

# LSID MANDARINS AND NAVELS

**39.10± Acres**  
Tulare County, California

**\$1,250,000**  
(\$31,969/Acre)

**PRICE REDUCED**

- Lindsay-Strathmore Irrigation District
- Scenic Hillside Location
- Utilities Located On-Site
- Excellent Citrus Farming Location



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Exclusively Presented by:



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## PROPERTY LOCATION



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## PROPERTY INFORMATION

### DESCRIPTION

Available for sale is a 39± acre citrus ranch tucked away in the east Lindsay area that features mature citrus trees and irrigation water from Lindsay-Strathmore Irrigation District.

### LOCATION

The property is located on the northwest corner of Road 242 and Avenue 234, east of Lindsay, California.

### LEGAL

Tulare County APNs: 210-110-002, 013 and 014.

### ZONING

PD-F-M.

### PLANTINGS

The property is planted to the following:

- 10.00± acres W. Murcotts
- 10.00± acres Cara Caras
- 19.00± acres Washingtons
- 0.60± acres Tangos

### WATER

Irrigation water is provided by Lindsay-Strathmore Irrigation District. The property is partially located in the East Kaweah GSA.

### SOILS

- Porterville clay, 0 to 9 percent slopes.
- Las Posas-Rock outcrop complex, 9 to 50 percent slopes.

### PRICE/TERMS

The asking price is \$1,250,000.

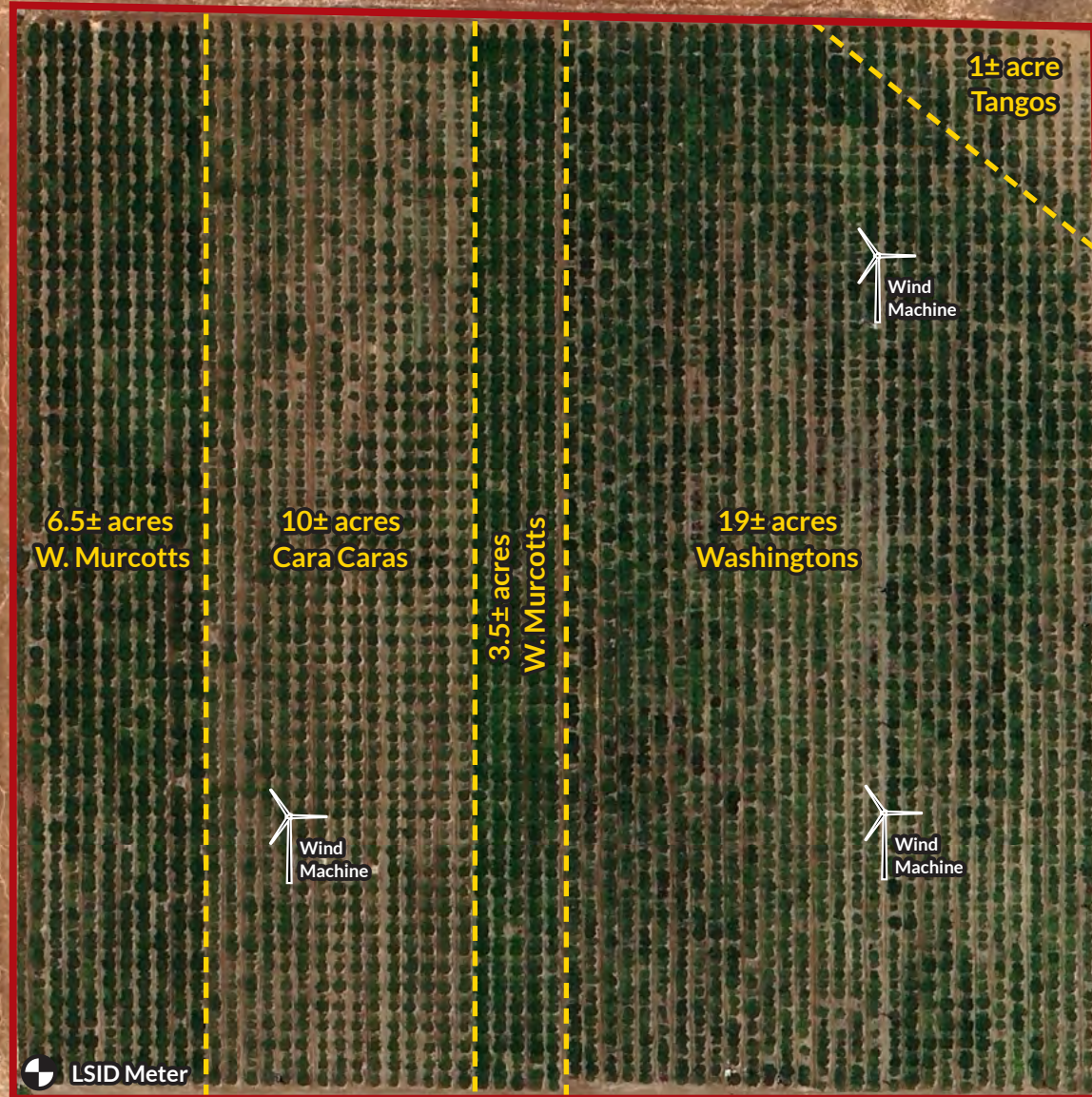


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## PROPERTY OVERVIEW

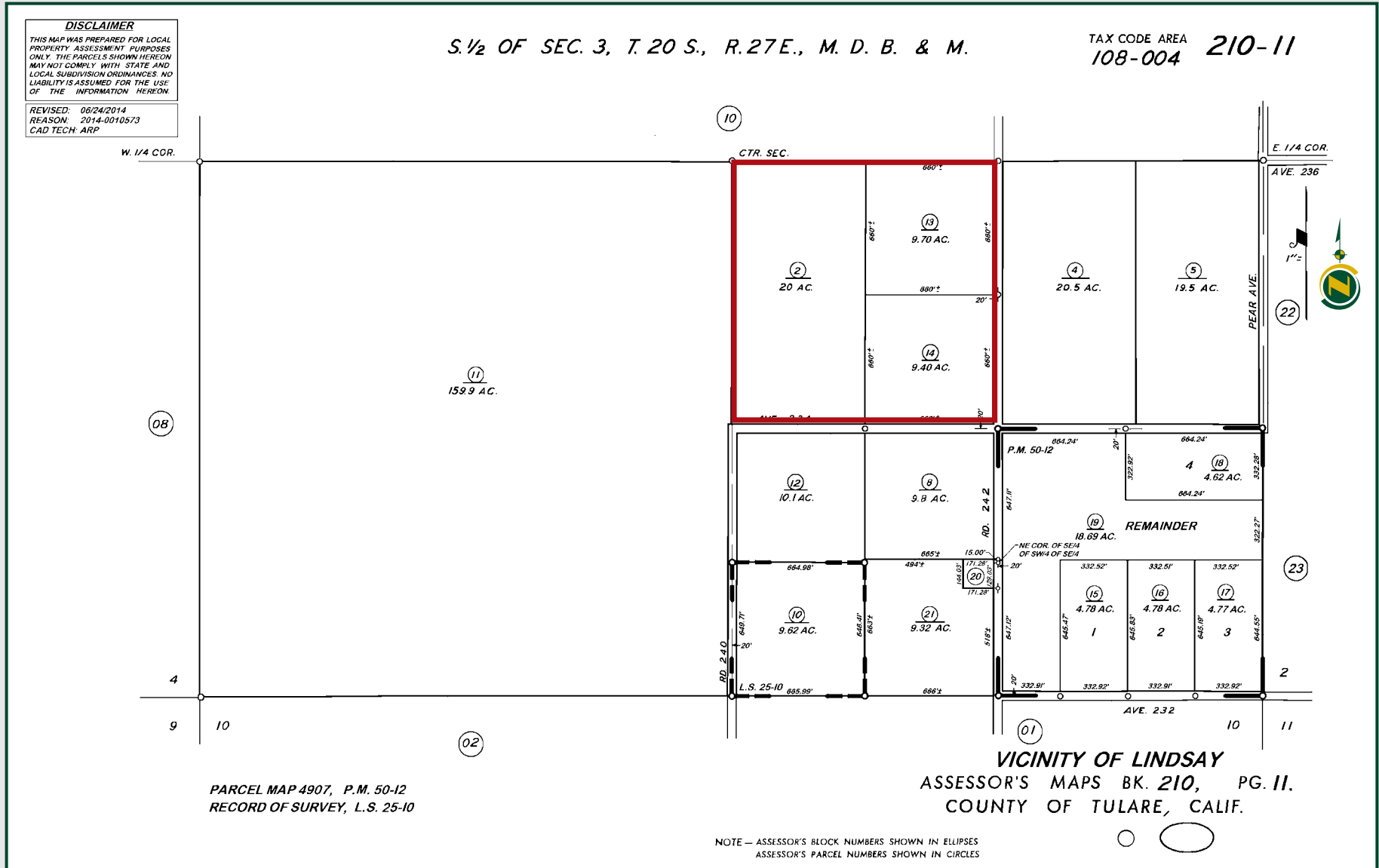


## SOILS MAP



California Revised Storie Index (CA)		
Map Unit Symbol	Map Unit Name	Percent AOI
144	Las Posas-Rock outcrop complex, 9 to 50 percent slopes	1.9%
147	Porterville clay, 0 to 2 percent slopes	4.49%
148	Porterville clay, 2 to 9 percent slopes	99.7%

## 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.**