



**PEARSON
REALTY**

AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

FOR SALE

Strathmore Navel & Olive Ranch



**48.96± Acres
Tulare County, California**

- District and Well Water
- Loam Soils
- Mature Navels and Olives

**Exclusively Presented By:
Pearson Realty**



CALIFORNIA'S LARGEST AG BROKERAGE FIRM

www.pearsonrealty.com

CA BRE #00020875



Strathmore Navel & Olive Ranch

48.96± Acres

\$1,000,000

DESCRIPTION:

This ranch consists of 30± acres planted to mature navel oranges and 19± acres of mature olives. The property is split by Highway 65 and is just south of the community of Strathmore in Tulare County.

LOCATION:

The property is bordered on the east by Road 228 and north by Avenue 192. Highway 65 splits the property with 24.45± acres west of the Highway and 24.54± acres east of the Highway. The olives are on the western portion of the ranch.

LEGAL:

Tulare County APN's: 243-030-051, 052, 053, 054, and 056.

PLANTINGS:

30± acres are planted to mature navel oranges. 6± acres are T.I. Navels, 1/2± acre of Bonanza Navels and 23.5± acres are Washington Navels. There are 19± acres planted to mature Manzanillo olives.

PRODUCTION:

Navel Oranges in packed cartons

	2015/16	2014/15	2013/14	2012/13	2011/12
Pack/ctns	32,926	22,807	17,594	19,074	15,412
Ctns/ac.	1,097±	760±	juice±	634±	513±

Olives in pounds and tons/ac.

	2016	2015	2014	2013	2012
#'s	103,232	161,410	18,082	160,960	88,960
T/ac.	2.72	4.24	.48	4.23	2.34

SOILS:

San Joaquin loam, 0 to 2% slopes
Exeter loam, 0 to 2% slopes

WATER:

The property is within the Lindmore I.D. and has one recently drilled irrigation well. The well depth is 230±ft. with standing water at 71±ft. The 20±HP pump is set at 215±ft. and is pumping 248±GPM as of 4-1-2016.

TAXES/ZONING:

The zoning is AE-20. The 2016/17 taxes are \$4,828.30. Parcels 051, 052 and 056 are under Williamson Act Contract.

PRICE/TERMS:

\$1,000,000 cash. Growing crops are negotiable with reimbursement of cultural expenses.

ASSESSOR'S PARCEL MAP

FRL. N½ OF SEC. 4, T. 21 S., R. 27 E., M.D.B. & M.

TAX CODE AREA 243-03

139-002

139-005

DISCLAIMER
THIS MAP WAS PREPARED FOR LOCAL
PROPERTY ASSESSMENT PURPOSES
ONLY. THE PARCELS SHOWN HEREON
MAY NOT COMPLY WITH STATE AND
LOCAL SUBDIVISION ORDINANCES. NO
LIABILITY IS ASSUMED FOR THE USE
OF THE INFORMATION HEREON.

REVISED: 03/18/2014
REASON: INACTIVE APN 48
CAD TECH: KMS



POR. ELDORA COLONY,
PARCEL MAP 387,
PARCEL MAP 1775,
RECORD OF SURVEY, L.S. 17-85 (HWY 65)

R.M. 8-4
P.M. 4-87
P.M. 18-76

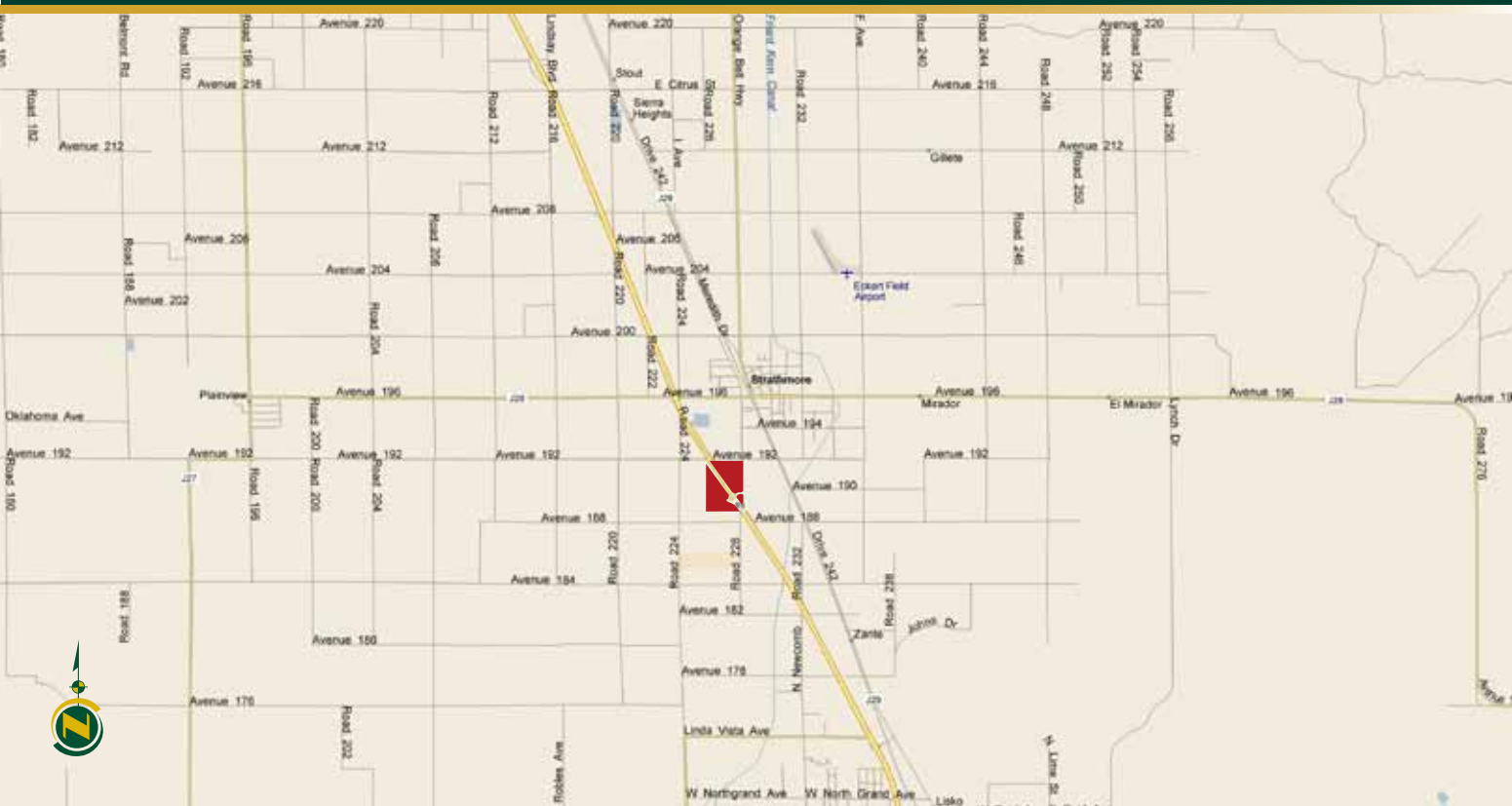
ASSESSOR'S MAPS BK. 243, PG. 03

COUNTY OF TULARE, CALIF.

PHOTOS



LOCATION MAP



REGIONAL MAP



Offices Serving The Central Valley

Download Our

Download on the App Store

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
 1801 Oak Street, Ste 159
 Bakersfield, CA 93301
 661.334.2777



Download Our Mobile App!
<http://snap.vu/oue4>

 **App Store**
 **GET IT ON Google Play**

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
 1801 Oak Street, Ste 159
 Bakersfield, CA 93301
 661.334.2777



Download Our Mobile App!
<http://snap.vu/oue4>

 **App Store**
 **GET IT ON Google Play**

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
 1801 Oak Street, Ste 159
 Bakersfield, CA 93301
 661.334.2777



Download Our Mobile App!
<http://snap.vu/oue4>

 **App Store**
 **GET IT ON Google Play**



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
1801 Oak Street, Ste 159
Bakersfield, CA 93301
661.334.2777





Download Our Mobile App!
<http://snap.vu/oue9>





