

FOR SALE



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Strathmore Navel & Olive Ranch



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

- Two Sources of Water
- Good Location

**Exclusively Presented By:
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CA BRE #00020875



Strathmore Navel & Olive Ranch

97.50± Assessed Acres

\$2,350,000

DESCRIPTION:

Located in the citrus belt of Tulare county are nearly 100 acres of land planted to well farmed late navels and olives. This property has both district water and wells.

LOCATION:

The ranch is located on the southeast corner of Road 244 and Avenue 192, just east of Strathmore, California.

LEGAL:

Tulare County APNs: 255-050-005, 015 & 016
The property is not under the Williamson Act Contract.

PLANTINGS:

52± acres Olives
20± acres Powell navels
18± acres Chislett navels
2± acres Pummelo

WATER:

Water is provided by Lindmore Irrigation District and two Ag wells.

FROST CONTROL:

There are four wind machines.

SOILS:

Exeter loam, 0 to 2 percent slopes.
Porterville clay, 0 to 2 percent slopes.
Porterville clay, 2 to 9 percent slopes.
Porterville clay, 9 to 15 percent slopes.
San Joaquin loam, 0 to 2 percent slopes.
Wyman loam, 0 to 2 percent slopes.

PRICE/TERMS:

\$2,350,000. The growing crop is negotiable with reimbursement of farming expenses.

ASSESSOR'S PARCEL MAP

N 1/2 SEC. 2, T.21S., R.27E., M.D.B&M.

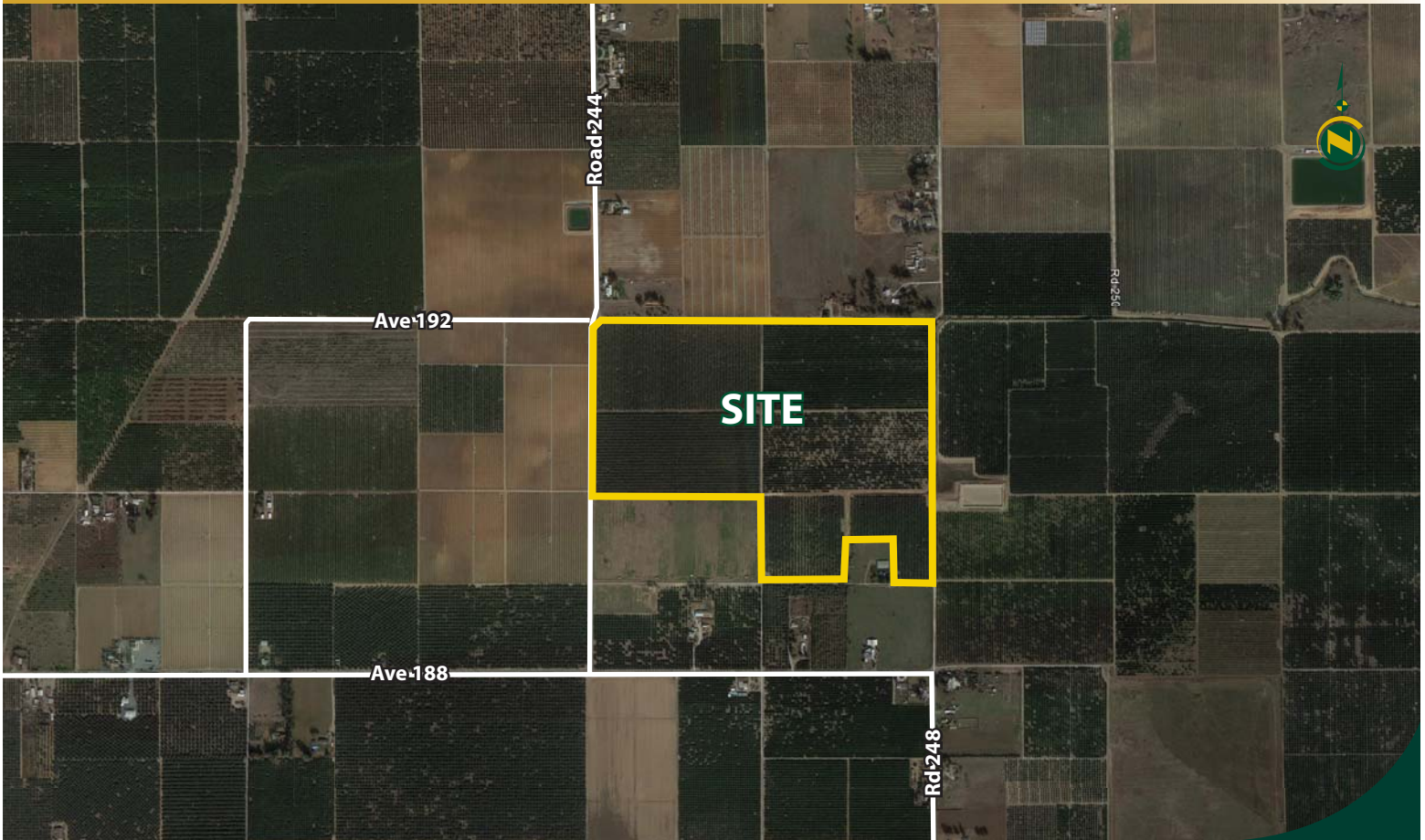
TAX CODE AREA 255-05

139-005

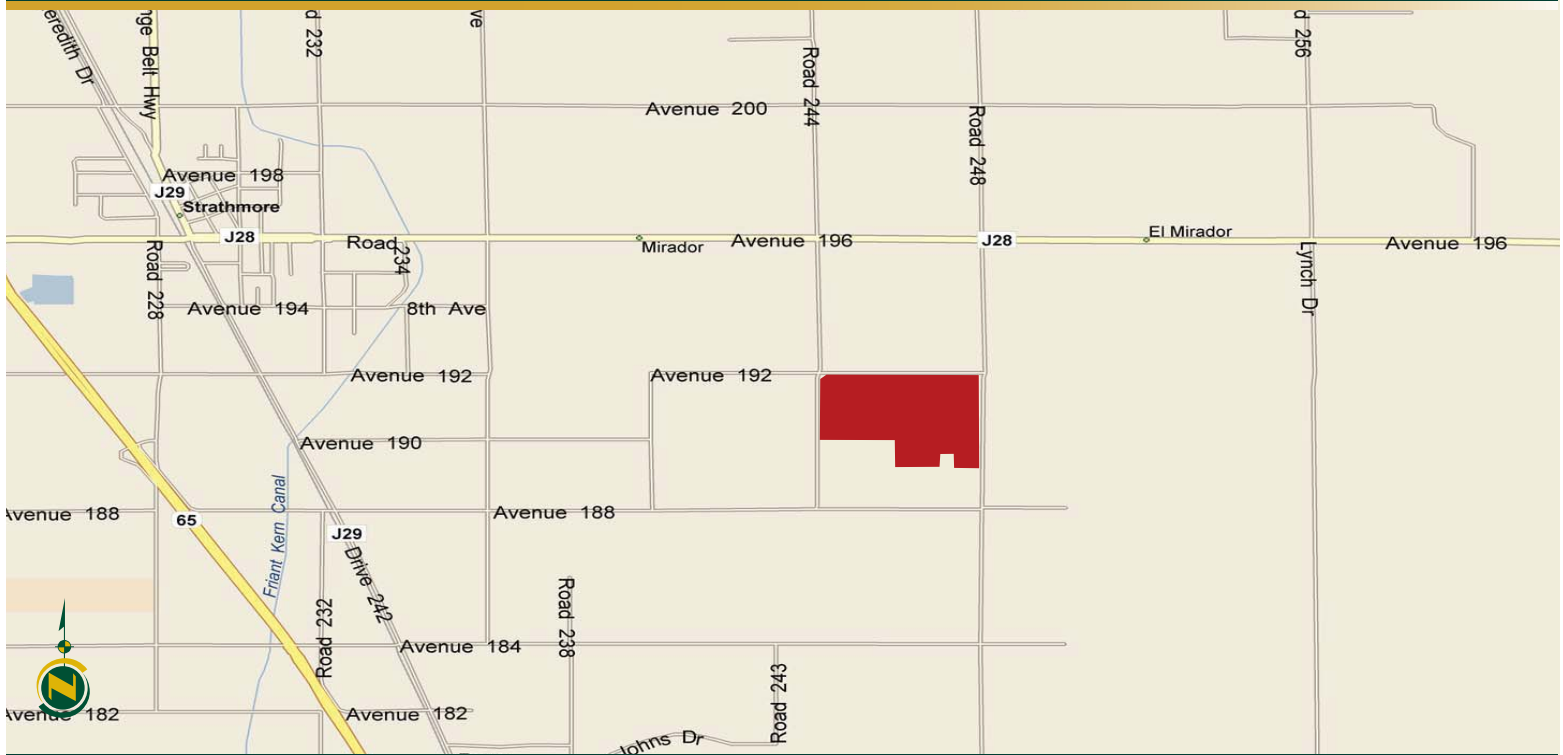


ASSESSOR'S MAPS BK. 255, PG. 05.

AERIAL MAP



LOCATION MAP



REGIONAL MAP



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

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