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FOR SALE

Lindsay Area Home & Citrus



**19.48± Acres
Tulare County, California**

- Atwood Navels
- Large Home with Pool
- Wind Machine and Two Shops

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Lindsay Area Home & Citrus

19.48 Acres

\$699,000

DESCRIPTION:

This desirable Lindsay area opportunity consists of a charming country home, pool open land, and approximately 10.5± acres of citrus plantings. The large 5 bedroom home has recently been painted inside and out. It has 2,000±SF of newly installed bamboo flooring, new kick boards and new crown molding. The property also has a 20,000 gallon pool capacity with an attractive two story gazebo on the deck. This offering also has two shops. The citrus is the Atwood navel variety and is approximately nine years old. The orchard is irrigated by drip or fanjet and also has a propane engine powered wind machine. The property also has decomposed granite drives along with open land that could be developed.

LOCATION:

The property is located about 5 miles south and east of Lindsay, CA. The property is on the south side of Avenue 216 between Road 240 and Road 244 about 3 miles east of old Highway 65. The street address is 24215 Avenue 216, Lindsay, CA 93247.

LEGAL:

Tulare County APN 216-030-009 is 19.48± acres. Located in the west 1/2 of the northeast 1/4 of Section 22, Township 20S, Range 27E, MDB&M.

PLANTINGS:

Approximately 10.5± acres of Atwood navel oranges.

SOILS:

San Joaquin loam, 0 - 2% slopes.

WATER:

Lindsay-Strathmore Irrigation District

ZONING:

AE-20 Agriculture Exclusive, the parcel is under the Williamson Act Contract.

BUILDINGS:

Wood Shop: within garage building is 220±SF

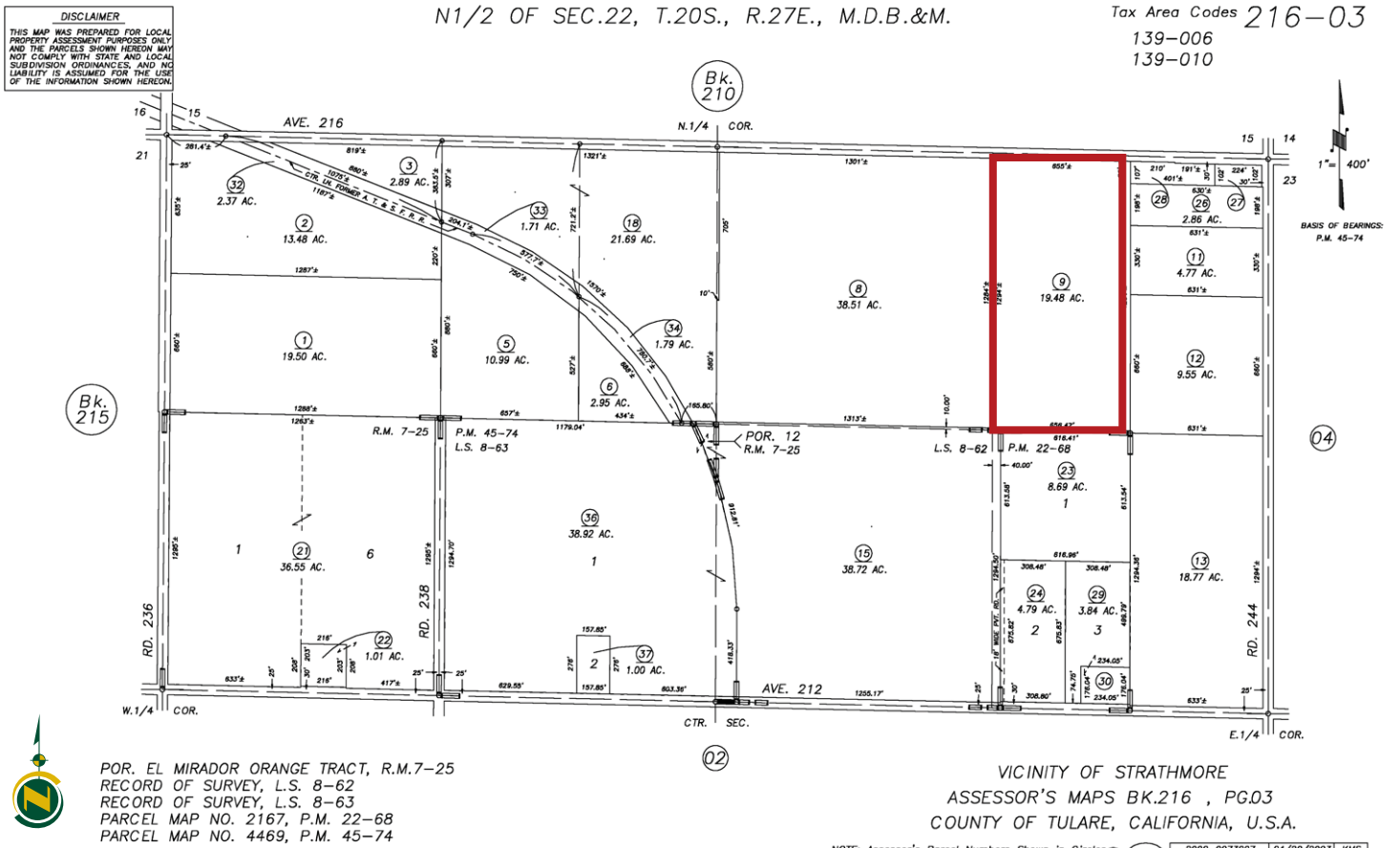
Metal Shop: separate metal building with metal roof is approximately 1,380±SF. It has 1 man door and 3 sliding doors.

Residence: The newly re-modeled home is approximately 3,136±SF with an attached 3 car garage that is approximately 1,056±SF. The large custom home has 5 bedrooms, 2 baths, living room, dining room, laundry room, and kitchen. The home has a slate roof and was built in 1972. It has central air and heating. The residence has a nice front and back yard which also includes a garden and dog run. The pool, deck and gazebo are inviting features in the back yard.

PRICE/TERMS:

\$699,000 all cash. Crop is available with cultural reimbursement.

ASSESSOR'S PARCEL MAP



PROPERTY PHOTOS



LOCATION MAP



REGIONAL MAP



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