump that irrigates in three sets.

4.76±ac: Water is provided by a submersible pump and a drip line irrigation system.

SOILS:

20.27±ac: 81.4% San Joaquin loam with 0-2% slopes. 16.2% Greenfield sandy loam with 0-2% slopes. 2.4% Exeter loam with 0-2% slopes.

4.76±ac: 100% Centerville clay with 2-9% slopes.

PRICE/TERMS:

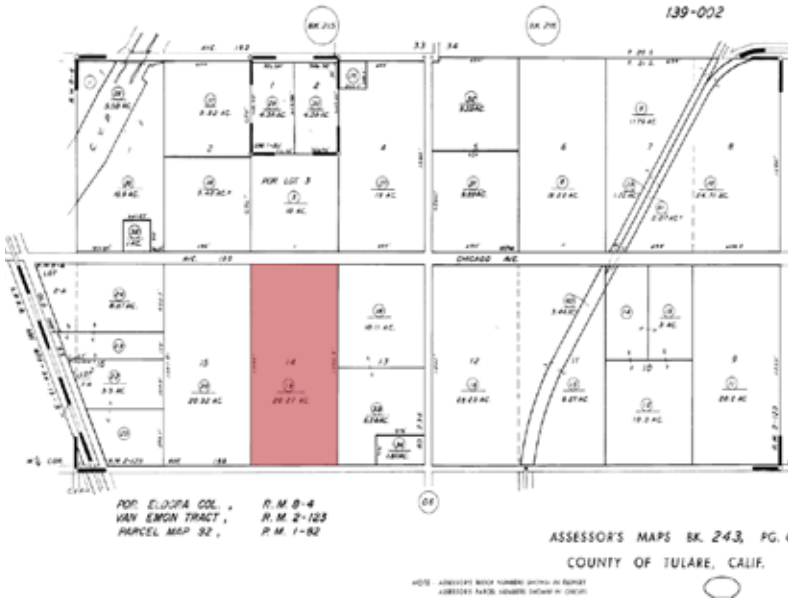
\$515,000 for both properties. Seller will consider selling the 4.76± acre property by itself for \$90,000. Growing crops are negotiable with reimbursement of farming costs.

ASSESSOR'S PARCEL MAPS

20.27±ac Parcel



N ¼ SEC 3 & E ½ POR OF NE ¼ SEC 4, T 21 S, R 27 E, M.D.B. & M. TAX CODE AREA 243-139-005 139-002



ASSESSOR'S MAPS BK. 243, PG. 4
COUNTY OF TULARE, CALIF.

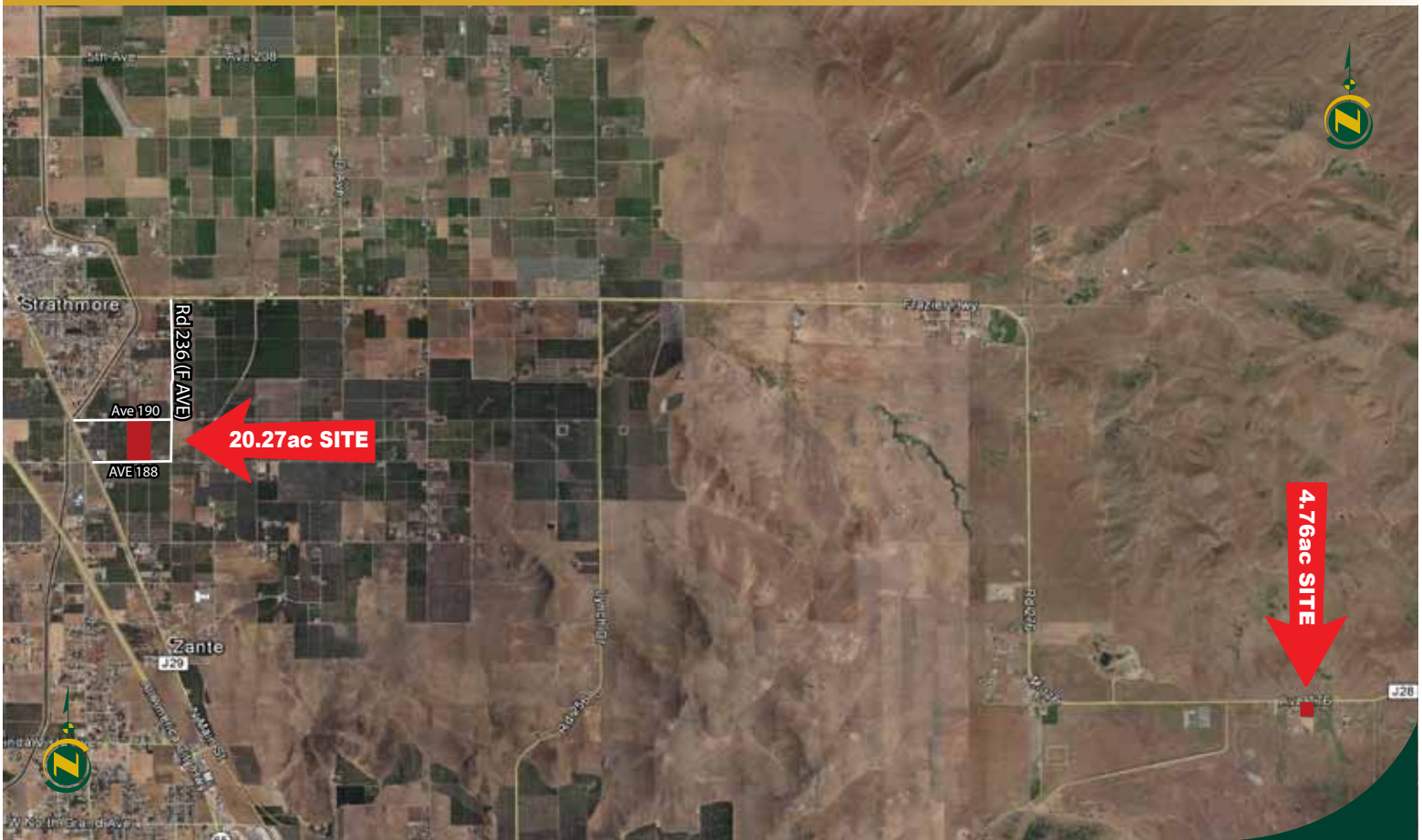
4.76±ac Parcel



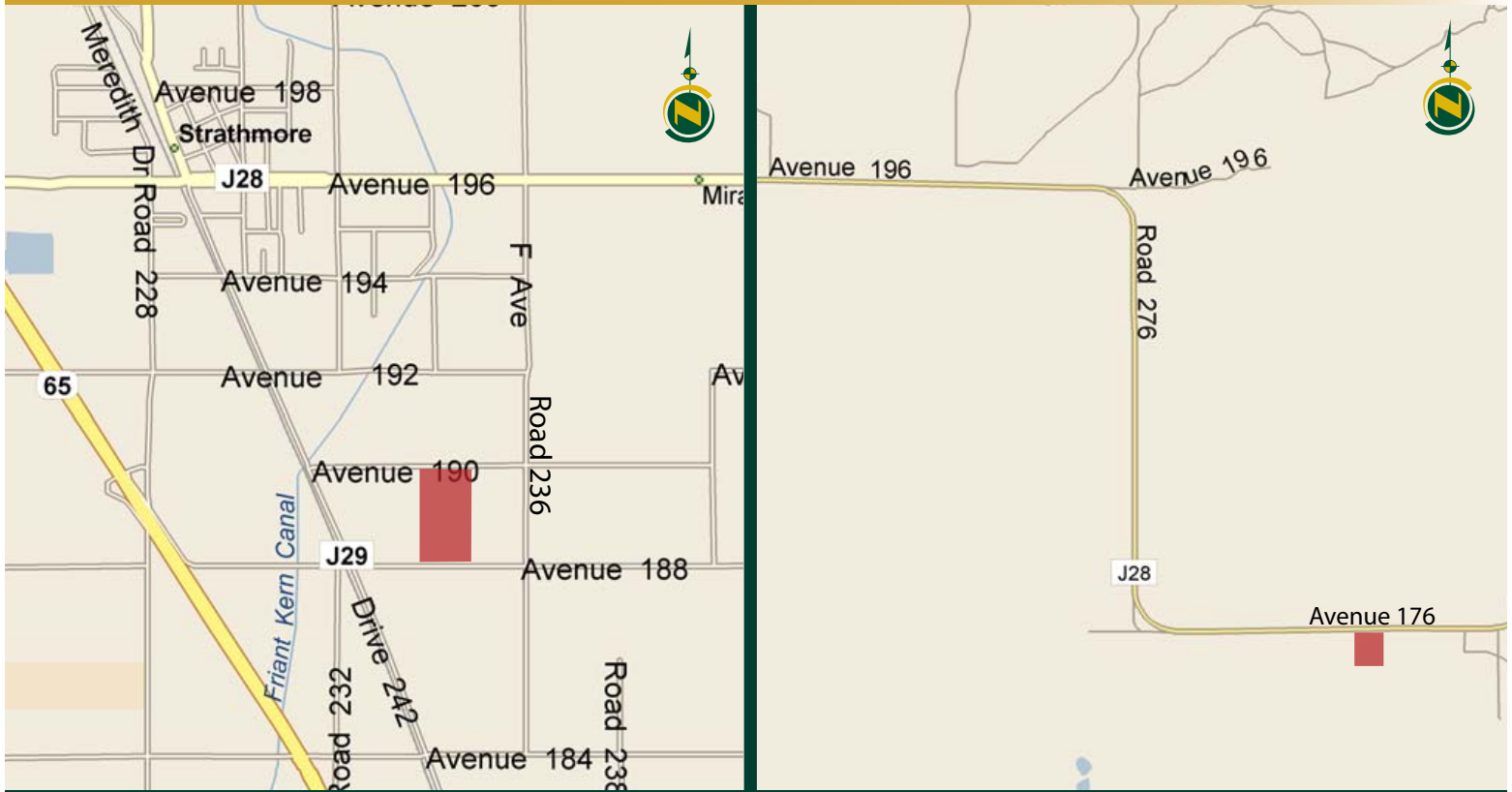
PARCEL MAP 2998, P.M. 30-99
PARCEL MAP 3104, P.M. 32-5
PARCEL MAP 3106, P.M. 32-7
PARCEL MAP 3357, P.M. 34-59
PARCEL MAP 3381, P.M. 34-83

NOTE—ASSESSOR'S BLOCK NUM
ASSESSOR'S PARCEL MAP

AERIAL PHOTO



LOCATION MAP



REGIONAL MAP



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