

FOR SALE



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Lindsay Strathmore I.D. Navel Ranch



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

- Lindsay Strathmore Irrigation District
- Good Citrus Farming Location

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Lindsay Strathmore I.D. Navel Ranch

9.61± Assessed Acres

\$385,000

DESCRIPTION:

Available for sale is a well-located navel ranch in Lindsay-Strathmore Irrigation District. The property features mature and younger plantings and one wind machine.

LOCATION:

The property is located on the east side of Road 248, just north of Avenue 212 near Strathmore, CA.

LEGAL:

Tulare County APN: 216-040-019.
The property is NOT enrolled in the Williamson Act Contract.

WATER:

The ranch receives irrigation water from Lindsay-Strathmore Irrigation District. There is one Ag meter and one domestic meter.

FROST:

There is one electric wind machine for frost protection.

PLANTINGS:

The property is planted to 5± acres of younger Cara Cara navels and 4.6± acres of mature TI navels.

SOILS:

Havala loam, 0 to 2 percent slopes.

PRICE/TERMS:

The asking price is \$385,000.

ASSESSOR'S PARCEL MAP

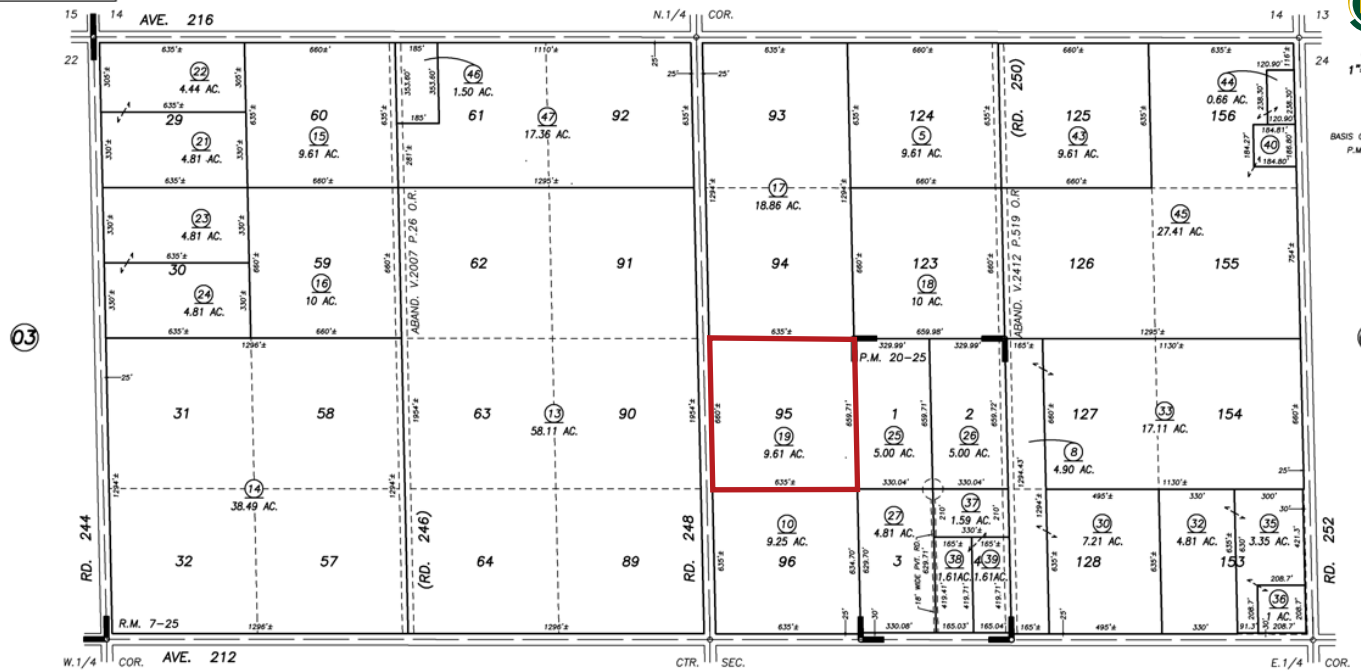
N1/2 SEC.23, T.20S., R.27E., M.D.B.&M.

Tax Area Codes 216-04
139-006

DISCLAIMER

THIS MAP WAS PREPARED FOR LOCAL
PROPERTY ASSESSMENT 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.

**Bk.
210**



POR. EL MIRADOR ORANGE TRACT, R.M. 7-25
PARCEL MAP 1924, P.M. 20-25

VICINITY OF LINDSAY
ASSESSOR'S MAPS BK.216 , PG.04

AERIAL MAP



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