

FOR SALE



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Strathmore Area Navels & Olives



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

- LSID & One Ag Well
- Good Location

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Strathmore Area Navels & Olives

30.07± Assessed Acres

\$676,575

DESCRIPTION:

Available for sale is a 30± acre ranch with two sources of water and planted to navels and olives located just east of Strathmore, California. The southeast corner is not part of the sale. Also, there is a tenant owned mobile home that is not included in the sale. The tenant pays \$285 a month to keep the mobile home on the land.

LOCATION:

The property is located on the north side of Avenue 204 between Road 252 and Road 254, east of Strathmore, California.

LEGAL:

Tulare County APN: 216-090-006
The property is under the Williamson Act Contract.

PLANTINGS:

15± acres of T.I. Navels interplanted with Atwood Navels.
15± acres of olives.

WATER:

Irrigation water is provided by LSID through two district meters. There is a new well that has not been connected by Edison yet. It produces approximately 50± GPM.

FROST CONTROL:

One electric wind machine.

SOILS:

Porterville clay, 0 to 2 percent slopes.
Porterville clay, 2 to 9 percent slopes.

PRICE/TERMS:

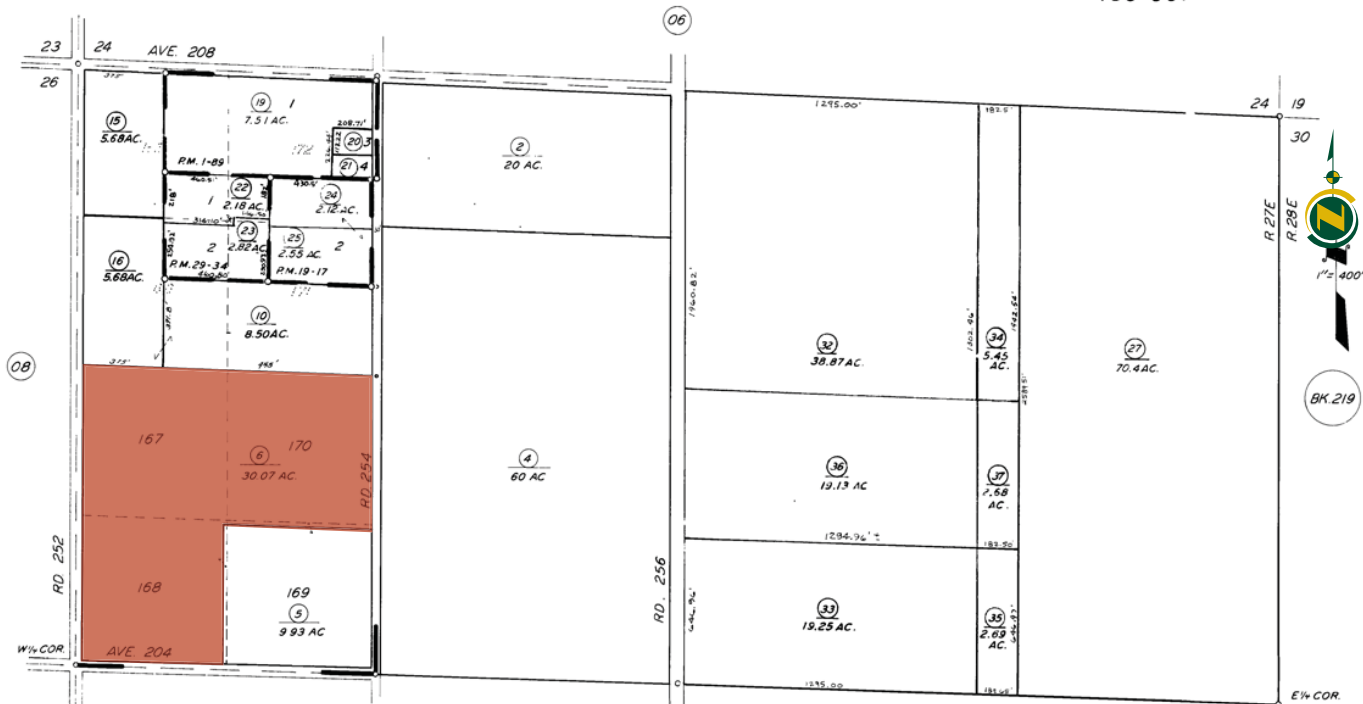
The asking price is \$676,575.

ASSESSOR'S PARCEL MAP

N 1/2 SEC. 25, T. 20S., R. 27E., M.D.B. & M.

TAX CODE AREA 216-09

139-001



POP. MIRADOR ORANGE TRACT, R. M. 7-25
 PARCEL MAP 89, P.M. 1-89
 PARCEL MAP 1816, P.M. 19-17
 PARCEL MAP 2833, P.M. 29-34

ASSESSOR'S MAPS BK. 216, PG. 09

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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