

FOR SALE



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Strathmore Late Navels



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

- Late Variety Navels
- Dual Source of Water
- Central Location
- Two Wind Machines

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Strathmore Late Navels

20.44± Assessed Acres

\$615,000

DESCRIPTION:

Available for sale is a nice block of late navel oranges with a dual source of irrigation water. It is centrally located and lies within the boundaries of the Lindsay-Strathmore Irrigation District (LSID).

LOCATION:

The property is located on the south side of Avenue 200, east of Road 244, approximately one mile northeast of Strathmore.

LEGAL:

Tulare County APNs: 216-120-003 & 030.
Zoning is AE-20
The 2017/18 taxes are \$1,696.48.
The property is under the Williamson Act Contract.

PLANTINGS:

The seller states there are 21.5± acres being farmed. There are 8± acres of mature Washington navels, 10± acres of Chislett navels planted in 2009, and 3.5± acres of Powell navels planted in 2007.

PRODUCTION:

In Bins:

2015	2016	2017	2018
357	471	401	425

WATER:

The property receives irrigation water from Lindsay-Strathmore Irrigation District and one operating Ag well. LSID water costs \$112.50 per acre foot as of June, 2018. Irrigation is by fan-jet system.

FROST:

Two ground powered propane wind machines and well water are used for frost protection. The propane tanks are owned.

SOILS:

Porterville clay, 0 to 2 percent slopes.
San Joaquin loam, 0 to 2 percent slopes.
San Joaquin loam, 2 to 9 percent slopes.

PRICE/TERMS:

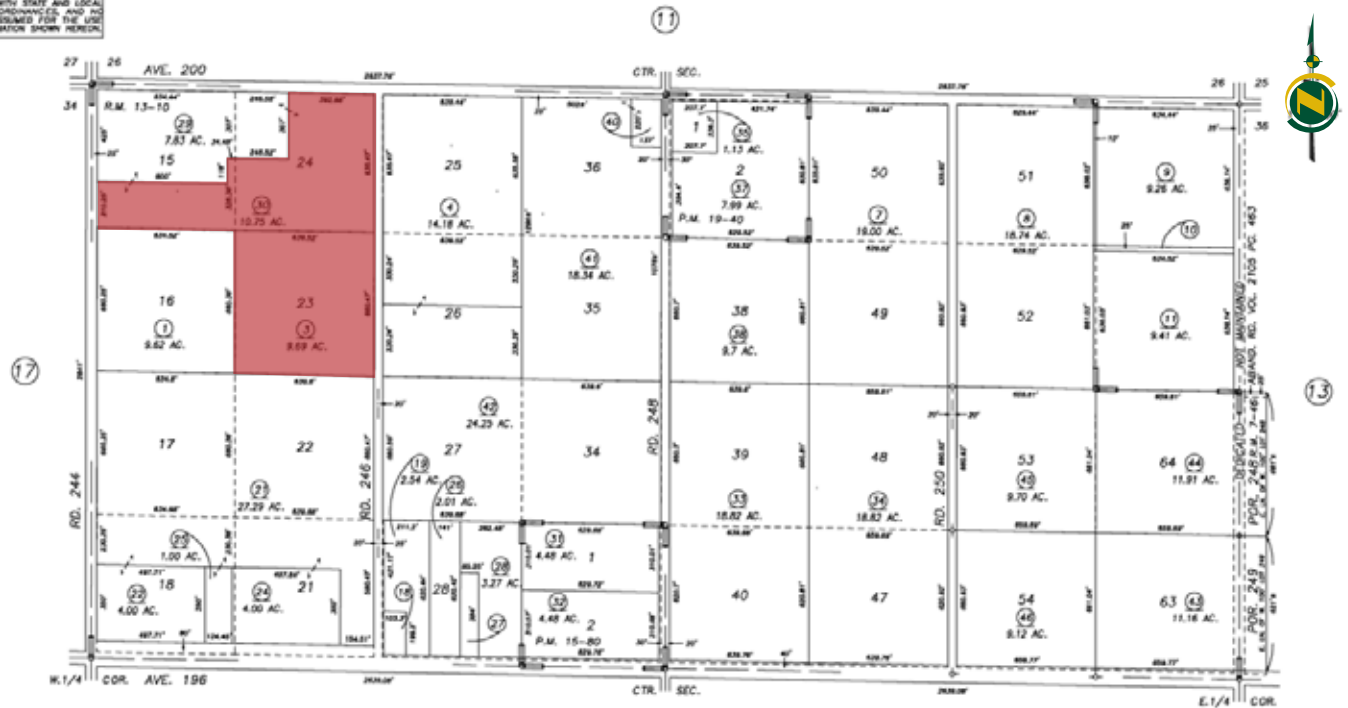
The asking price is \$615,000. The current 2018/19 crop is negotiable with reimbursement of cultural expenses.

ASSESSOR'S PARCEL MAP

DISCLAIMER
THIS MAP WAS PREPARED FOR LOCAL PROPERTY ASSIGNMENT PURPOSES ONLY AND THE PARCELS SHOWN HEREON MAY NOT COMPLY WITH STATE AND LOCAL SUBDIVISION ORDINANCES, AND NO LIABILITY IS ASSUMED FOR THE USE OF THE INFORMATION SHOWN HEREON.

N 1/2 SEC. 35, T.20S., R.27E., M.D.B. & M.

Tax Area Code 216-12
139-001



POR. GILLETTE DEVELOPMENT TRACT, R.M. 13-10
PARCEL MAP 1479, P.M. 15-80
PARCEL MAP 1839, 19-40
POR. 2ND ADD. EL MIRADOR ORANGE TR., R.M. 7-46

VICINITY OF STRATHMORE
ASSESSOR'S MAPS BK.216 , PG.12
COUNTY OF TULARE, CALIFORNIA, U.S.A.

NOTE: Assessor's Parcel Numbers Shown in Circles (1) (2) (3)
Assessor's Block Numbers Shown in Ellipses (1) (2) (3)

AERIAL MAP



LOCATION MAP



REGIONAL MAP



We believe the information contained herein to be correct. It is obtained from sources which we regard as reliable, but we assume no liability for errors or omissions. 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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FRESNO

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

VISALIA

3447 S Demaree Street
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BAKERSFIELD

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