

# **FOR SALE**



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## **Strathmore Area Citrus Ranch**



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

- Lindmore Irrigation District
- Pioneer Ditch Stock
- Lemons and Tango Mandarins

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CA BRE #00020875



# Strathmore Area Citrus Ranch

**40± Assessed Acres**

**\$1,100,000**

**DESCRIPTION:**

Available for sale is a 40± acre ranch partially planted to lemons and Tango mandarins with open land to plant. The ranch also has wind machines for frost control and irrigation water from two irrigation districts.

**LOCATION:**

The property is located on the southwest corner of Avenue 184 and Road 248, southeast of Strathmore, California.

**LEGAL:**

Tulare County APN: 255-030-006.  
The property is enrolled in the Williamson Act Contract.

**WATER:**

The ranch receives water from Lindmore Irrigation District and from Pioneer Ditch. The sale includes 5 shares of Pioneer Ditch stock.

**PLANTINGS:**

The ranch is planted to 10± acres of Lisbon lemons with 22'x11' spacing and 6± acres of Tango mandarins with 22'x11' spacing. The remaining 24± acres is open land, formerly planted to navels.

**FROST CONTROL:**

The property has three wind machines with propane powered Tropic Breeze engines. Two have two 500 gallon tanks and one has one 1,000 gallon propane tank.

**SOILS:**

Porterville clay, 0 to 9 percent slopes.  
Cibo clay, lithic bedrock, 15 to 30 percent slopes.

**PRICE/TERMS:**

The asking price is \$1,100,000.



# ASSESSOR'S PARCEL MAP

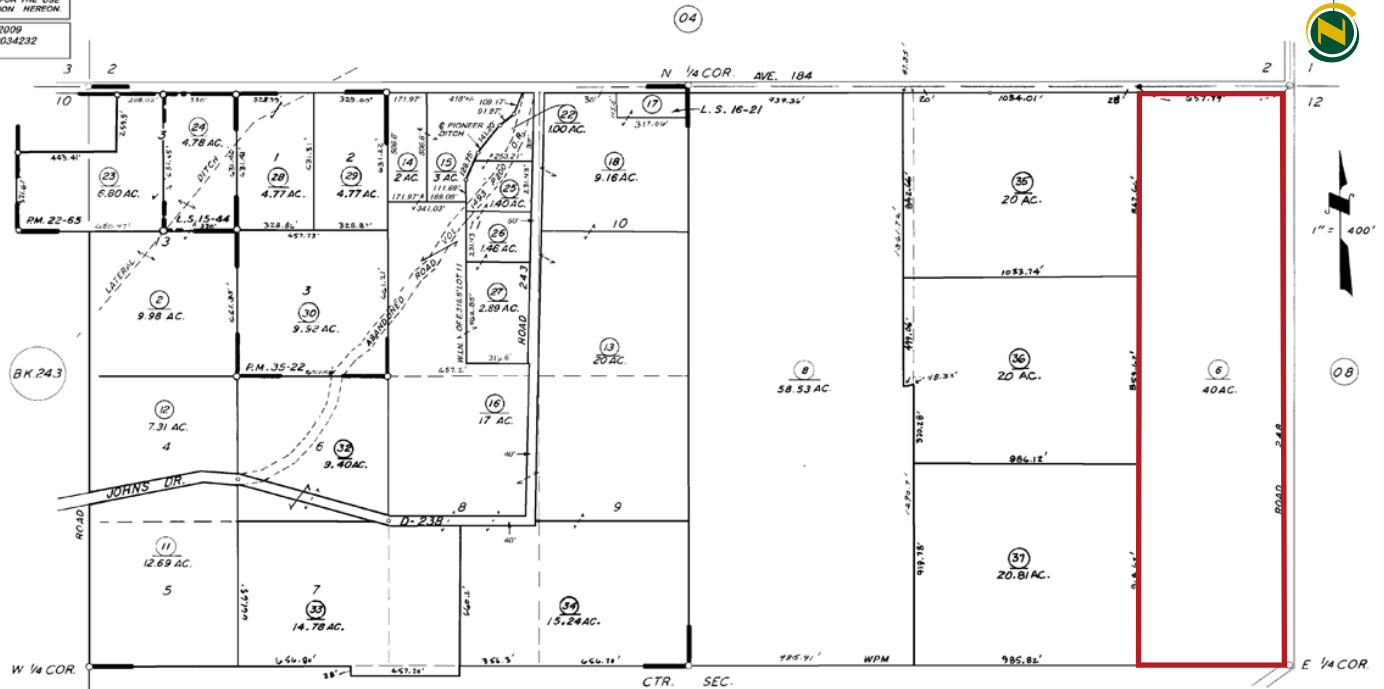
**DISCLAIMER**  
THIS MAP WAS PREPARED FOR LOCAL PROPERTY ASSESSMENT PURPOSES ONLY. THE PARCELS SHOWN HEREON MAY NOT COMPLY WITH STATE AND LOCAL SUBDIVISION ORDINANCES. NO LIABILITY IS ASSUMED FOR THE USE OF THE INFORMATION HEREON.

REVISED: 04/03/2009  
REASON: 1980-0034232  
CAD TECH: LLB

N 1/2 SEC. 11, T. 21S., R. 27E., M.D.B.&M.

TAX CODE AREA **255-03**

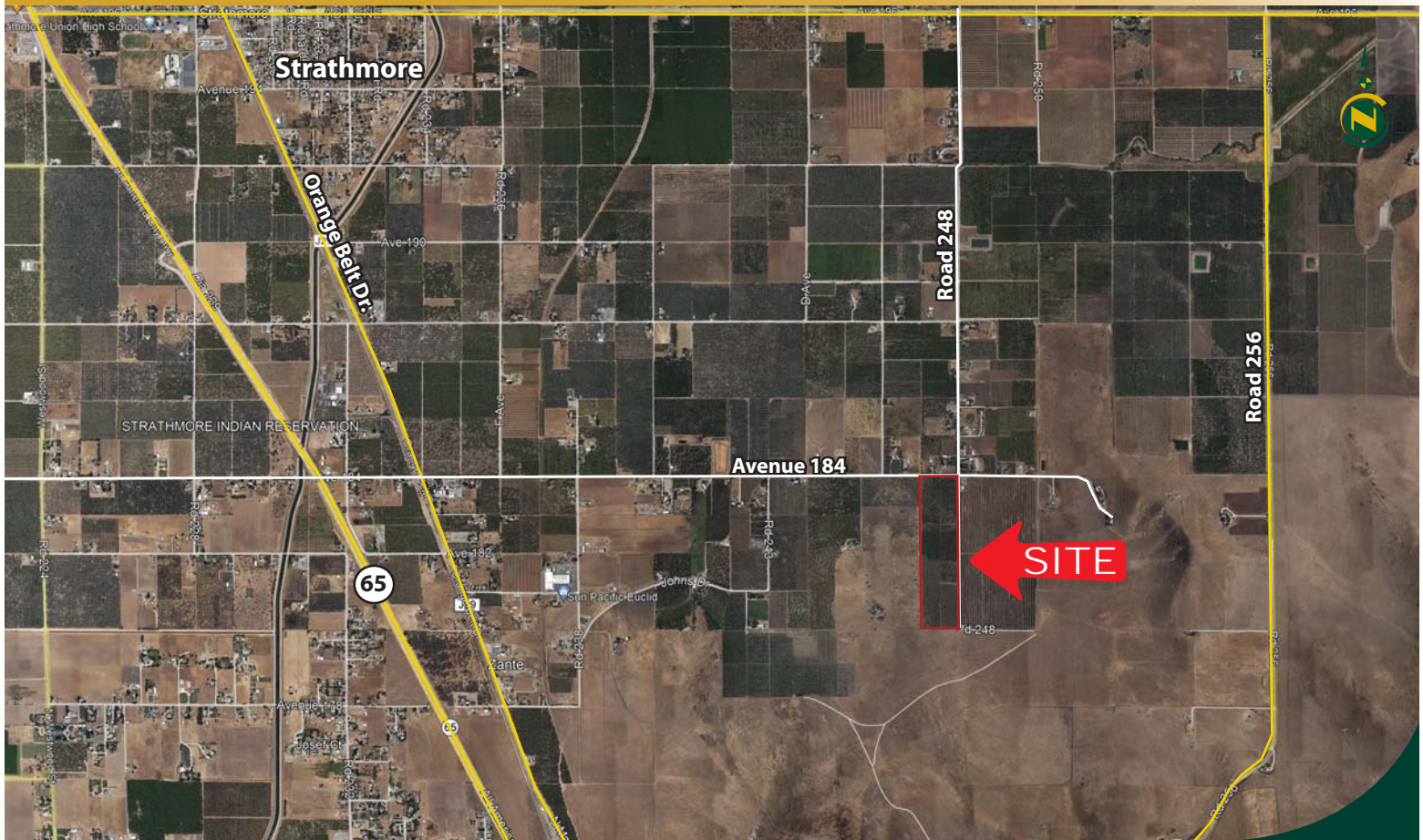
139-005



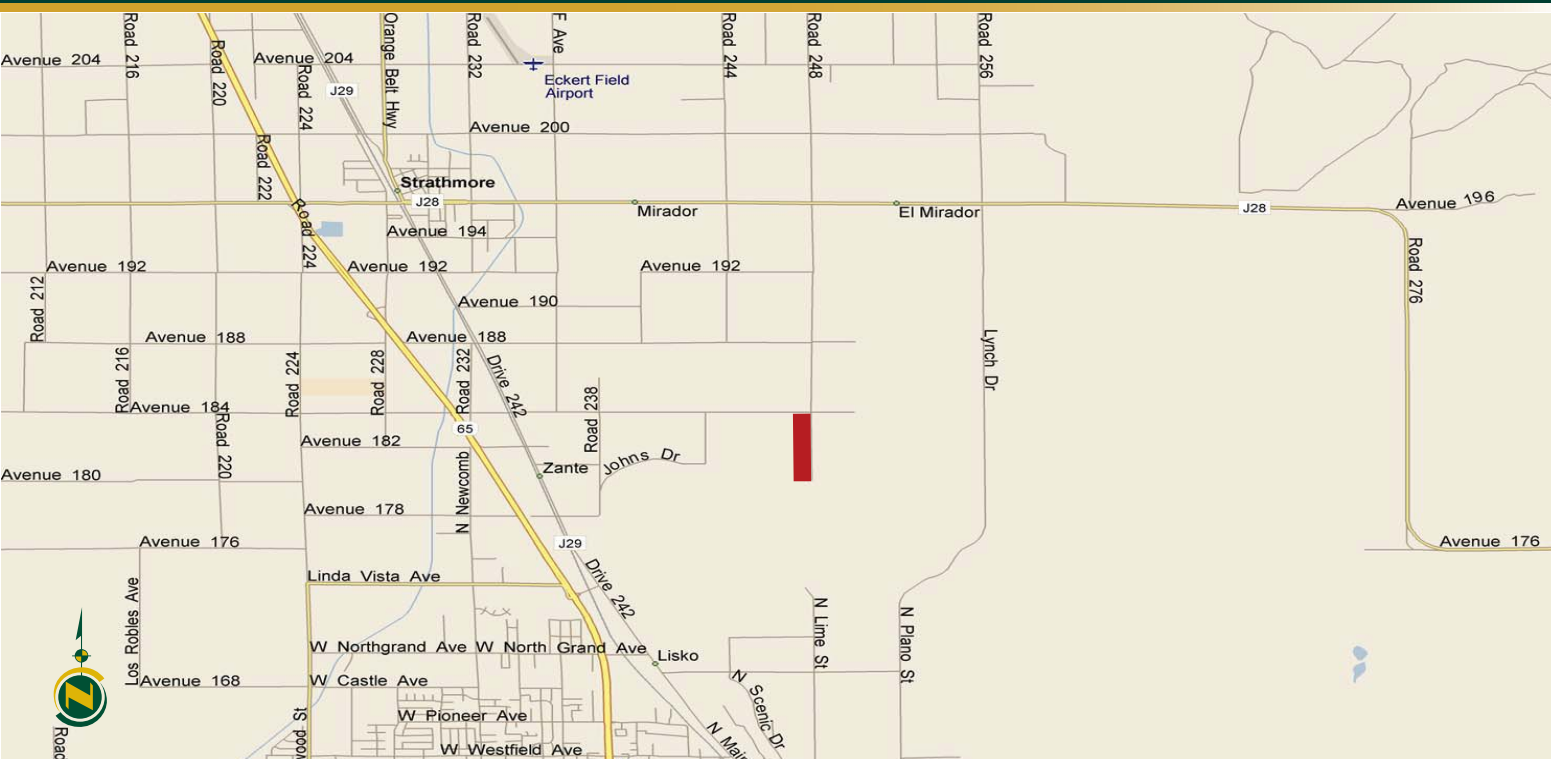
RECORD OF SURVEY L.S. 16-21  
RECORD OF SURVEY L.S. 15-44  
POR. JOHN TUOHY'S SUB. R.M. 4-30  
PARCEL MAP 2164 R.M. 22-65  
PARCEL MAP 3420 R.M. 35-22

VICINITY OF PORTERVILLE  
ASSESSOR'S MAPS BK. 255, PG. 03.  
COUNTY OF TULARE, CALIF.

## AERIAL MAP



## LOCATION MAP



## REGIONAL MAP



**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

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