

LINDSAY AREA NAVELS

Tulare County, California

8.69± Acres

\$347,600
(\$40,000±/Acre)



- Dual Source of Water
- Lindmore Irrigation District



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Tulare County, CA



PROPERTY INFORMATION

DESCRIPTION

This is a well maintained navel ranch located northwest of Lindsay, California, within the citrus belt of Tulare County. The property is currently being transitioned to organic.

LOCATION

The block is located at the southwest corner of Palm Avenue (Avenue 240) and Cedar (Road 206), approximately 1 mile north of Highway 65.

LEGAL

Tulare County APN# 199-040-063.

ZONING

AE-10.

FROST PROTECTION

There is one propane powered wind machine for seasonal frost protection.



PLANTINGS

7.00± ac. Frost Nucellar on Cleopatra root stock, planted in 1962.
1.69± ac. Tí's on Tri-Foliolate root stock, planted in 1970.

WATER

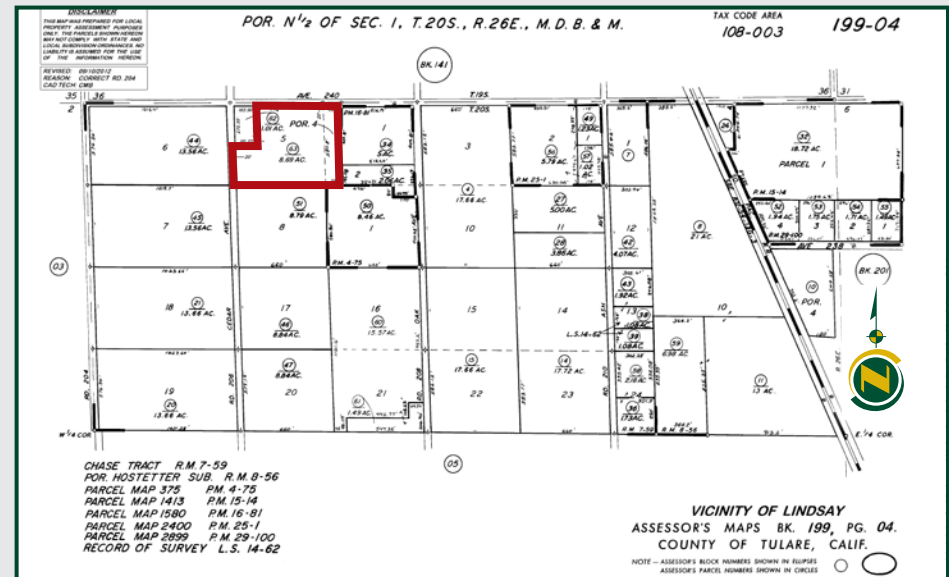
The property has two sources of water. There is a 15HP submersible Ag pump and the property also receives irrigation water from Lindmore Irrigation district. The grove is irrigated by a micro-fan jet system. The property is in East Kaweah GSA.

There will be a need to be a shared well agreement as there is a house on the property with its own separate APN.

PRICE/TERMS

Listing price is \$347,600 (\$40,000/acre).

PARCEL MAP

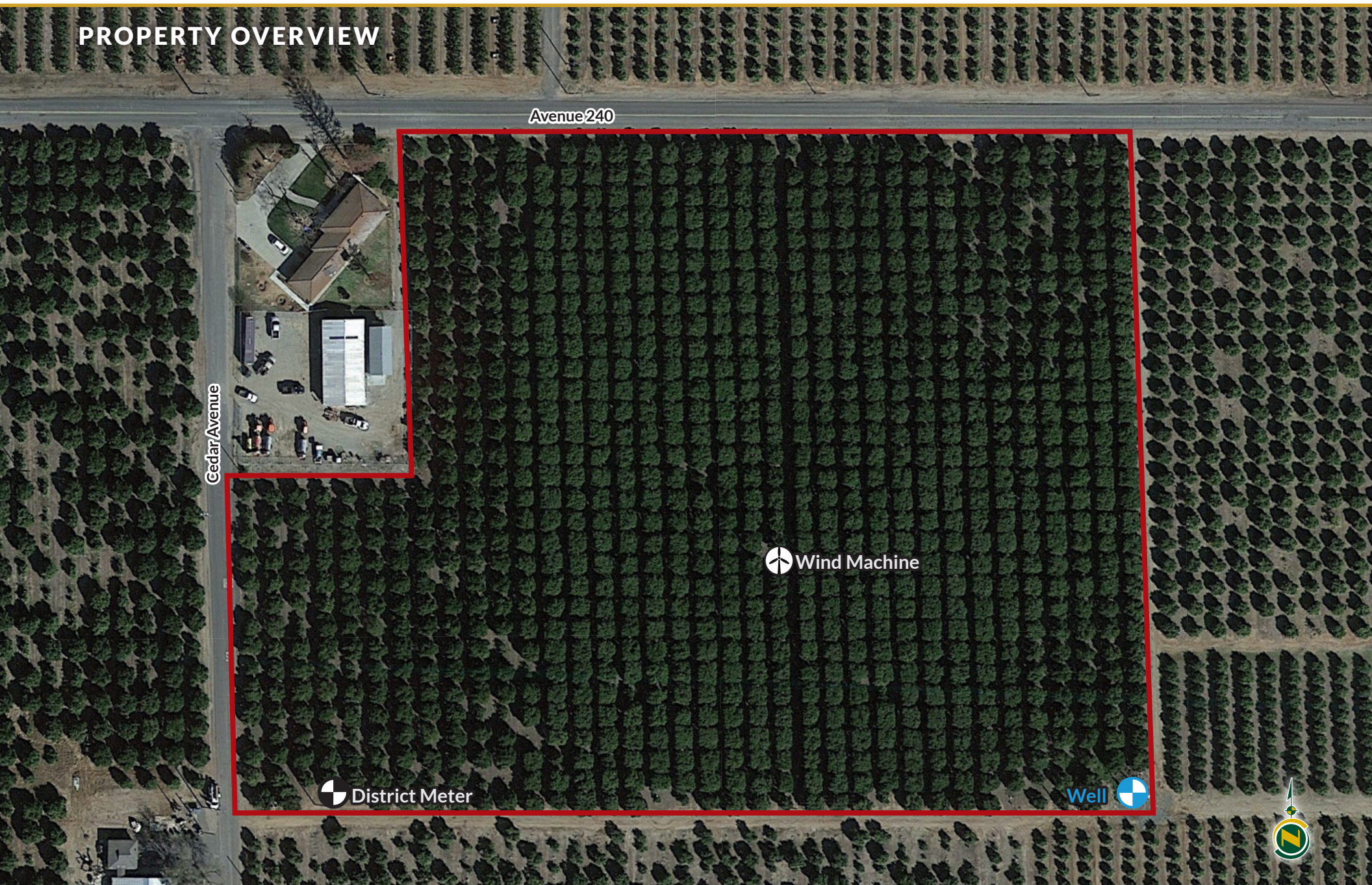


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PROPERTY OVERVIEW



Avenue 240

Cedar Avenue

Wind Machine

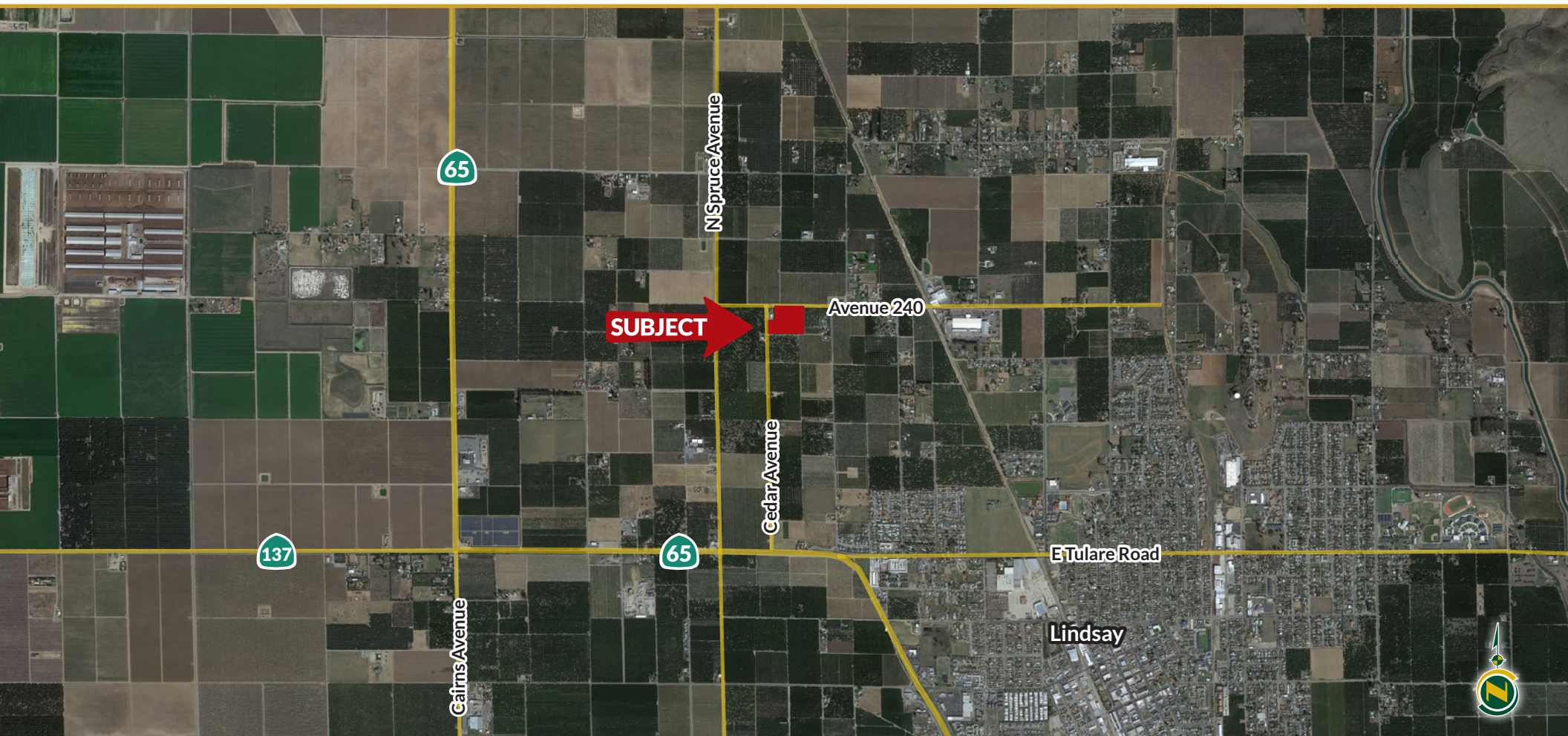
District Meter

Well



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Water Disclosure: The Sustainable Groundwater Management Act (SGMA) was passed in 2014, requiring groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. SGMA may limit the amount of well water that may be pumped from underground aquifers. Buyers and tenants to a real estate transaction should consult with their own water attorney; hydrologist; geologist; civil engineer; or other

environmental professional. Additional information is available at: California Department of Water Resources Sustainable Groundwater Management Act Portal - <https://sgma.water.ca.gov/portal/> Telephone Number: (916) 653-5791
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.