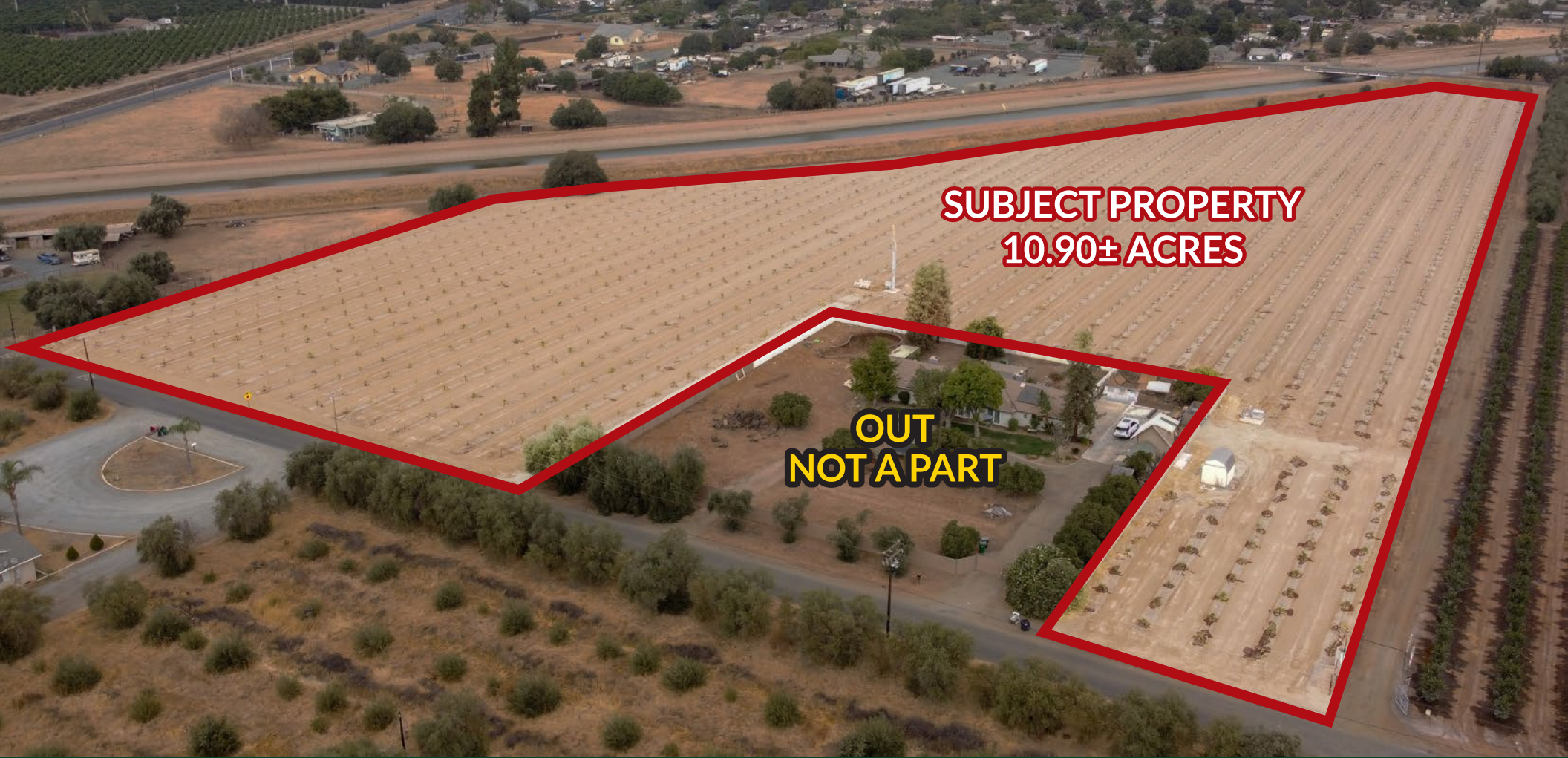


STRATHMORE AREA LINDMORE I. D. NAVEL RANCH

10.90± Acres
Tulare County, California

\$463,250
(\$42,500/Acre)



SUBJECT PROPERTY
10.90± ACRES

OUT
NOT A PART

- Lindmore Irrigation District
- Washington Navels
- 2023 Recently Developed
- Potential Home Site



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STRATHMORE AREA LINDMORE I. D. NAVEL RANCH

10.90± Acres
Tulare County, CA



PROPERTY LOCATION



STRATHMORE AREA LINDMORE I. D. NAVEL RANCH

10.90± Acres
Tulare County, CA



PROPERTY INFORMATION

DESCRIPTION

Available for sale, a recently developed 1-year-old block of Washington navels on Trifoliolate rootstock. The property is in the sought after Lindmore Irrigation District.

LOCATION

The property is located approximately 1/8th of a mile east of Orange Belt Drive on Avenue 190 in Strathmore, California.

LEGAL

APN# 243-050-035 in Tulare County.

ZONING

Zoned AE-20 (Exclusive Agricultural, 20 acre minimum)

SOILS

San Joaquin loam, 0 to 2% slopes.

WATER

Irrigation water provided by Lindmore Irrigation District and one 10HP submersible pump and Ag well. This well has a Well Share agreement with a residential home located at the property. In addition there is a 10HP booster pump and screen filter system for the district water. The ranch is irrigated with a fan jet micro sprinkler system. It resides in the East Kaweah GSA.

FROST PROTECTION

There is one gas powered wind machine for frost protection.

PRICE/TERMS

\$463,250 (\$42,500 per acre).



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PROPERTY OVERVIEW



**SUBJECT PROPERTY
10.90± ACRES**

Wind
Machine

**OUT
NOT A PART**

Well

District
Turnout

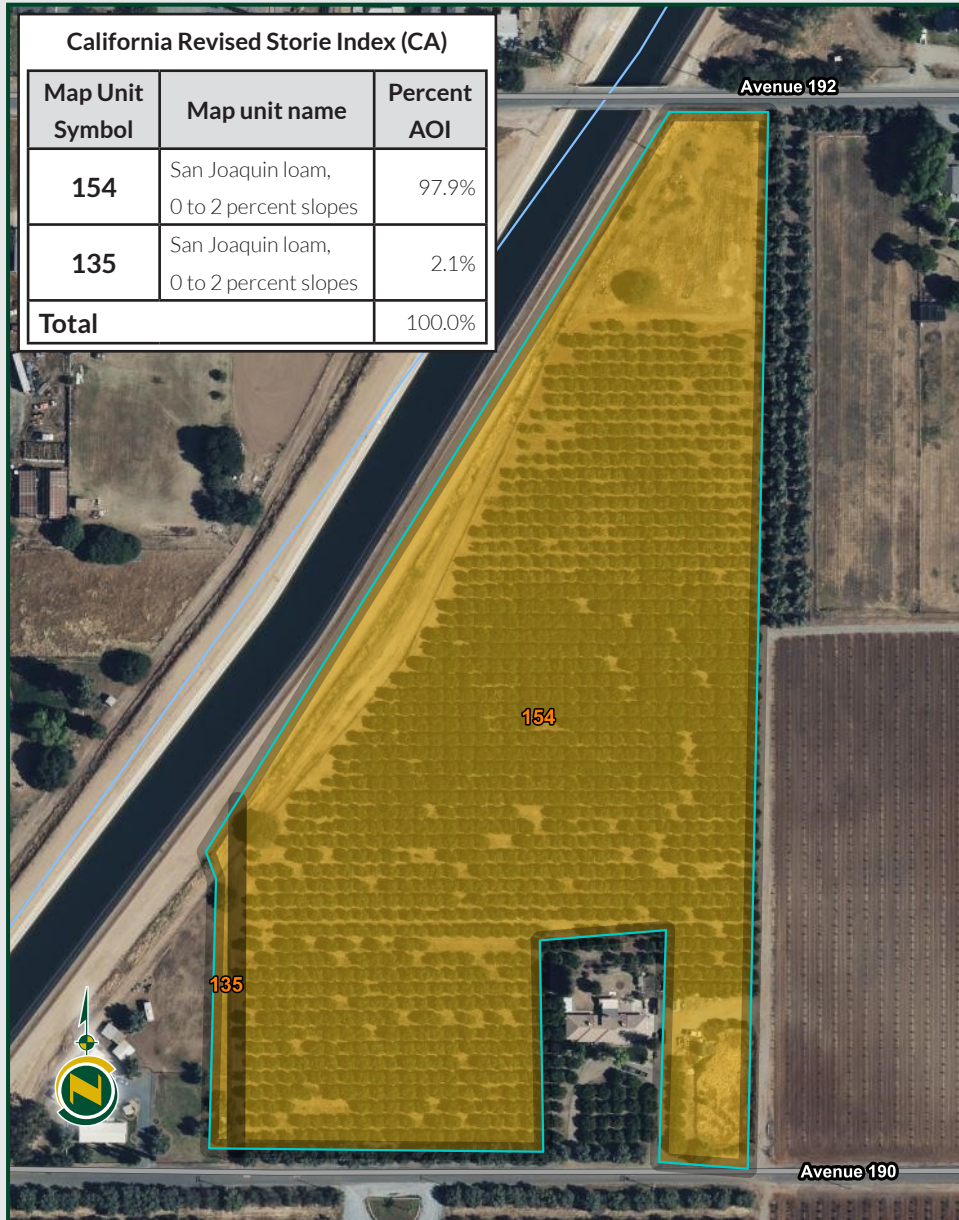


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SOILS MAP



STRATHMORE AREA LINDMORE I. D. NAVEL RANCH

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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.