

FOR SALE



**PEARSON
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Lindsay Olives & Open



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

- LSID Irrigation Water
- Scenic Location
- 12.5± Acres of Plantable Land
- Lewis Creek

**Exclusively Presented By:
Pearson Realty**



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Lindsay Olives & Open

18.81± Assessed Acres

\$260,000

DESCRIPTION:

Available for sale is an 18.81± acre property located in a secluded area east of Lindsay, California. The property is within LSID boundaries and is partially planted to olive trees trimmed up to sell for landscaping. Lewis Creek runs through the property, creating a scenic backdrop to a private location to build a home.

LOCATION:

The property is located on the west side of Road 252 just north of Avenue 216 in Lindsay, California.

LEGAL:

Tulare County APN: 210-160-013.
The property is not under the Williamson Act Contract.

PLANTINGS:

Lewis Creek divides the property into two. The northern portion of the property has approximately 4± acres of plantable ground, 2± acres of which are currently planted to olives with the remainder being open. Also, the southern portion has approximately 8.5± acres of plantable ground, 4± acres of which are also planted to olives with the remainder being open. Neighboring parcels are planted to lemons.

WATER:

Irrigation water is provided by Lindsay-Strathmore Irrigation District.

SOILS:

Lewis Clay Loam.
Open depressions (Lewis Creek).

PRICE/TERMS:

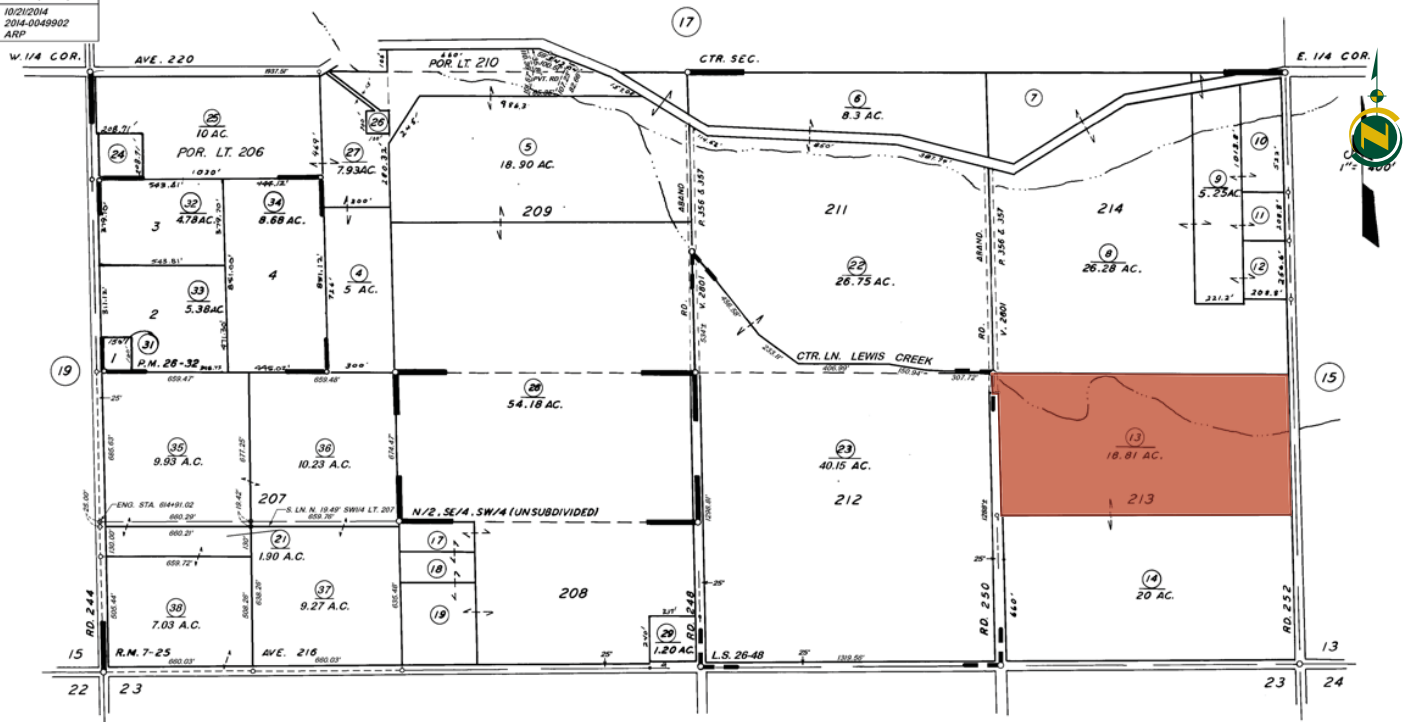
The asking price is \$260,000.

ASSESSOR'S PARCEL MAP

THIS MAP WAS PREPARED FOR LOCAL PROPERTY ASSESSMENT PURPOSES ONLY. THE PARCELS SHOWN HEREON MAY NOT COMPLY WITH STATE AND LOCAL SUBDIVISION ORDINANCES. NO LIABILITY IS ASSUMED FOR THE USE OF THE INFORMATION HEREON. R & T CODE SEC. 327, 408.5, ETC.
REVISED: 10/21/2014
REASON: 2014-0049902
CAD TECH: AHP

S. 1/2 OF SEC. 14, T. 20 S., R. 27 E., M. D. B. & M.

TAX CODE AREA 210-16
139-006
139-010



POR. EL MIRADOR ORANGE TRACT, R.M. 7-25
PARCEL MAP 2531, P.M. 26-32
RECORD OF SURVEY, L.S. 26-48

VICINITY OF LINDSAY
ASSESSOR'S MAPS BK. 210, PG. 16.
COUNTY OF TULARE, CALIF.

NOTE - ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES
ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES

AERIAL MAP



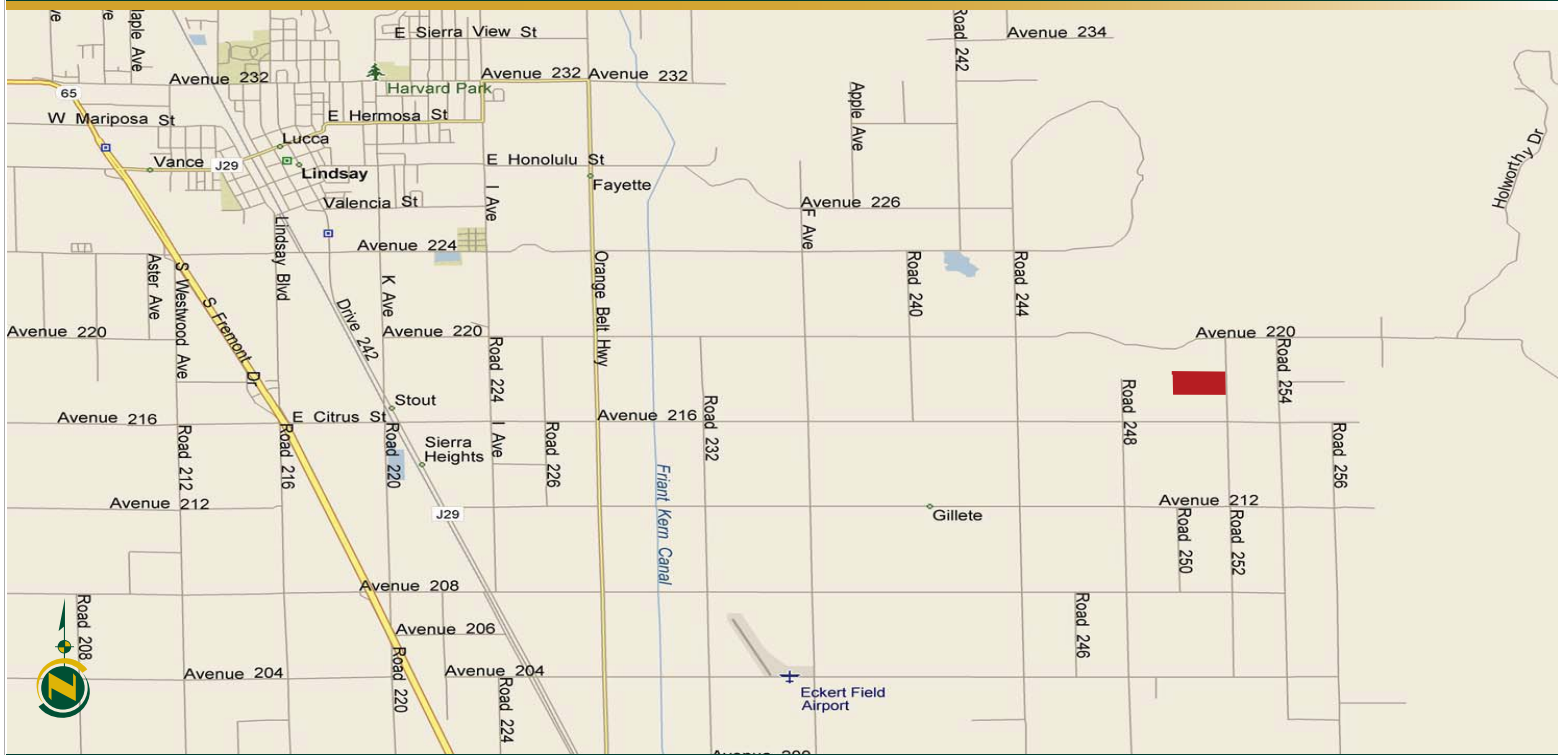
PROPERTY PHOTOS



PROPERTY PHOTOS



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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