

FOR SALE



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Strathmore Area Irrigated Land



**134.68± Assessed Acres
Tulare County, California**

- Irrigation District & Wells
- Good Location
- Good Soils

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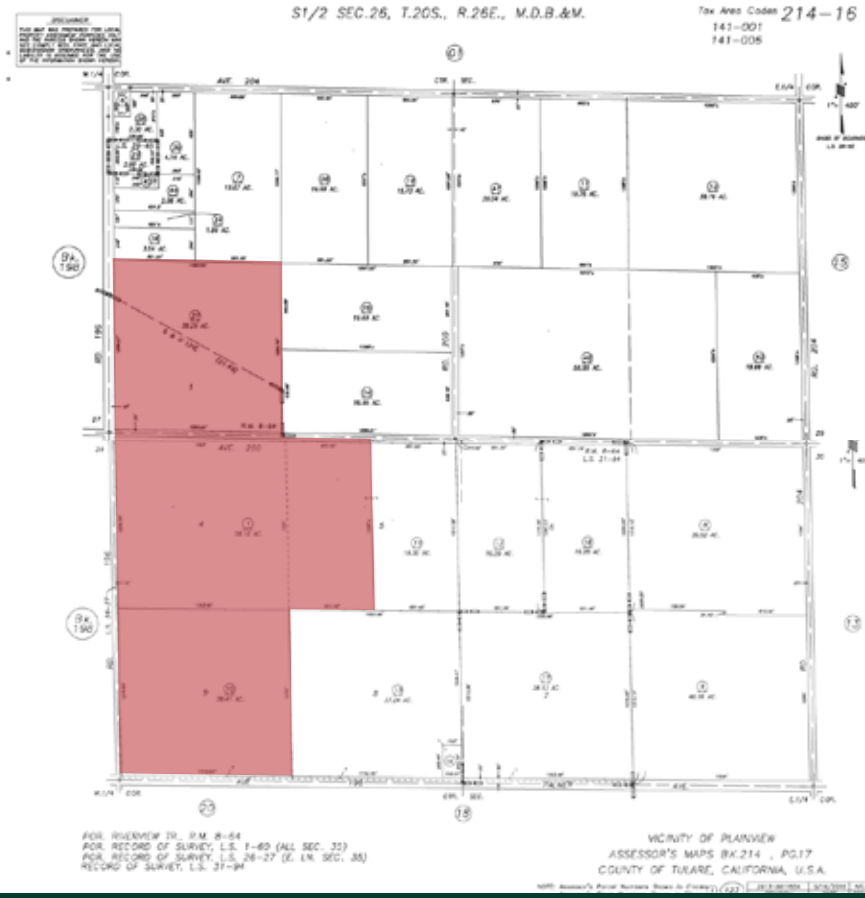
Strathmore Area Irrigated Land

134.68± Assessed Acres

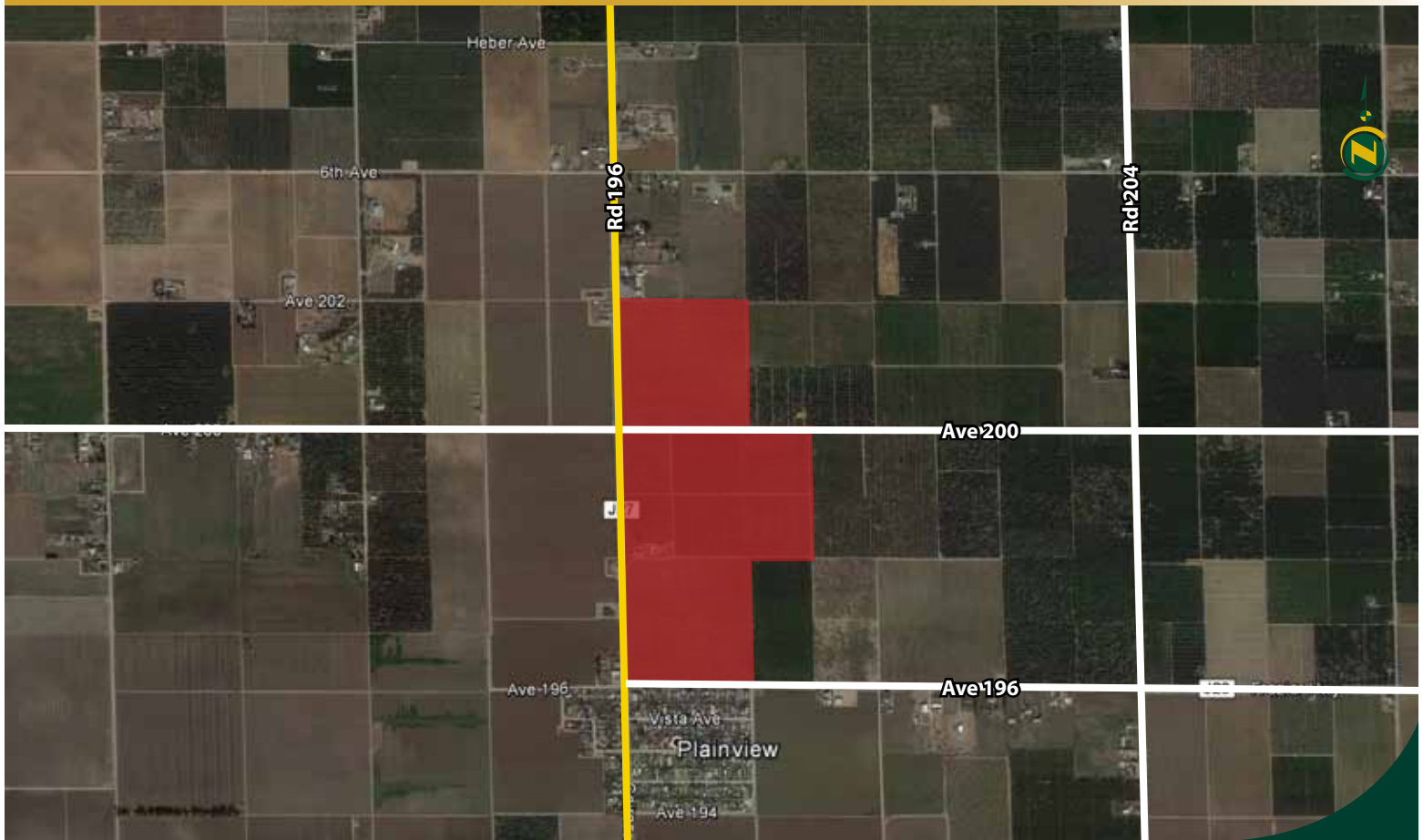
\$3,232,320
(\$24,000/AC)

DESCRIPTION:	This irrigated open land is ideal for permanent plantings, with good soils and two sources of irrigation water. Citrus, table grapes and nuts are grown in the surrounding area. The property has good access with paved county roads on three sides.
LOCATION:	The property is located on the east side of Road 196 and north and south of Avenue 200; just west of Strathmore, California.
LEGAL:	Tulare County APNs: 214-160-027, 214-170-001 & 214-170-010. The property is under the Williamson Act Contract.
PLANTINGS:	129+/- acres of open land to plant.
WATER:	The property is within the Lindmore Irrigation District and has two meters. There are two ag wells and two filter sites. One is a sand media filter and the other is a gravity screen filter.
BUILDINGS:	There is one 2000+/- square foot tenant house on Road 196. There is also a chain link fenced equipment yard enclosing 3/4 of an acre.
SOILS:	Exeter loam, 0 to 2 percent slopes. Quonal-Lewis association, 0 to 2 percent slopes.
PRICE/TERMS:	The asking price is \$3,232,320 cash.

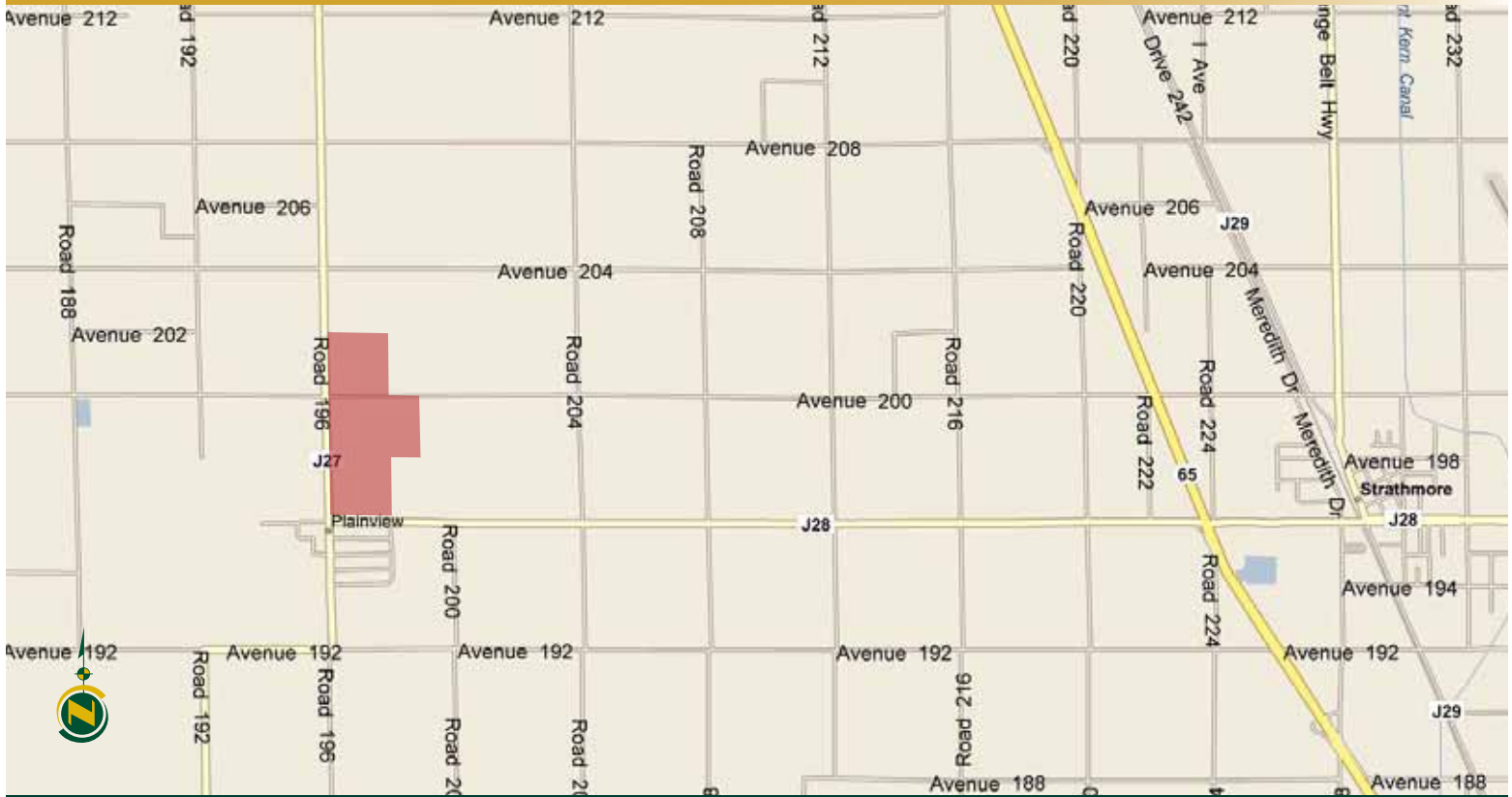
ASSESSOR'S PARCEL MAP



AERIAL MAP



LOCATION MAP



REGIONAL MAP



We believe the information contained herein to be correct. It is obtained from sources which we regard as reliable, but we assume no liability for errors or omissions. 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.

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