

FOR SALE



**PEARSON
REALTY**
AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

Strathmore Area Navel Oranges



**19.63± Acres
Tulare County, California**

- Lindsay Strathmore Irrigation District & Well
- Close to Town
- Washington Navels

**Exclusively Presented By:
Pearson Realty**



CALIFORNIA'S LARGEST AG BROKERAGE FIRM

www.pearsonrealty.com
CA BRE #00020875



Strathmore Area Navel Oranges

19.63± Assessed Acres

\$420,000

DESCRIPTION:

This property consists of navel oranges planted sometime in the 1960's. It is located near the community of Strathmore in central Tulare County.

LOCATION:

The property is located on the north side of Avenue 200, approximately 1,320 feet west of Road 244.

LEGAL:

Tulare County APN: 216-180-006
The zoning is AE-20 and the 2016/17 taxes are \$1,535.04. The property is under the Williamson Act contract.

PLANTINGS:

19± acres planted to mature Washington navel oranges.

Production	(cartons)
2016/17	6,773
2015/16	11,558
2014/15	5,957

WATER:

The property receives irrigation water from the Lindsay Strathmore Irrigation District and is irrigated by a fan-jet system. There is also a well on the property, which is shared with an adjoining 20 acre parcel. The well was re-sleeved in 2015 with a new 15± HP submersible pump installed.

SOILS:

Porterville clay, 0 to 2% slopes
San Joaquin loam, 2 to 9% slopes

PRICE/TERMS:

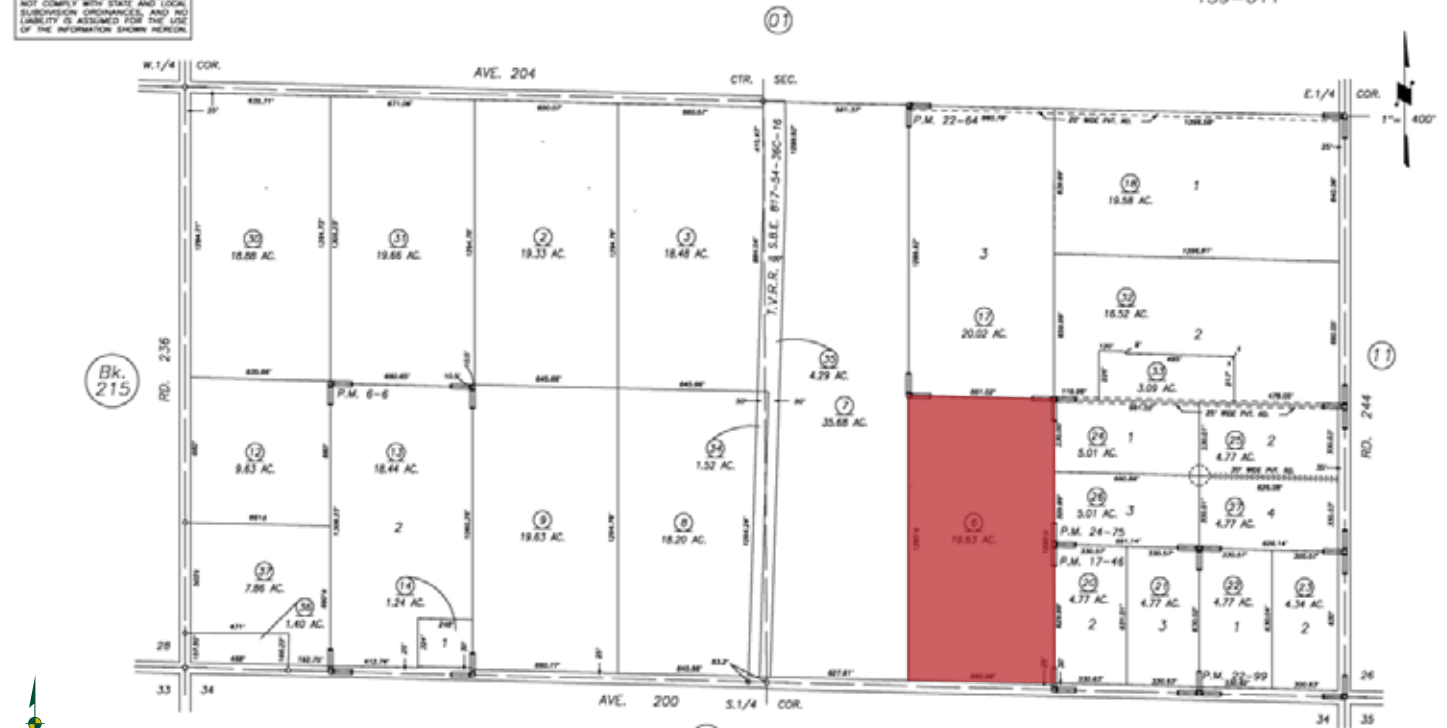
The asking price is \$420,000 cash. The growing crops are negotiable with reimbursement of cultural expenses.

ASSESSOR'S PARCEL MAP

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

S1/2 SEC.27, T.20S., R.27E., M.D.B.&M.

Tax Area Code 216-18
139-006
139-011



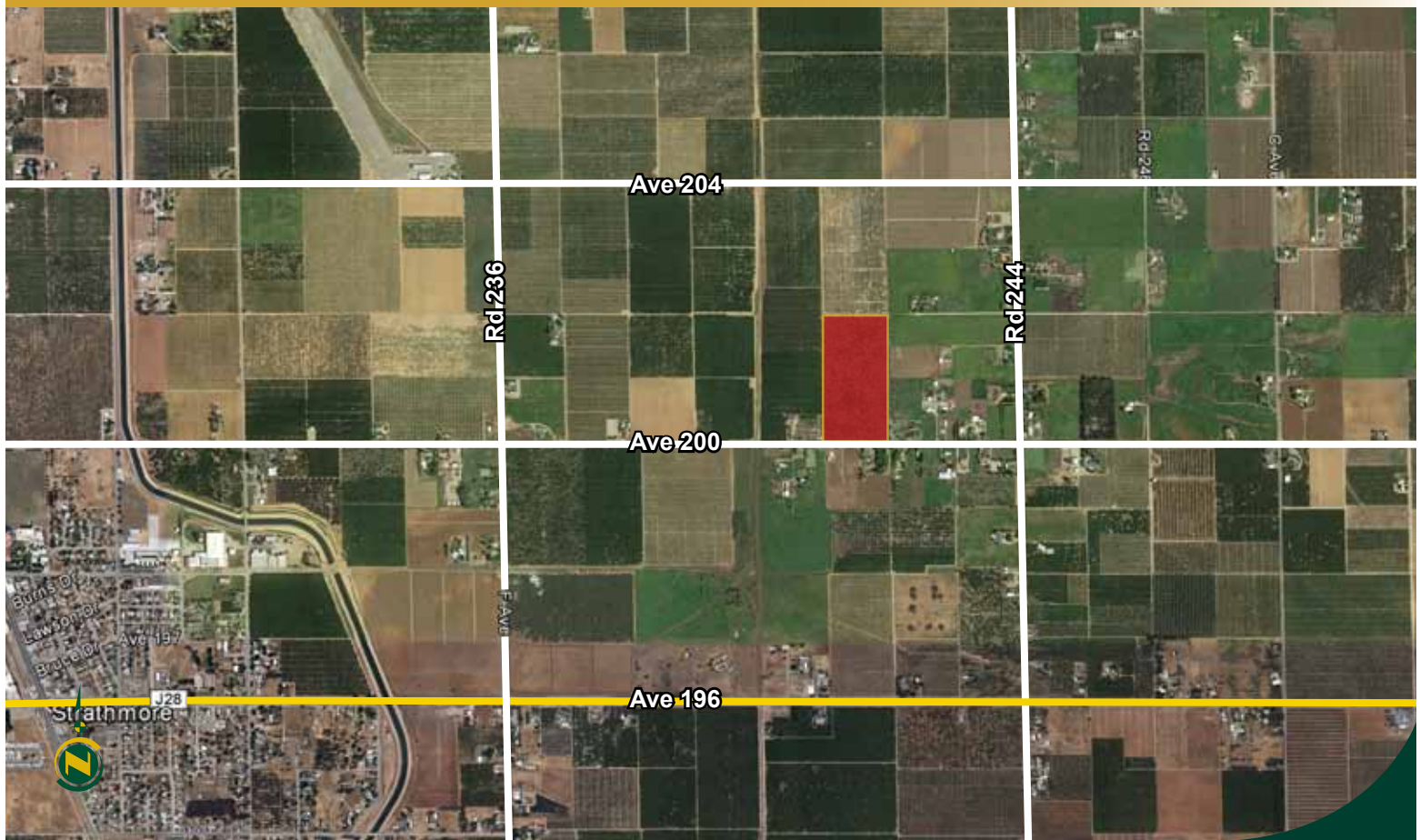
PARCEL MAP 506 P.M. 6-6
PARCEL MAP 1645 P.M. 17-46
PARCEL MAP 2163 P.M.22-64
PARCEL MAP 2198 P.M. 22-99
PARCEL MAP 2374 P.M. 24-75

VICINITY OF STRATHMORE
ASSESSOR'S MAPS BK.216 , PG. 18
COUNTY OF TULARE, CALIFORNIA, U.S.A.

NOTE: Assessor's Parcel Numbers Shown in Circles
Assessor's Block Numbers Shown in Ellipses

2003-0120402	03/28/2004	MM
REVISION	DATE	TECH

AERIAL MAP



LOCATION MAP



REGIONAL MAP



We believe the information contained herein to be correct. It is obtained from sources which we regard as reliable, but we assume no liability for errors or omissions. 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.

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>

Download on the
App Store

GET IT ON
Google Play