

# LINDMORE ID ALMONDS

Tulare County, California

38.13± Acres

\$1,240,000  
(\$32,520/Acre)



- Lindmore Irrigation District
- Newer Ag Well
- Good Soils
- Mature Trees



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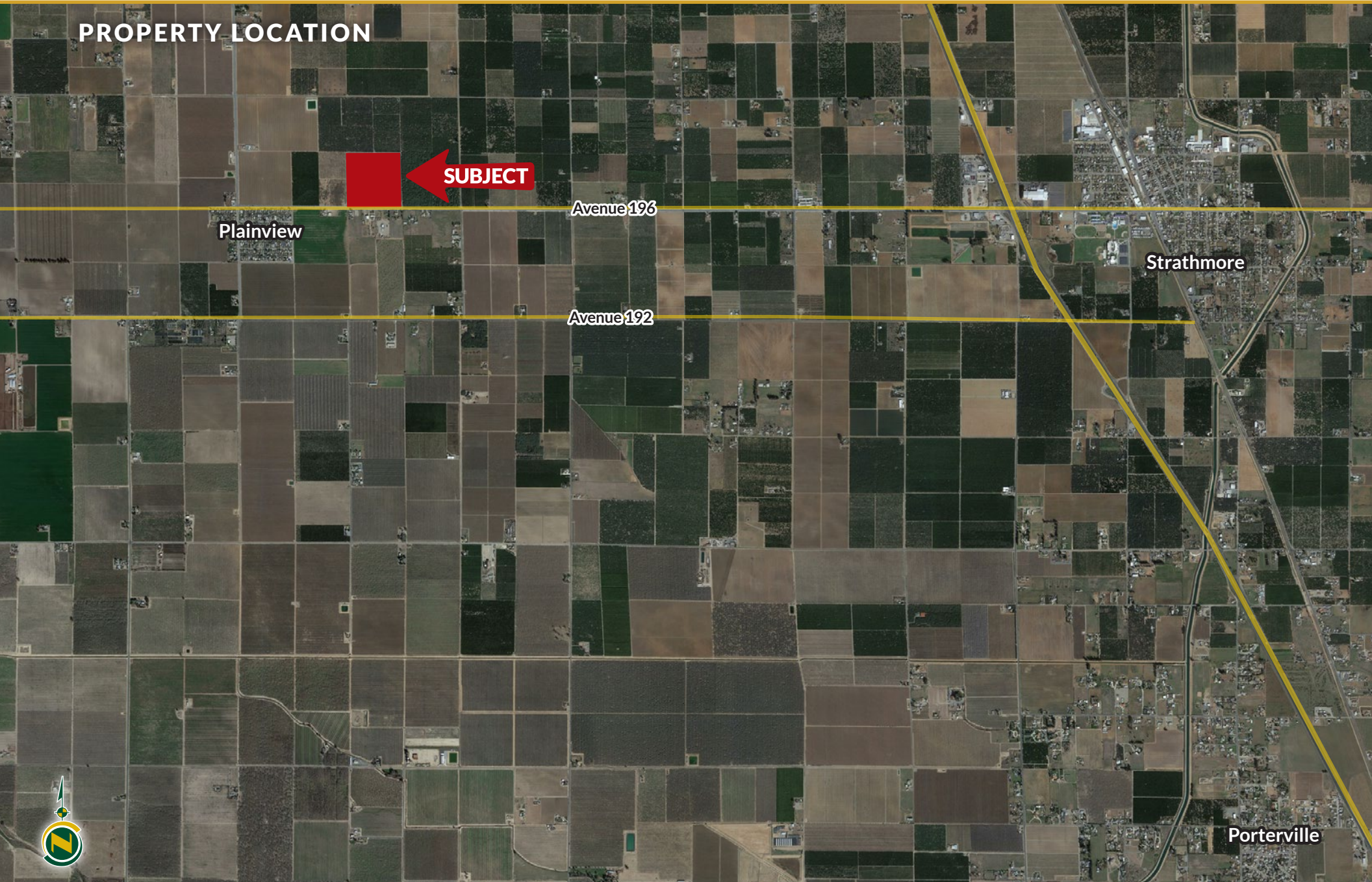


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## PROPERTY LOCATION





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## PROPERTY INFORMATION

### DESCRIPTION

Available for sale is a nicely farmed almond ranch located just west of Lindsay, California that features younger trees and two sources of irrigation water.

### LOCATION

The site location of the property is 20182 Avenue 196, Strathmore, California. The property is located on the north side of Avenue 196 between Road 196 and Road 204.

### LEGAL

Tulare County APN: 214-170-017.

### ZONING

Zoning is AE-20

### WATER

Irrigation water is provided by Lindmore Irrigation District and one Ag well. The well was recently drilled in 2020 and has a 25±HP submersible pump. The trees are irrigated by a fan-jet sprinkler system. The property is located in the East Kaweah GSA.

### SOILS

Exeter loam, 0 to 2 percent slopes.  
Nord fine sandy loam, 0 to 2 percent slopes.

### PLANTINGS

The property is planted to Monterey and Nonpariel almonds in 2014.

### PRICE/TERMS

Asking price is \$1,240,000.





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## PROPERTY OVERVIEW





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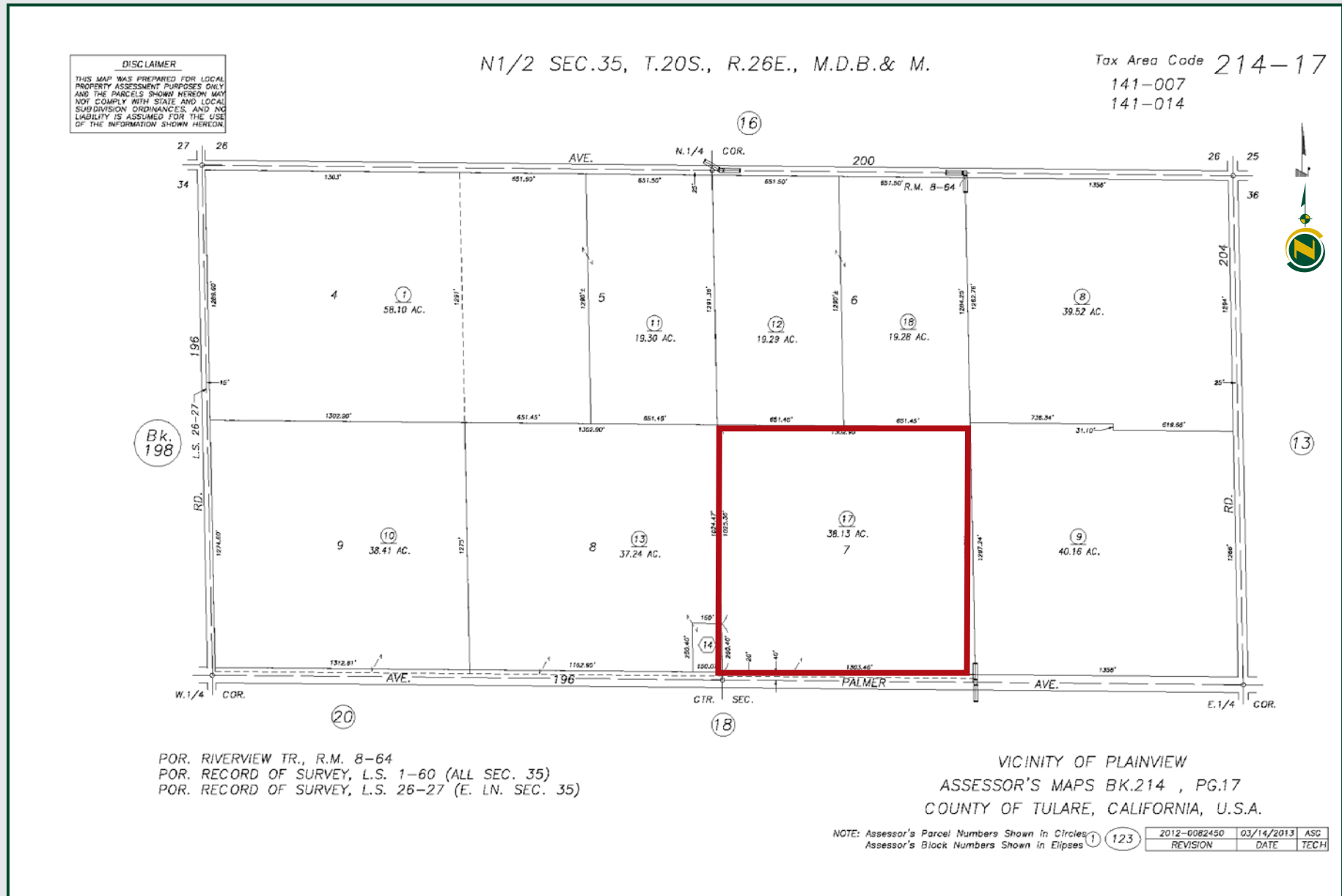


## SOILS MAP



California Revised Storie Index (CA)			
Map Unit Symbol	Map Unit Name	Rating	Percent AOI
114	Exeter loam, 0 to 2 ercent slopes	Grade 4 - Poor	99.1%
130	Nord fine sandy loam, 0 to 2 percent slopes	Grade 1 - Excellent	0.9%
<b>Total</b>			100.0%

## PARCEL MAP





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## PROPERTY PHOTOS





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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.**