

# STRATHMORE ALMOND RANCH

Tulare County, California

160.00± Acres

\$3,520,000

(\$22,000/Acre)



- Lindmore Irrigation District
- Ag Well
- Nonpareil and Monterey Almonds
- Conventional and Organically Farmed



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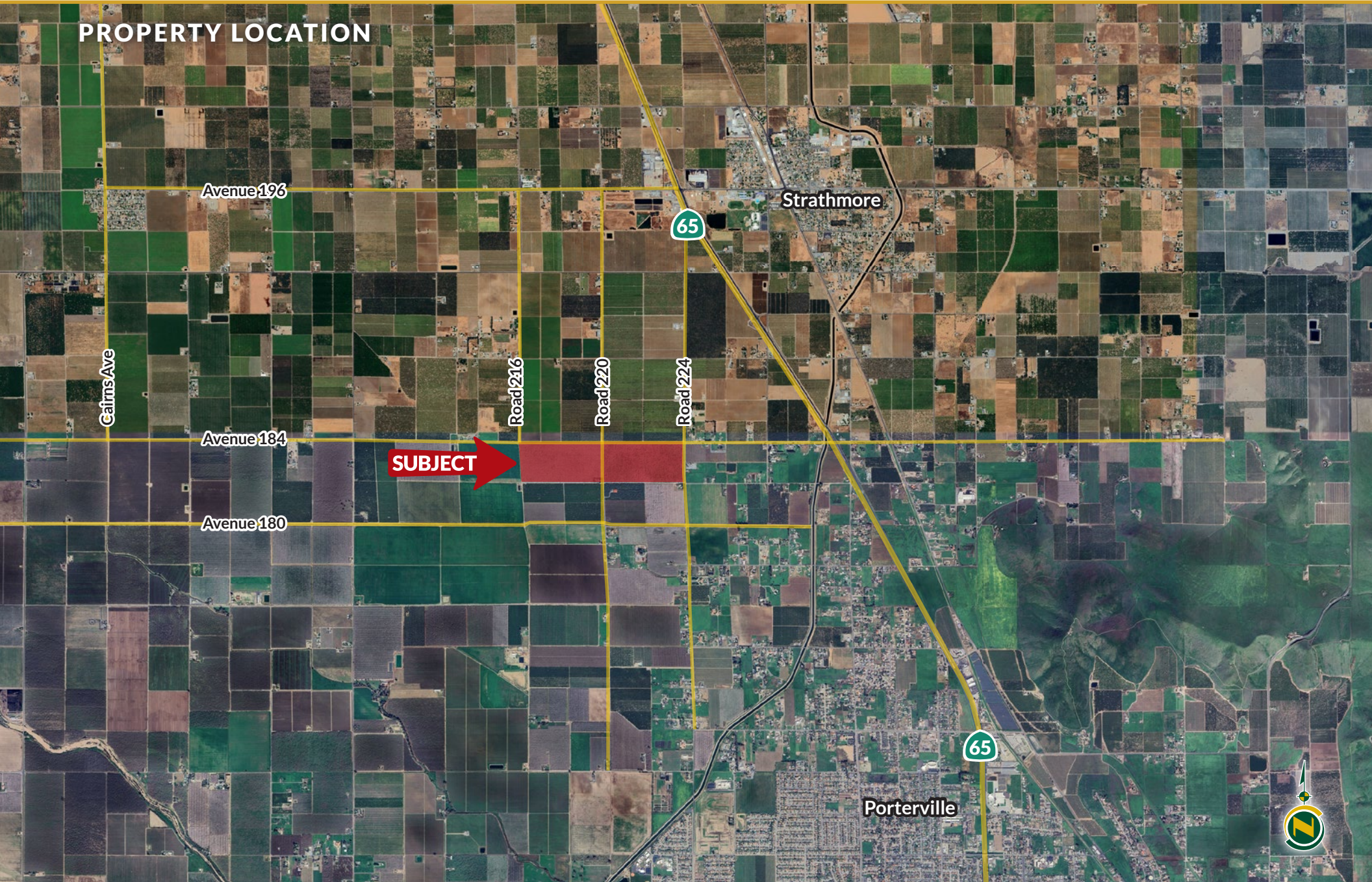


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## PROPERTY LOCATION



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## PROPERTY INFORMATION

### DESCRIPTION

Available for sale is a 160± acre ranch planted to mature almonds. The property features irrigation water from Lindmore Irrigation District and an Ag well.

### LOCATION

The property is located on the south side of Avenue 184, between Road 216 and Road 224. Road 220 splits the property. The site address is 18229 Road 220, Strathmore, CA 93267.

### LEGAL

Tulare County APNs: 243-010-007 and 006.  
The property is zoned AE-20.

### PLANTINGS

- 80± acres of conventionally farmed Nonpareil and Monterey almonds planted in 2016.
- 80± acres of organically farmed Nonpareil and Monterey almonds planted in 2015. The organic almonds will be certified in June 2024.

### WATER

The property receives irrigation water from Lindmore Irrigation District and one Ag well with a turbine pump. The trees are irrigated by a micro sprinkler system.

### SOILS

- San Joaquin loam, 0 to 2 percent slopes.
- Exeter loam, 0 to 2 percent slopes.
- Centerville clay, 0 to 2 percent slopes.

### BUILDINGS

There is a small residence and homesite used as a rental.

### PRICE/TERMS

The asking price is \$3,520,000.



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## PROPERTY OVERVIEW



Lindmore Outlet

Well and Filter

Filter

Lindmore Outlet



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## SOILS MAP



California Revised Storie Index (CA)		
Map unit symbol	Map unit name	Percent of AOI
105	Centerville clay, 0 to 2 percent slopes	9.4%
114	Exeter loam, 0 to 2 percent slopes	24.6%
135	San Joaquin loam, 0 to 2 percent slopes	60.0%
<b>Totals for Area of Interest</b>		<b>100.0%</b>



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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.**