



**PEARSON
REALTY**

AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

FOR SALE

Strathmore Citrus



20.27± Acres
Tulare County, California

- Income
- Good Location
- Cara Cara Navels

Exclusively Presented By:
Pearson Realty



CALIFORNIA'S LARGEST AG BROKERAGE FIRM

www.pearsonrealty.com

CA BRE #00020875



Strathmore Citrus

20.27± Assessed Acres

\$425,000

DESCRIPTION:

This is a nicely located Strathmore citrus ranch planted to Old Line, Atwood, and Cara Cara navels.

LOCATION:

The property is located between Avenue 190 and 188, and on the west side of Road 236 in Strathmore, California.

LEGAL:

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

PLANTINGS:

There are three blocks on this property. The northernmost block is planted to 4.5± acres of Beck navels (1990's) with interplantings 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, and 2± acres of Cara Cara navels interplanted in 2012.

WATER:

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.

SOILS:

San Joaquin loam with 0-2% slopes.
Greenfield sandy loam with 0-2% slopes. 2.4% Exeter loam with 0-2% slopes.

PRICE/TERMS:

The asking price is \$425,000.

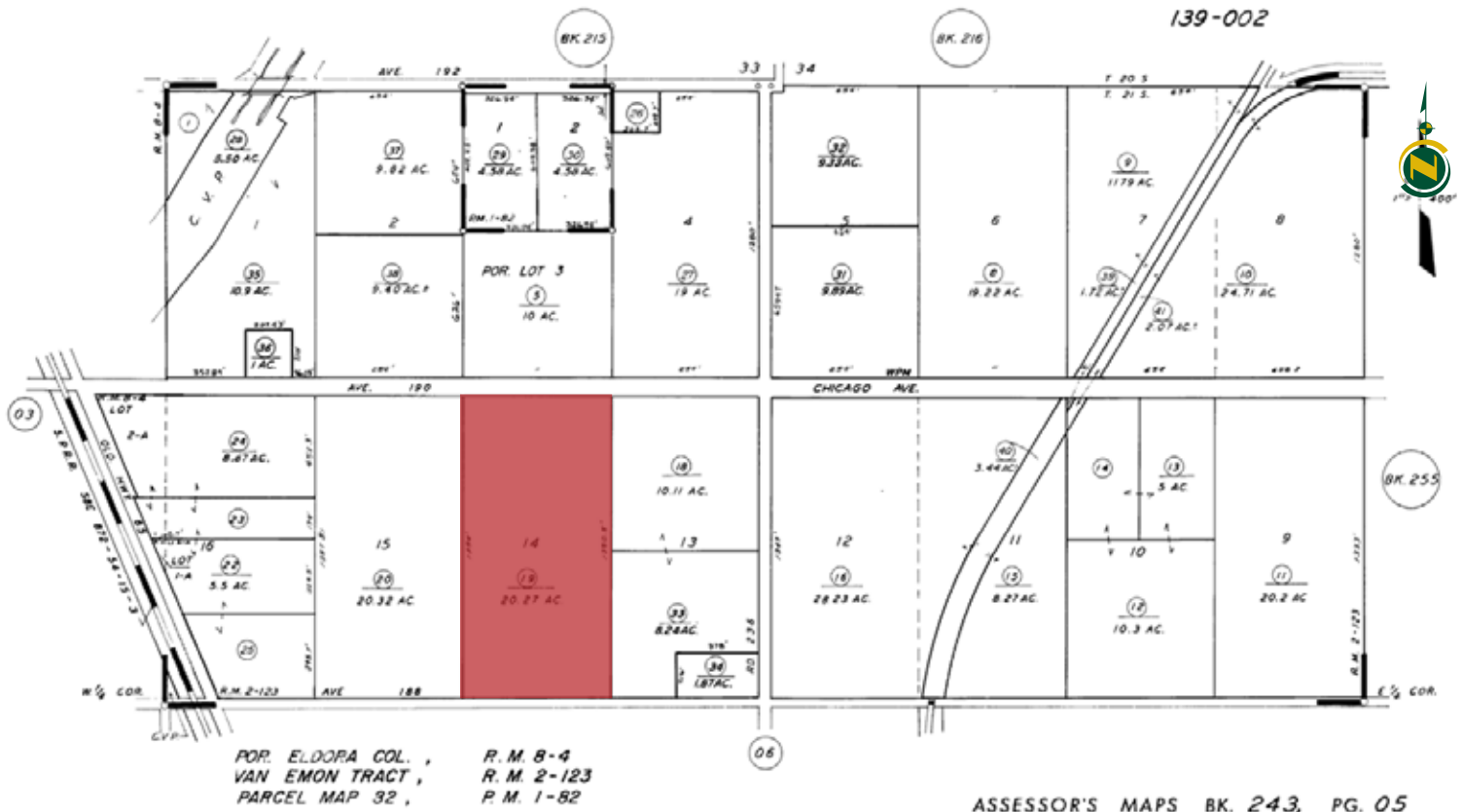
ASSESSOR'S PARCEL MAPS

N. 1/2 SEC. 3 & E'LY. POR. OF NE 1/4 SEC. 4, T 21 S., R. 27 E., M.D.B. & M.

TAX CODE AREA **243-05**

139-005

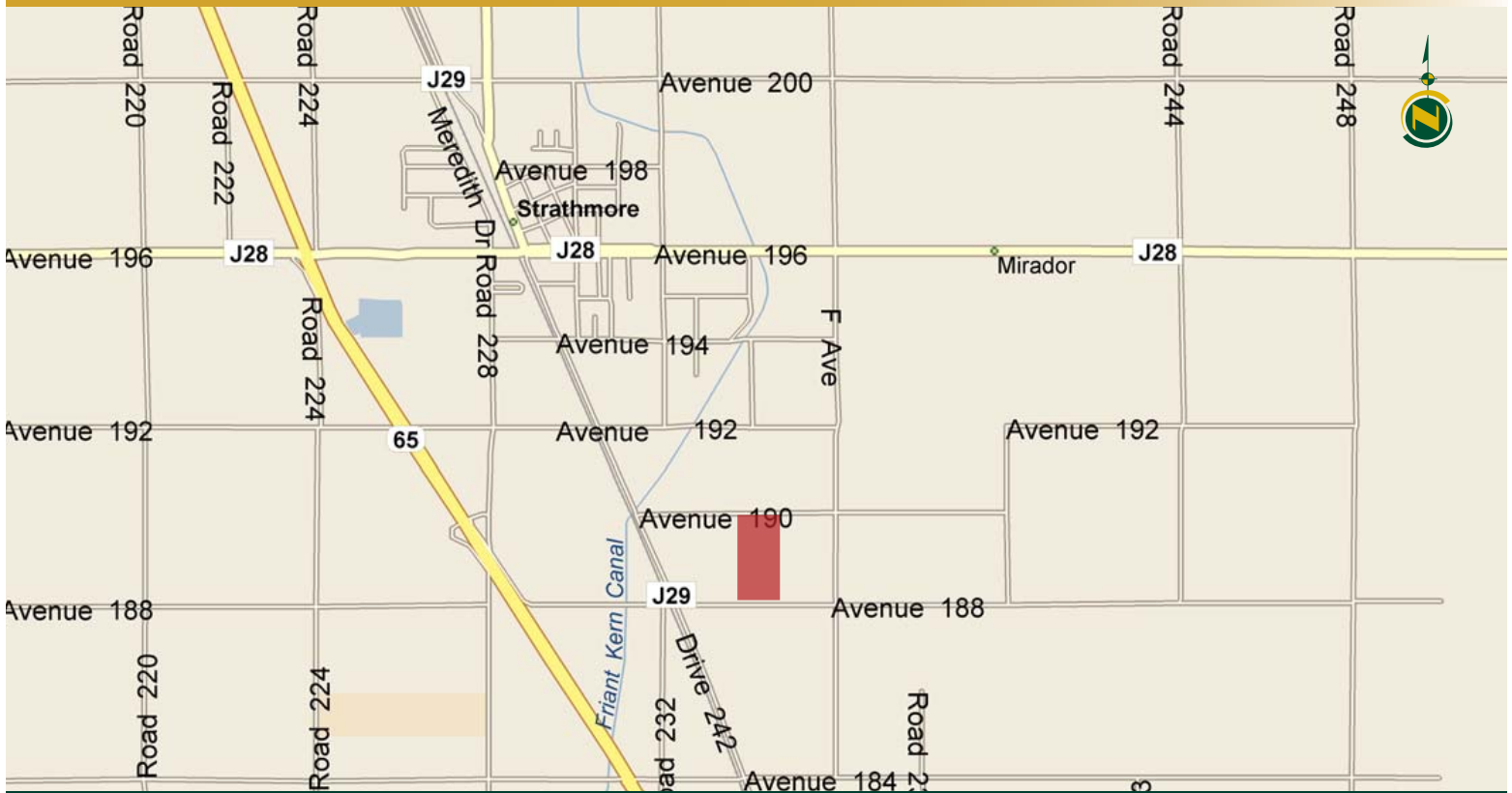
139-002



AERIAL PHOTO



LOCATION MAP



REGIONAL MAP



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



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

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.

