

LINDMORE ID WALNUTS

Tulare County, California

\$3,300,000

(\$22,099/Acre)

PRICE REDUCED



149.33± Acres

- Producing Walnuts
- Lindmore Irrigation District
- Irrigation Pumps and Wells
- Income and Depreciation

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CA DRE #00020875

PROPERTY INFORMATION

LOCATION

The northeast corner of Road 188 and Avenue 224, approximately 2 1/2 miles west of the city of Lindsay.

LEGAL

Tulare County APN: 197-120-010 located in a portion of the SW 1/4 of Section 10, T20S, R26E, M.D.B.&M.

ZONING

According to the Tulare County website, the parcel is zoned AE-40 (Exclusive Ag) and is enrolled in the Williamson Act.

WATER

Lindmore Irrigation District within the East Kaweah Groundwater Sustainability Agency.

- (1) 150 HP irrigation pump & well
- (2) 40 HP irrigation pumps and wells
- (1) Reservoir w/booster pump

SOILS - *California Revised Storie Index (CA)*

- 48% Flamen loam, 0-2% slopes, Grade 1
- 52% Exeter loam, 0-2% slopes, Grade 4

PLANTINGS

The property was planted to 143± acres of Chandler walnuts in 2010 on Paradox rootstock, the spacing is 25' x 25'.

PRODUCTION

- 2018: 3,499± lbs per acre
 - 2019: 4,480± lbs per acre
 - 2020: 4,882± lbs per acre
 - 2021: 4,713± lbs per acre
 - 2022: 4,057± lbs per acre
- 5 year average = 4,326± lbs per acre

PRICE/TERMS

\$3,300,000 cash at the close of escrow. (Crop may be included with agreed cultural cost reimbursement).

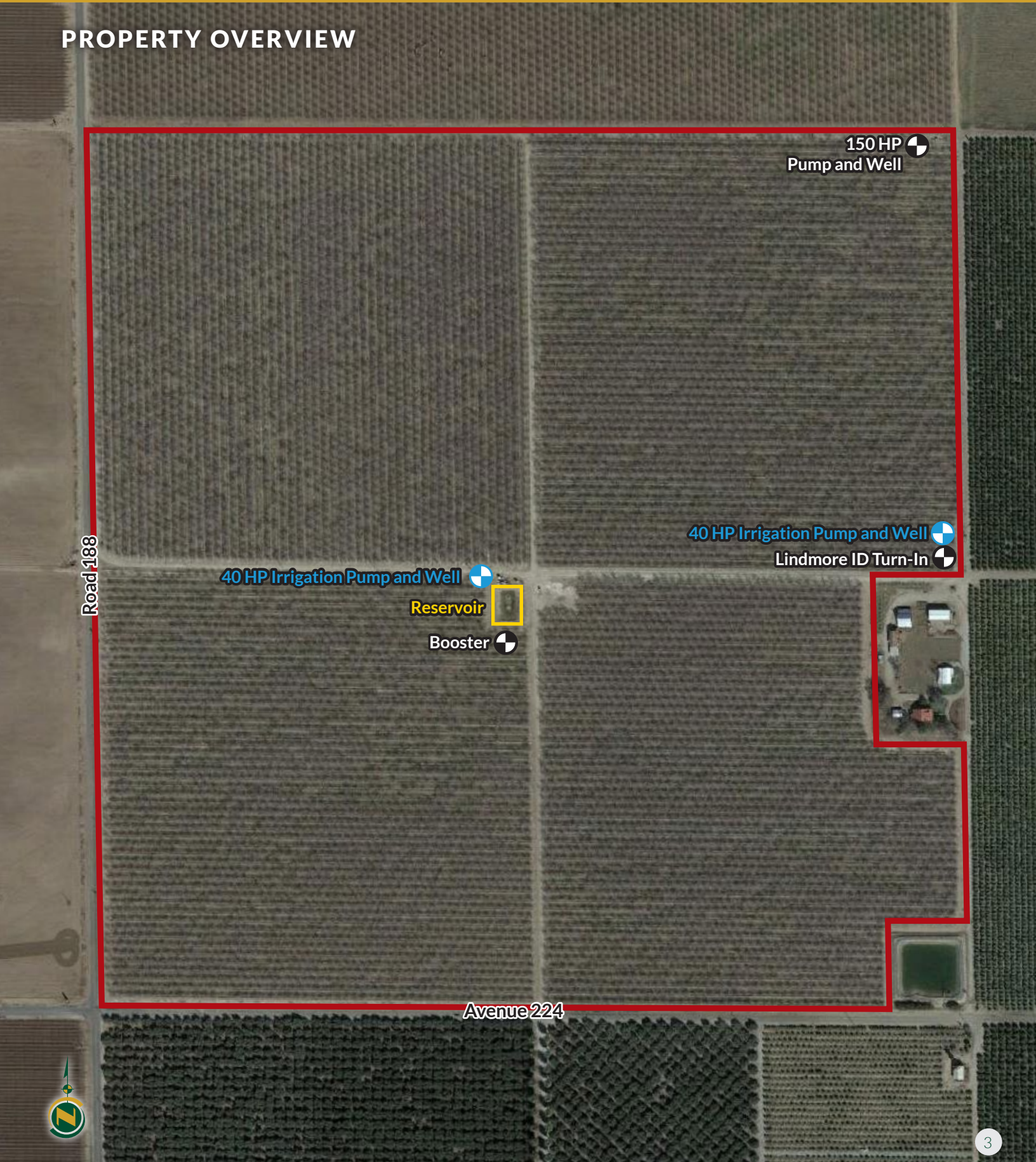


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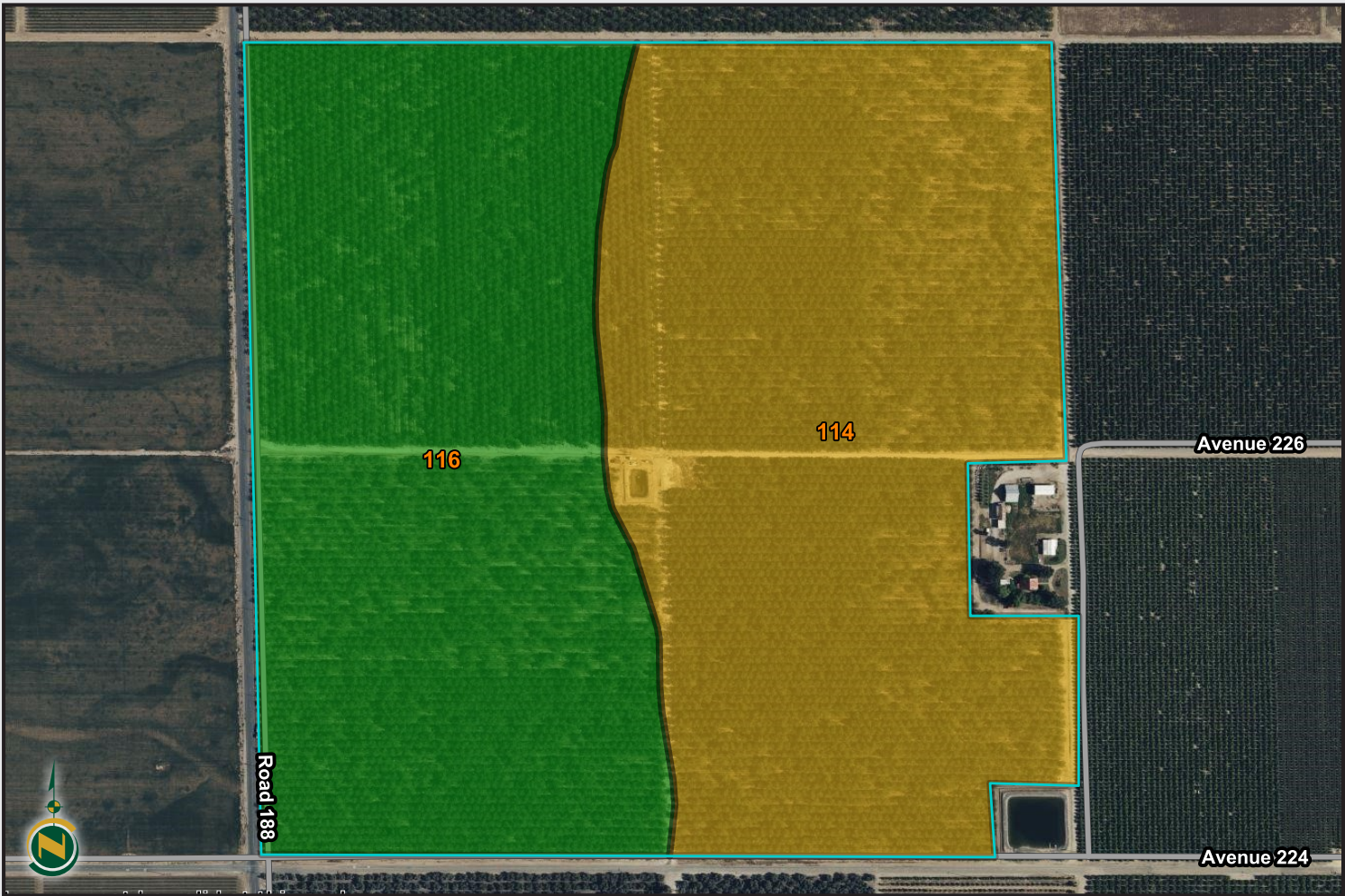
149.33± Acres
Tulare County, CA



PROPERTY OVERVIEW

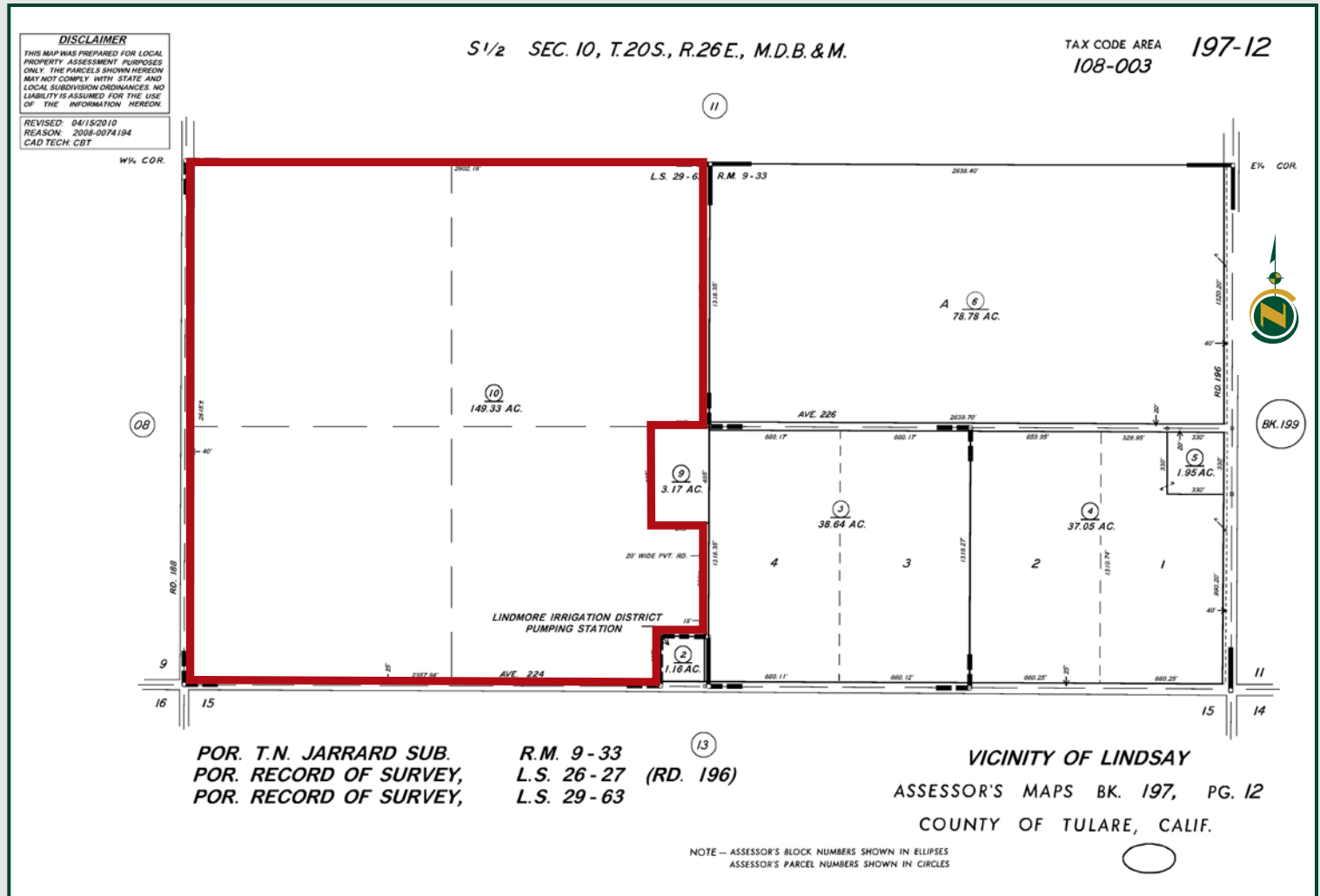


SOILS MAP



California Revised Storie Index (CA)			
Map Unit Symbol	Map Unit Name	Rating	Percent of AOI
114	Exeter loam, 0 to 2 percent slopes	Grade 4 - Poor	52.4%
116	Flamen loam, 0 to 2 percent slopes	Grade 1 - Excellent	47.6%
Totals fo Area of Interest			100%

PARCEL MAP



PROPERTY PHOTOS



PROPERTY PHOTOS

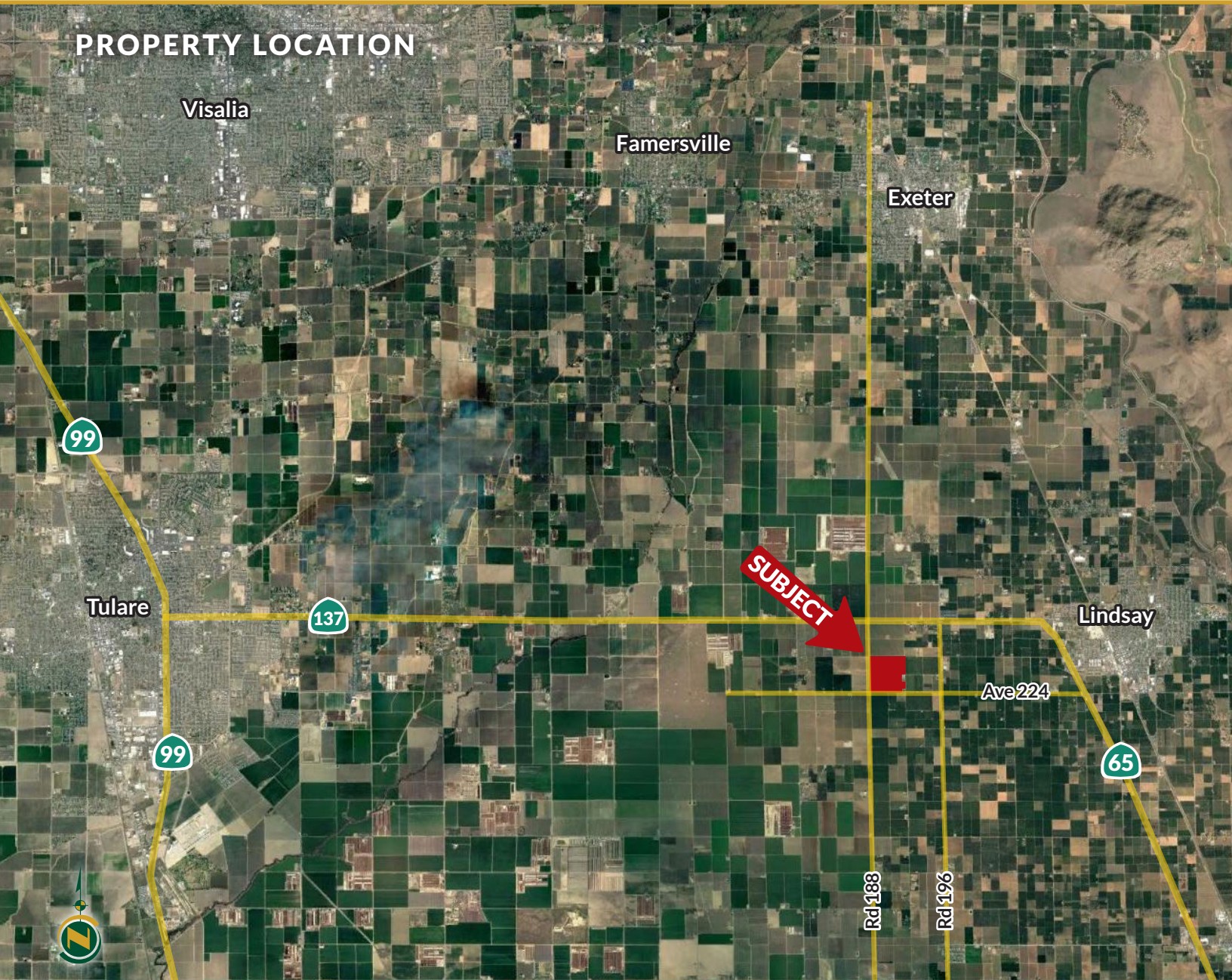


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Water Disclosure: The Sustainable Groundwater Management Act (SGMA) was passed in 2014, requiring groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. SGMA may limit the amount of well water that 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

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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