

LINDMORE CLEMENTINE RANCH

Tulare County, California

70.00± Acres

\$2,520,000
(\$36,000/Acre)



- Lindmore Irrigation District
- Ag Well
- Mature Clemenules Clementine



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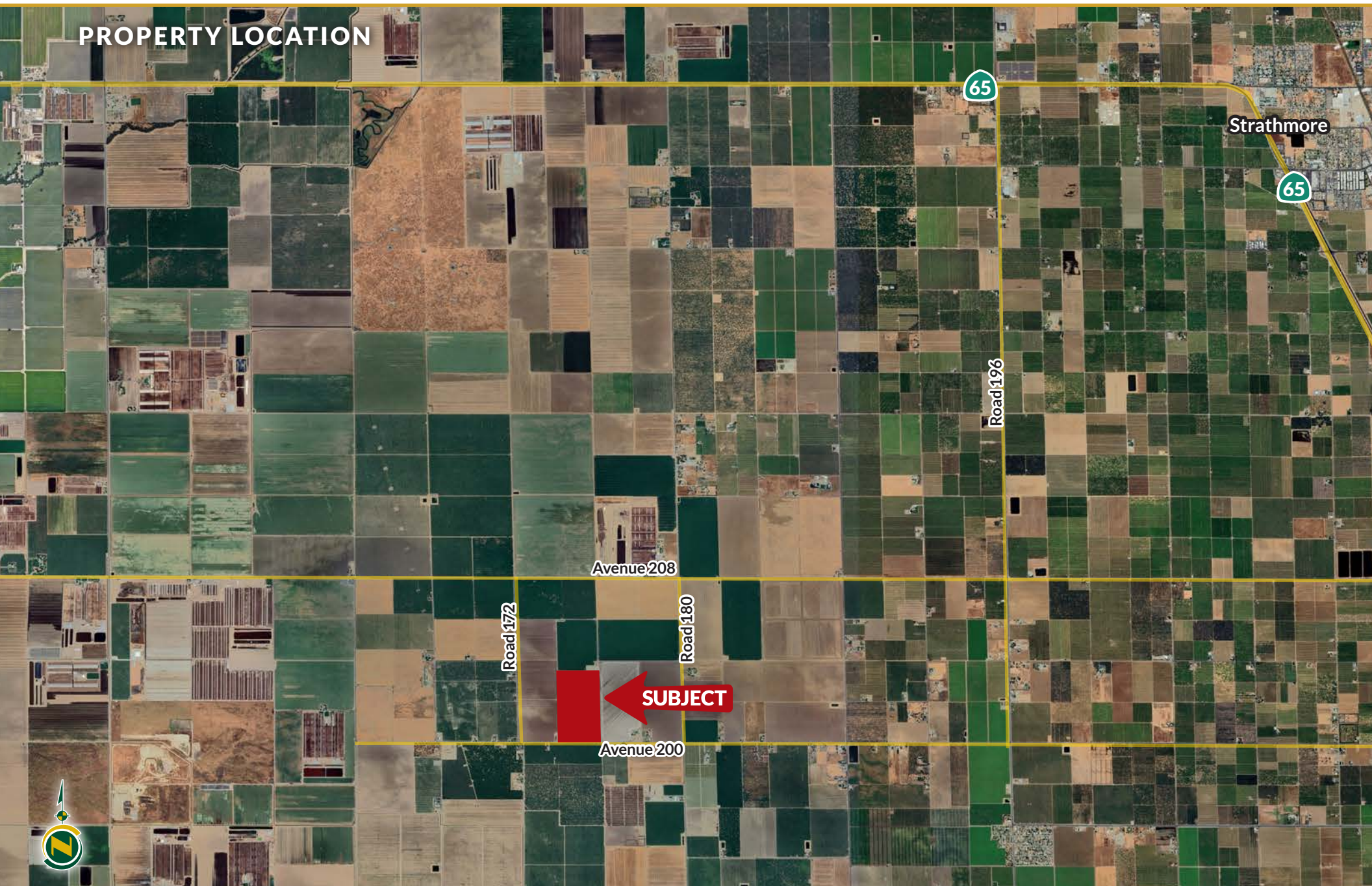


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PROPERTY LOCATION



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PROPERTY INFORMATION

DESCRIPTION

Available for sale is a nicely farmed citrus ranch located west of Strathmore, California. The property features mature Clemenules Clementine mandarins and two sources of water. There is a small rental home on the southeast corner of the property.

LOCATION

The property is located on the north side of Avenue 200 between Road 180 and Road 172. The property address is 17603 Ave 200, Strathmore, California.

LEGAL

Tulare County APN: 198-010-002.

ZONING

Zoning is AE-40

WATER

The trees are irrigated by one Ag well and the property receives surface water from Lindmore Irrigation District. The residence has its own domestic well. The property is located in East Kaweah GSA.

SOILS

Colpien loam, 0 to 2 percent slopes.

Quonal-Lewis association, 0 to 2 percent slopes

PLANTINGS

The property is planted to approximately 65± acres of Clemenules Clementine mandarins planted in 2009. There are 17,676± trees on Carrizo rootstock and 134± trees on Sour rootstock. The remaining acreage consists of a homesite and farm drives.

PRICE/TERMS

Asking price is \$2,520,000.

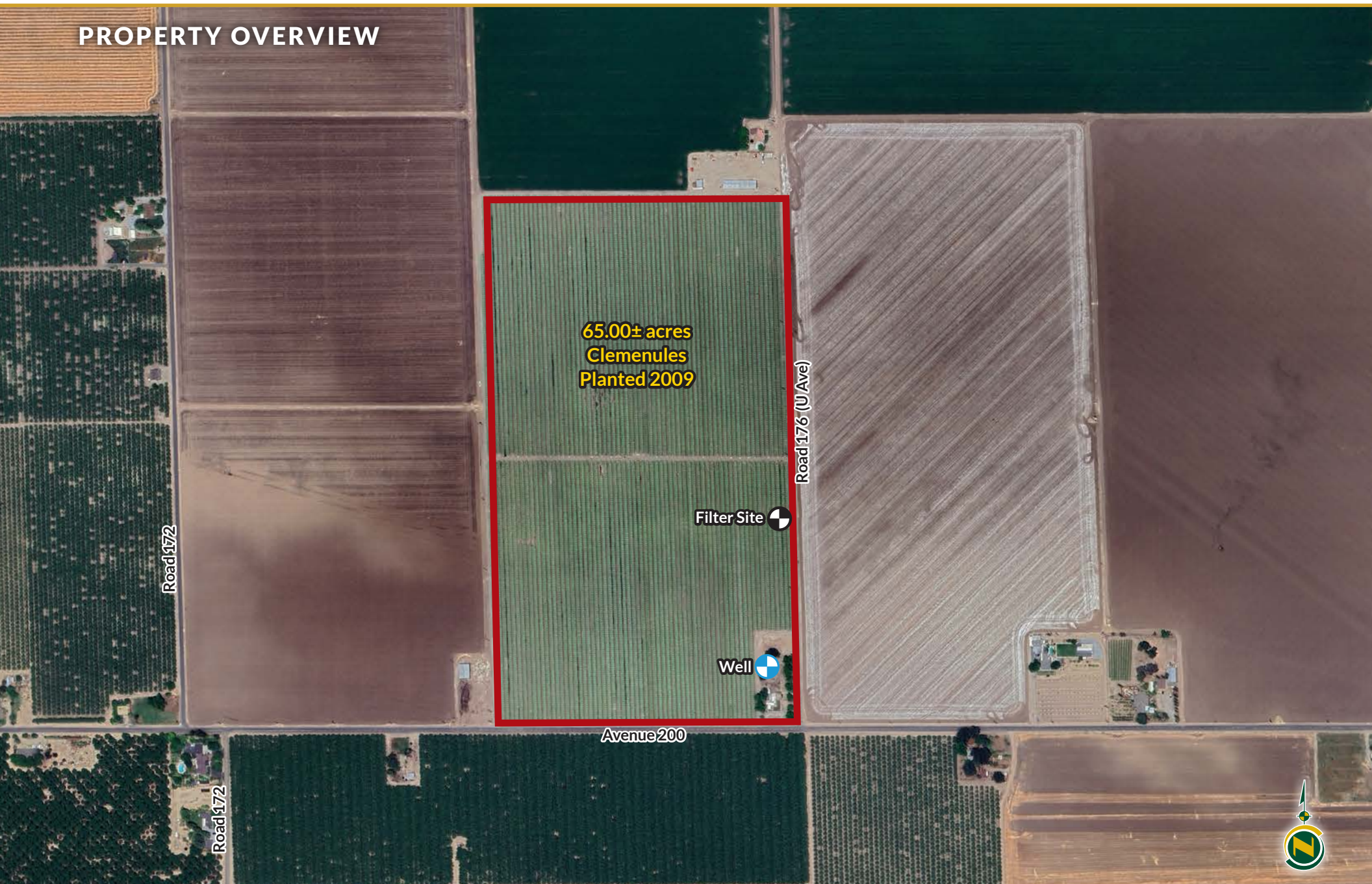


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PROPERTY OVERVIEW



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SOILS MAP



California Revised Storie Index (CA)

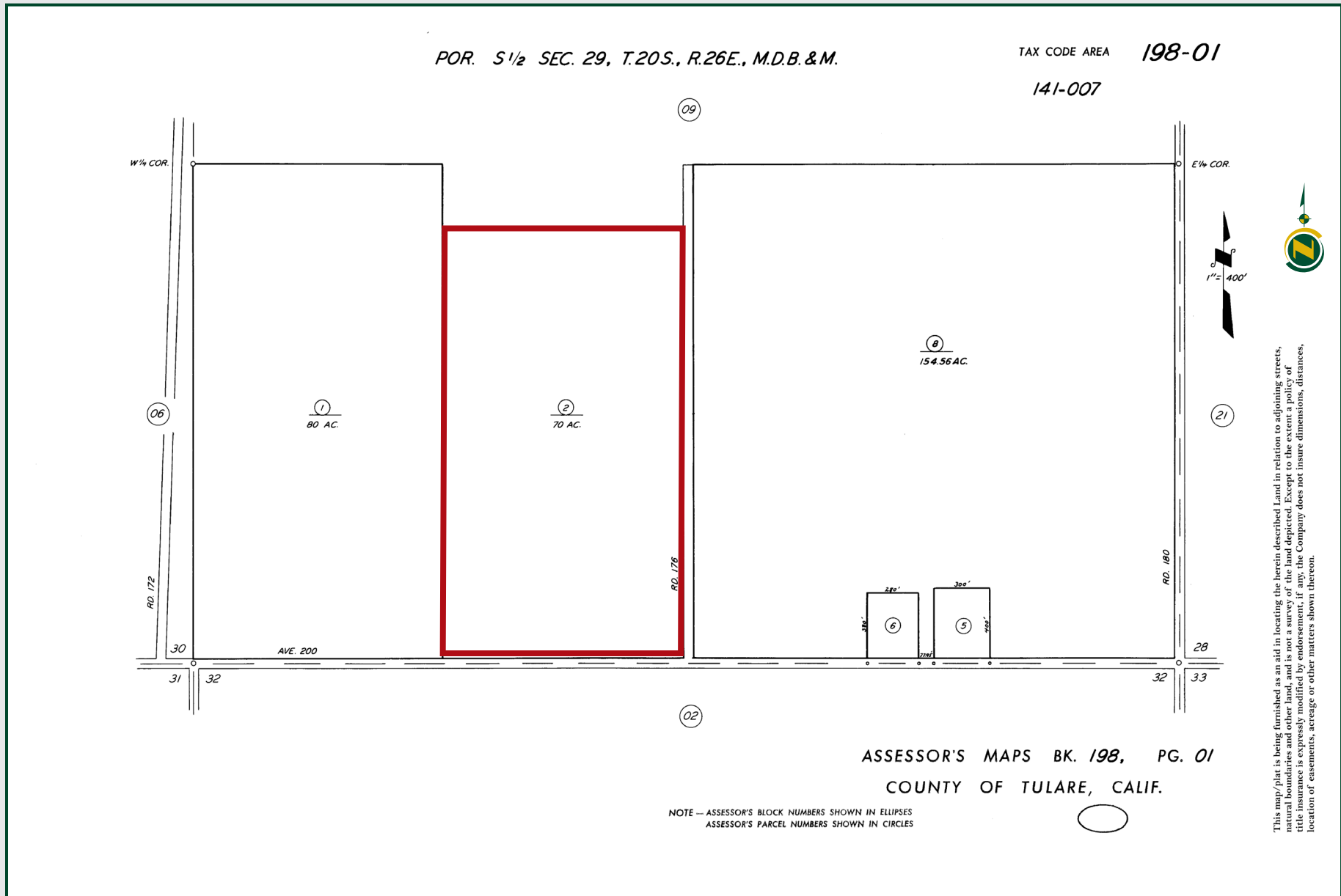
Map Unit Symbol	Map Unit Name	Rating
108	Colpien loam, 0 to 2 percent slopes	Grade 1 - Excellent
132	Quonal-Lewis association, 0 to 2 percent slopes	Grade 3 - Fair

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PARCEL MAP



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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.