

**78.80±**  
ASSESSED ACRES

# LINDMORE CITRUS RANCH

TULARE COUNTY, CALIFORNIA

**\$2,994,400**  
(\$38,000±/ACRE)

EXCLUSIVELY PRESENTED BY:  
A DIVISION OF PEARSON COMPANIES



## FRESNO

7480 N. Palm Ave, Ste 101  
Fresno, CA 93711  
559.432.6200

## VISALIA

3447 S. Demaree St.  
Visalia, CA 93277  
559.732.7300

## BAKERSFIELD

4900 California Ave., #210B  
Bakersfield, CA 93309  
661.334.2777

All information contained herein is deemed reliable but not guaranteed by seller nor broker and should be independently verified by potential buyers. We assume no liability for errors or omissions.



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## PROPERTY HIGHLIGHTS:

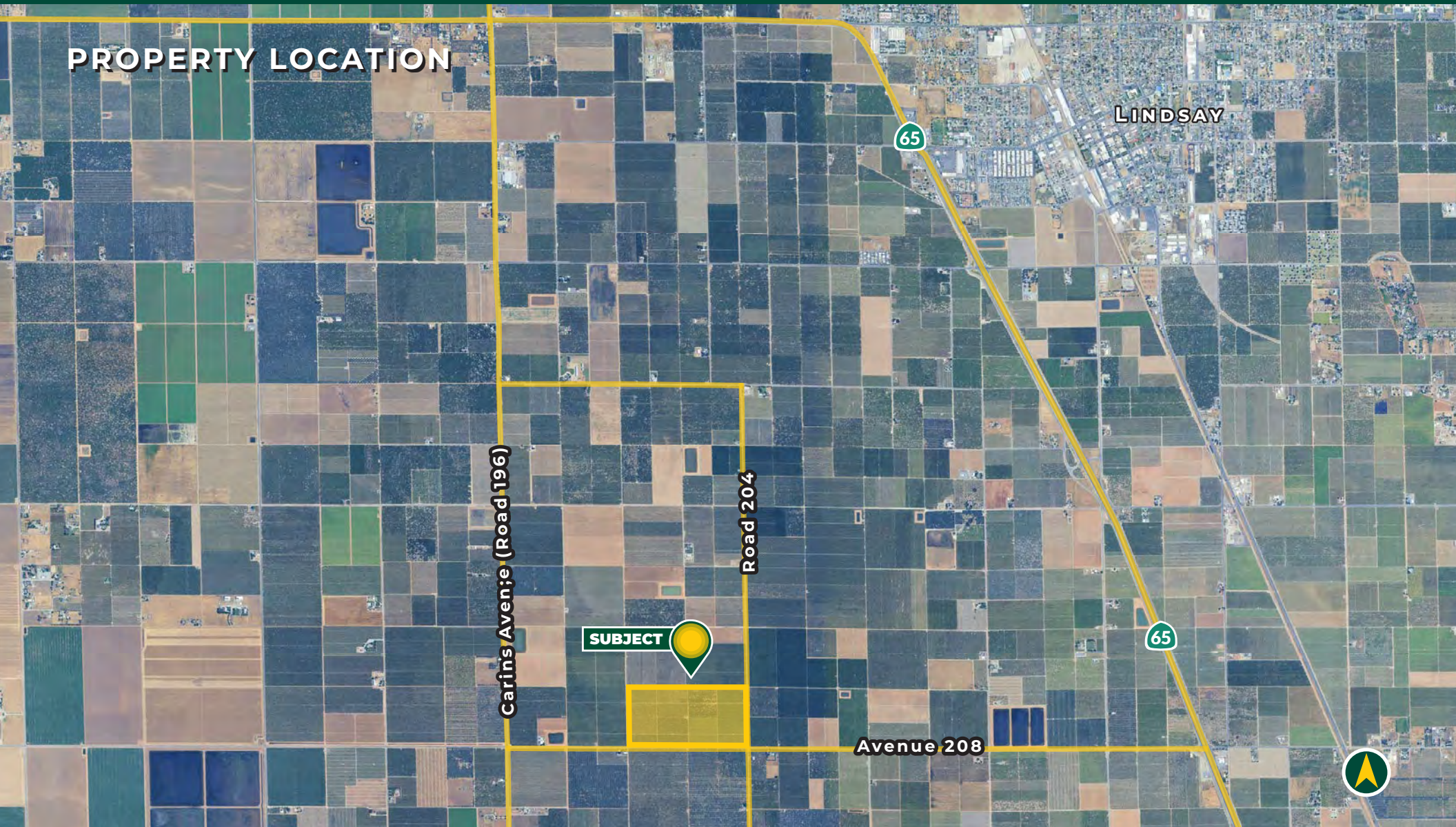
- LINDMORE IRRIGATION DISTRICT
- MATURE CITRUS TREES
- GREAT CITRUS GROWING LOCATION

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TULARE COUNTY, CA

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## PROPERTY LOCATION



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## PROPERTY INFORMATION

### DESCRIPTION

Available for sale is a well-farmed citrus property with two sources of irrigation water located near the desirable farming area of Lindsay, California. The property features mature plantings, good soil, and wind machines for frost protection.

### LOCATION

The property is located on the northwest corner of Avenue 208 and Road 204, just southwest of Lindsay, California.

### LEGAL

Tulare County APNs: 214-020-014, 015, 016 and 017.

### ZONING

The property is zoned AE-20.

### SOILS

Exeter Loam, 0 to 2 percent slopes.

### PLANTINGS

- 25.00± acres of mature Gold Nugget mandarins
- 10.00± acres of Moro Blood oranges.
- 11.00± acre of Powell navels
- 20.00± acres of Cara Caras
- 9.00± acres of Washington navels.
- 5.00± acres Gold Nugget mandarins.

### WATER

The property receives irrigation water from Lindmore Irrigation district and one Ag well. The property is located in East Kaweah GSA.

### FROST PROTECTION

There are eight wind machines for frost protection. One wind machine needs repair.

### PRICE/TERMS

The asking price is \$2,994,400.



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## PROPERTY OVERVIEW

**Cara Cara**  
**R-16-6 Rootstock**  
**5.00± ac**

**Powell**  
**R-16-6 Rootstock**  
**10.00± ac**

**Moro Blood**  
**Oranges**  
**C-35 Rootstock**  
**10.00± ac**

**Gold Nuggets**  
**R-16-6 Rootstock**  
**5.00± ac**

**Washington**  
**R-16-6 Rootstock**  
**9.00± ac**

**Powell** 1.00± ac

**Cara Cara**  
**R-16-6 Rootstock**  
**5.00± ac**

**Cara Cara**  
**R-16-6 Rootstock**  
**10.00± ac**

**Gold Nuggets**  
**C-32 Rootstock**  
**25.00± ac**



Well



Well



District



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SOILS MAP



Map Unit Symbol	Map Unit Name	Percent of AOI
114	Exeter loam, 0 to 2 percent slopes	100.0%





## PROPERTY PHOTOS



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**OFFICES SERVING  
THE CENTRAL VALLEY**

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