

FOR SALE



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LSID Navel Ranch



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

- Lindsay-Strathmore Irrigation District
- Late Navels
- Blood Oranges

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LSID Navel Ranch

23.05± Assessed Acres

\$633,875

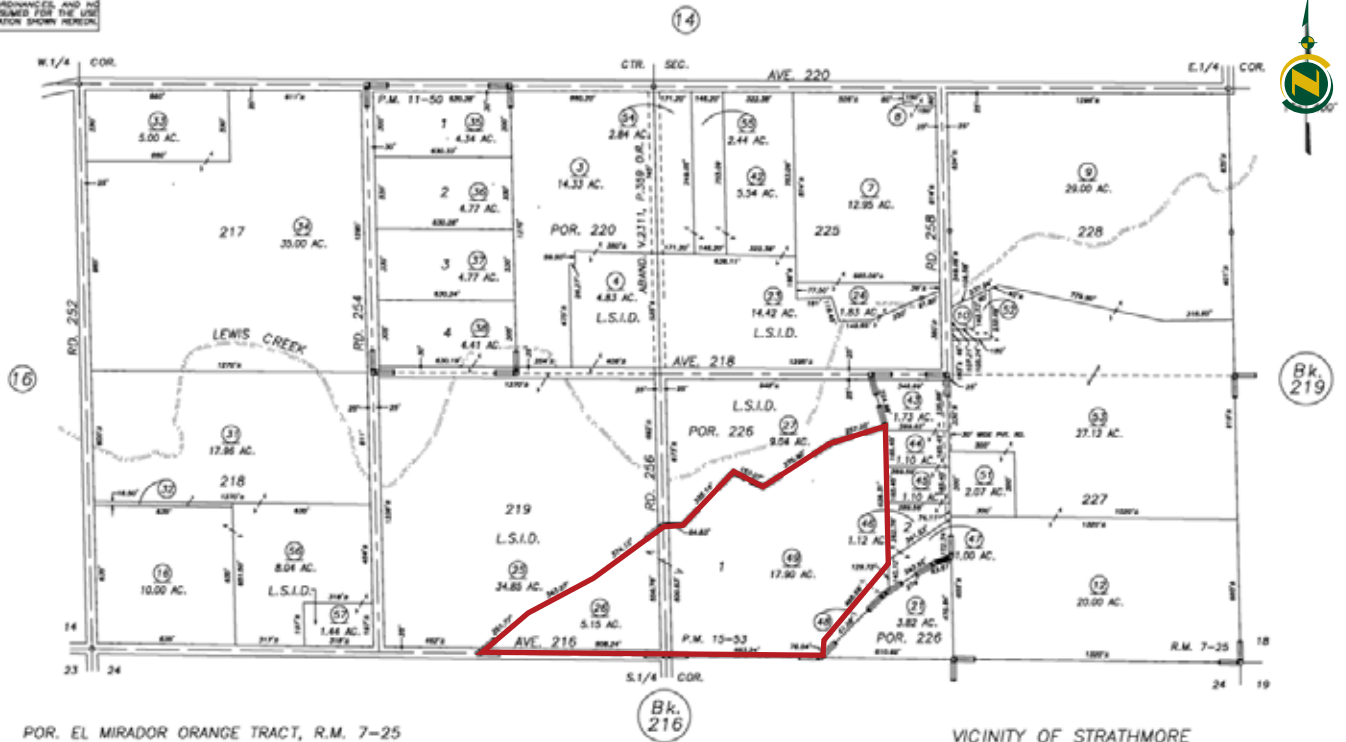
DESCRIPTION:	Available for sale is a 23± acre property planted to Powells, T.I. navels, and Morro Blood oranges located within Lindsay-Strathmore Irrigation District.
LOCATION:	The property is located on the north side of Avenue 216 and east of Road 254, just east of Lindsay, CA.
LEGAL:	Tulare County APN: 210-150-026 & 049 The property is not under the Williamson Act Contract.
PLANTINGS:	5.15± acres of Powell navels planted in 2011 and 300 trees to be planted during September, 2018, all with 21'x21' spacing. 11.9± acres of T.I. navels planted in 1989 with Powells interplanted. Spacing is 23'x23'. 6.00± acres of Morro Blood oranges planted in 1989 with 23'x23' spacing.
WATER:	Irrigation water is provided by Lindsay-Strathmore Irrigation District. Irrigation is by fan-jet system.
SOILS:	Predominantly Porterville clay, 2 to 9 percent slopes. Cibo clay, lithic bedrock, 15 to 30 percent slopes, MLRA 18.
PRICE/TERMS:	The asking price is \$633,875.

ASSESSOR'S PARCEL MAP

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

S1/2 OF SEC.13, T.20S., R.27E., M.D.B.&M.

Tax Area Code 210-15
 139-001

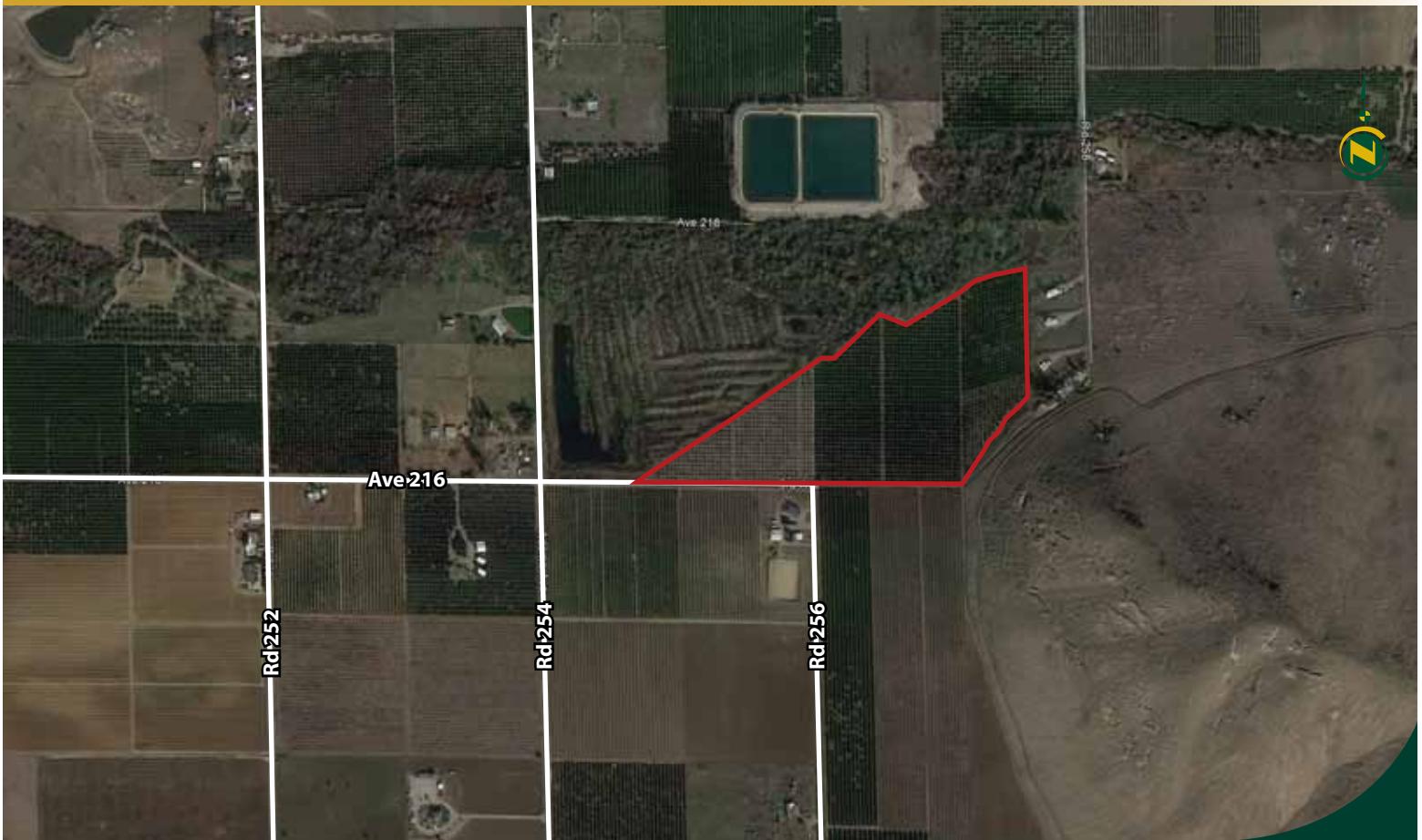


POR. EL MIRADOR ORANGE TRACT, R.M. 7-25
 PARCEL MAP 1049, P.M. 11-50
 PARCEL MAP 1452, P.M. 15-53

VICINITY OF STRATHMORE
 ASSESSOR'S MAPS BK.210 , PG.15
 COUNTY OF TULARE, CALIFORNIA, U.S.A.

NOTE: Assessor's Parcel Numbers Shown in Circles (123) 2000-006499 03/25/2002 SU
 Assessor's Block Numbers Shown in Ellipses (Bk. 210) 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.

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FRESNO
7480 N Palm Ave, Ste 101
Fresno, CA 93711
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