

LINDMORE NAVELS, GRAPEFRUIT AND RUBY VALENCIAS

80.00± Acres
Tulare County, California **\$2,800,000**
(\$35,000/Acre)



- Lindmore Irrigation District
- Ag Well
- Mature & Young Trees
- Excellent Citrus Farming Location



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

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

4900 California Ave., #210B
Bakersfield, CA 93309
661.334.2777

www.pearsonrealty.com

Exclusively Presented by:

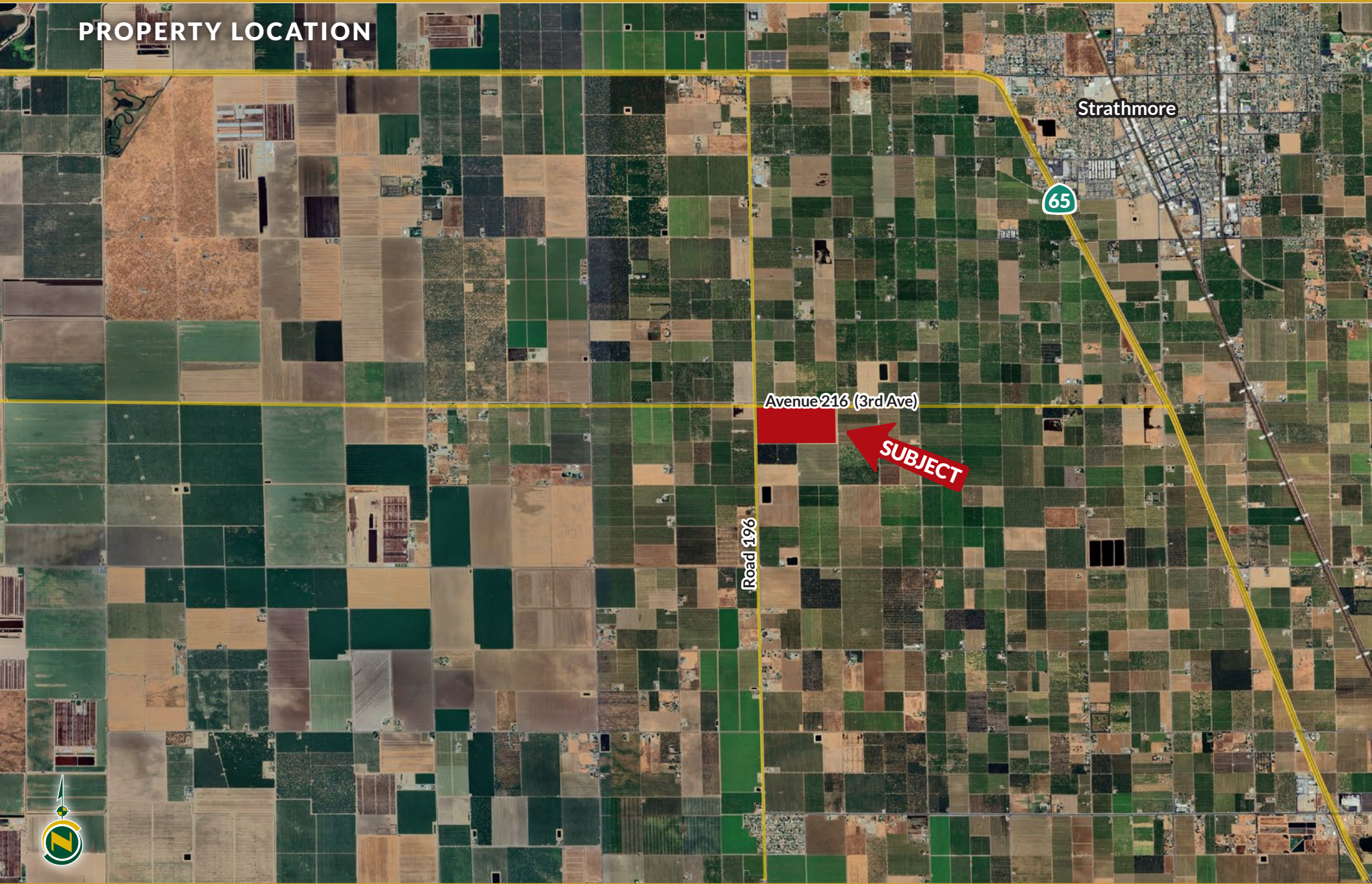


LINDMORE NAVELS, GRAPEFRUIT AND RUBY VALENCIAS

80.00± Acres
Tulare County, CA



PROPERTY LOCATION



LINDMORE NAVELS, GRAPEFRUIT AND RUBY VALENCIAS

80.00± Acres
Tulare County, CA



PROPERTY INFORMATION

DESCRIPTION

Available for sale is a well-farmed citrus ranch that features income producing trees as well as new citrus plantings. The property receives irrigation water from two sources and has eight electric windmachines for frost protection.

LOCATION

The property is located on the southeast corner of Road 196 and Avenue 216, just west of Strathmore, California.

LEGAL

Tulare County APN: 214-030-004.

ZONING

Zoning is AE-20

WATER

The property receives irrigation water from Lindmore Irrigation District and one Ag well with a 75 HP turbine pump. The well was drilled in 2015. The property is located in East Kaweah GSA.

SOILS

Exeter loam, 0 to 2 percent slopes.

PLANTINGS

The property is planted to the following:

- Northwest corner: 20.00± acres of Fisher navel on Troyer rootstock planted approximately in 1984 with 20'x20.5' spacing.
- Southwest corner: 20.00± acres of Washington navel on Troyer root stock planted in 1984 with 20'x20.5' spacing.
- Northeast corner: 20.00± acres of Flame grapefruit on Carrizo rootstock planted in March of 2022.
- Southeast corner: 20.00± acres of Ruby Valencias on X639 rootstock planted in August of 2023.

PRICE/TERMS

Asking price is \$2,800,000.

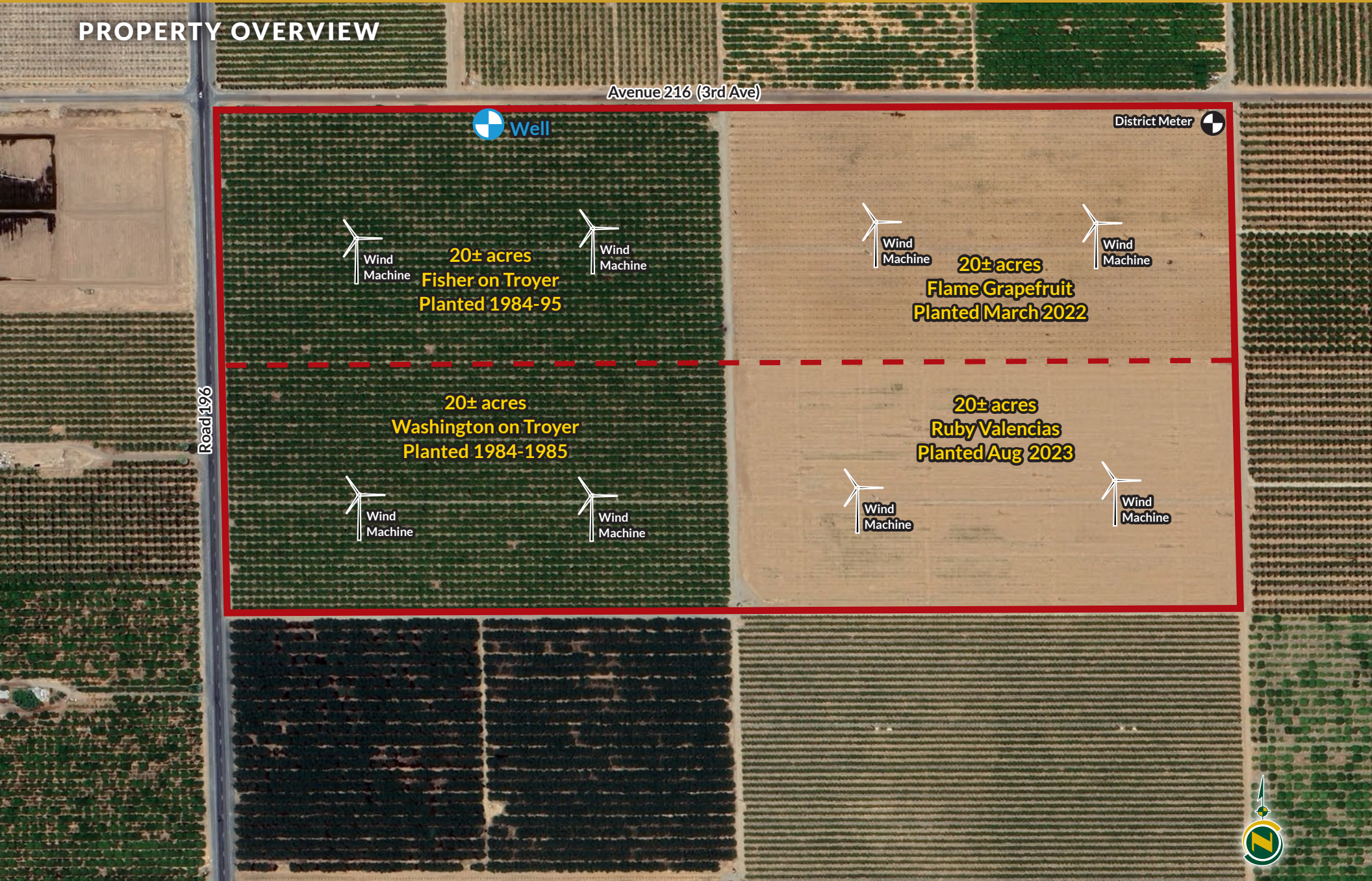


LINDMORE NAVELS, GRAPEFRUIT AND RUBY VALENCIAS

80.00± Acres
Tulare County, CA



PROPERTY OVERVIEW



LINDMORE NAVELS, GRAPEFRUIT AND RUBY VALENCIAS

80.00± Acres
Tulare County, CA



SOILS MAP

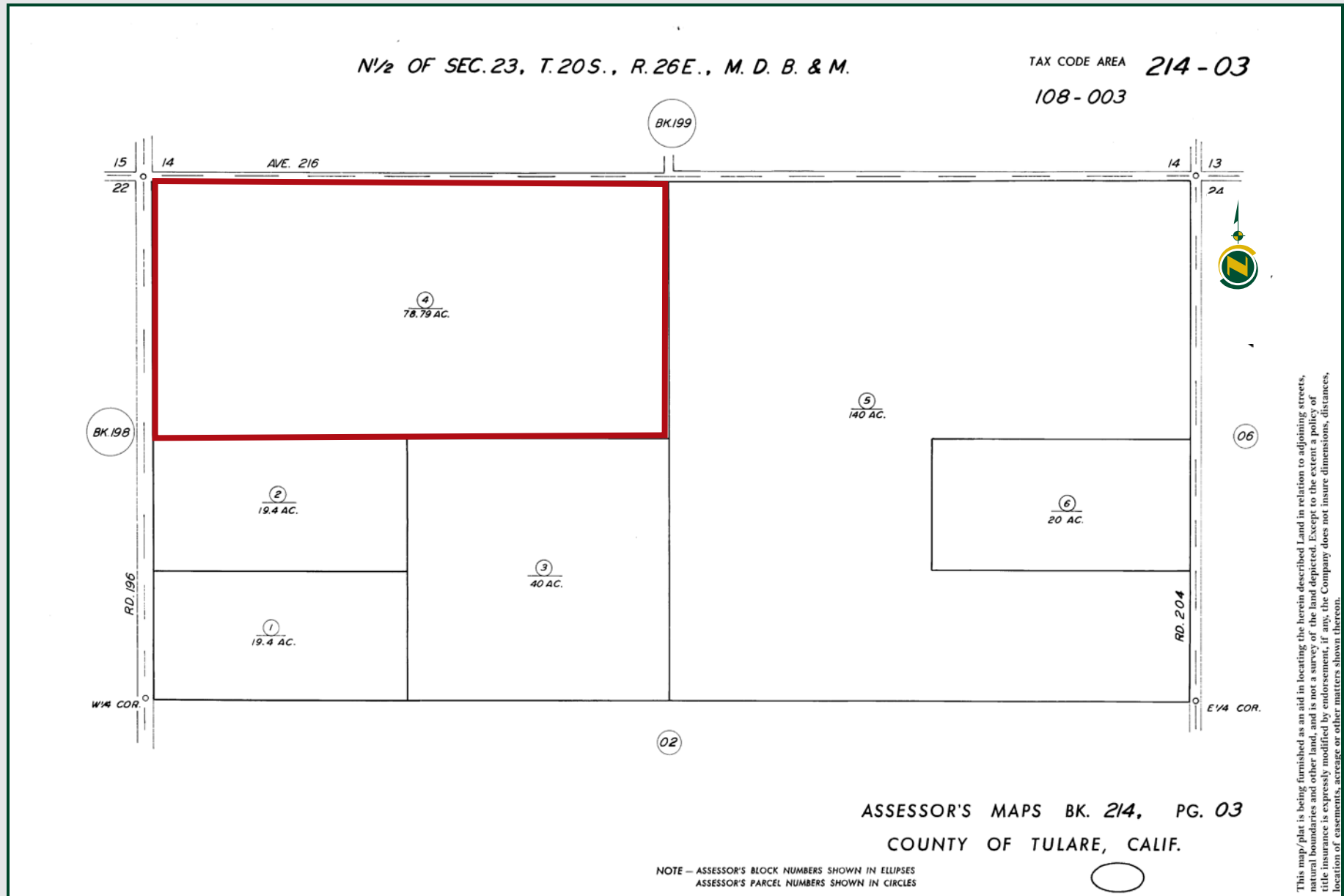


LINDMORE NAVELS, GRAPEFRUIT AND RUBY VALENCIAS

80.00± Acres
Tulare County, CA



PARCEL MAP



This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage, or other matters shown thereon.

LINDMORE NAVELS, GRAPEFRUIT AND RUBY VALENCIAS

80.00± Acres
Tulare County, CA



PROPERTY PHOTOS



LINDMORE NAVELS, GRAPEFRUIT AND RUBY VALENCIAS

80.00± Acres
Tulare County, CA



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

4900 California Ave., #210B
Bakersfield, CA 93309
661.334.2777



Download Our
Mobile App!

<http://pearsonrealty.com/mobileapp>



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.**