

# FOR SALE



**PEARSON  
REALTY**

AGRICULTURAL PROPERTIES  
*A Tradition in Trust Since 1919*

## Lindsay Acreage Residential/Ag



**10.00± Assessed Acres  
Tulare County, California**

- Zoned Residential
- Within City Limits
- Tentative Subdivision Map

**Exclusively Presented By:  
Pearson Realty**



**CALIFORNIA'S LARGEST AG BROKERAGE FIRM**

[www.pearsonrealty.com](http://www.pearsonrealty.com)

CA BRE #00020875



# Lindsay Acreage Residential/Ag

**10.00± Assessed Acres**

**\$249,000**

**DESCRIPTION:**

This open land lies within the city limits of Lindsay, California in Tulare County and is zoned for single family residential. There is a tentative subdivision map in place for a 39 lot subdivision. Also, there is a city of Lindsay water mainline along the southern edge of the property. The property has Lindsay-Strathmore Irrigation District water available if an individual wishes to plant the property to citrus or other permanent plantings with an eye for future subdivision development. There is citrus planted next to the parcel.

**LOCATION:**

The property is located on the north side of Honolulu Street, approximately 660 feet west of Road 224 (Foothill Avenue).

**LEGAL:**

Tulare County APN: 206-070-001.  
The zoning is residential and the 2016/17 taxes are \$3,137.56. The property is not under the Williamson Act contract.

**WATER:**

The property is within the Lindsay-Strathmore Irrigation District. Water costs are \$112.50 per acre foot delivery plus \$16/acre standby charge and \$36.48/acre assessment charge. There is also a water line for the city of Lindsay along the southern boundary.

**SOILS:**

Wyman loam, 0 to 2 percent slopes.

**PRICE/TERMS:**

The asking price is \$249,000 cash.

# ASSESSOR'S PARCEL MAP

POR. N 1/2 SEC. 8, T. 20S., R. 27E., M.D.B. & M.

TAX CODE AREA **206-07**  
 003-000 003-009  
 003-028 003-033  
 108-003 108-007

**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: 08/04/2007  
 REASON: 1993-0570003  
 CAD TECH: PMV

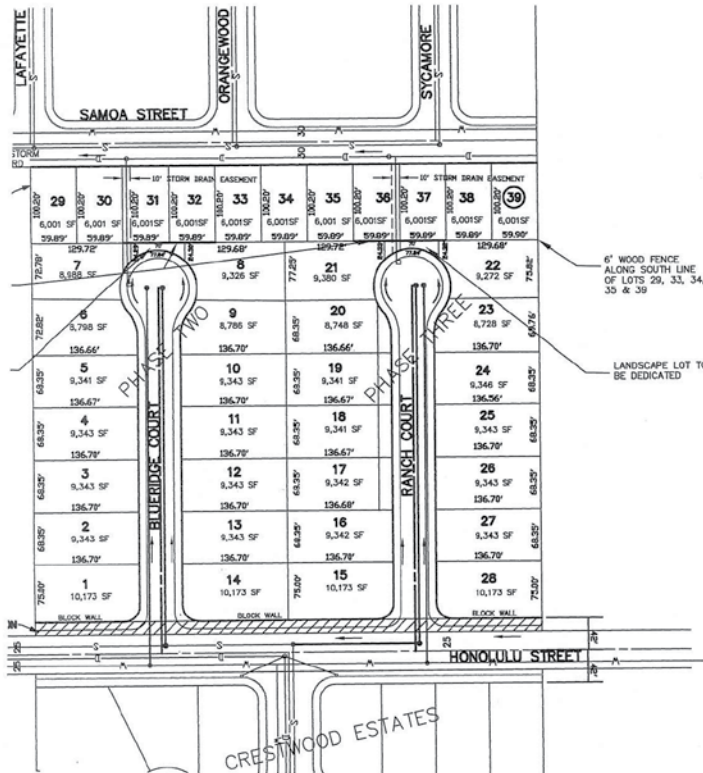


PARCEL MAP 1280, P.M. 13-81  
 PARCEL MAP 3842, P.M. 39-45

VICINITY OF LINDSAY

ASSESSOR'S MAPS BK. 206, PG. 07  
 COUNTY OF TULARE, CALIF.

# SUBDIVISION MAP

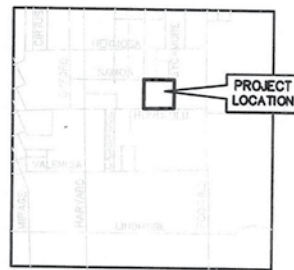


### LEGAL DESCRIPTION

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 20 SOUTH, RANGE 27 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO OFFICIAL PLAT OF THE SURVEY OF SAID LAND ON FILE IN THE BUREAU OF LAND MANAGEMENT AT THE DATE OF THE ISSUANCE OF THE PATENT THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 2667 FEET NORTH AND 1317.6 FEET EAST OF THE SOUTHWEST CORNER OF SAID SECTION 8, RUNNING THENCE NORTH 661.2 FEET; THENCE EAST 658.8 FEET; THENCE SOUTH 661.2 FEET; THENCE WEST 658.8 FEET TO THE POINT OF BEGINNING.

A.P.N. 206 070 001



VICINITY 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/oue>

