

STRATHMORE ATWOOD NAVELS

Tulare County, California

40.00± Acres

\$1,600,000
(\$40,000/Acre)



- High Production History
- Dual Water Source
- Lindmore Irrigation District



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Exclusively Presented by:



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Tulare County, CA



PROPERTY INFORMATION

DESCRIPTION

This is a rare opportunity to acquire an exceptional producing and well farmed Atwood navel block located in Tulare County that produces export quality citrus. Water is provided by two sources, a good producing Ag well and Lindmore Irrigation District which feeds a gravity flow filtration system with a booster pump that is delivered by a micro jet sprinkler system. Seasonal frost protection is provided by a single Propane powered wind machine.

LOCATION

The property is located on Road 204 which is a dirt road approximately ¼ mile south of Avenue 184 just west of Strathmore, CA. The nearest cross street is Road 208, with Highway 65 being a short distance east of the entrance.

LEGAL

Tulare County APN: 236-060-101. Zoned AE-40. Property is in the Williamson Act.

WATER

Dual Source water: Ag Well and "Lindmore Irrigation District" with filtration system that feeds a fan jet sprinkler system. Property is located in East Kaweah GSA.



PLANTINGS

40± acres of Atwood navels planted in 1991
20± acres planted on Carrizo rootstock
20± acres planted on Trifoliate rootstock
Production records upon request.

SOILS

Exeter loam, 0 to 2 percent slopes
Flamen loam, 0 to 2 percent slopes

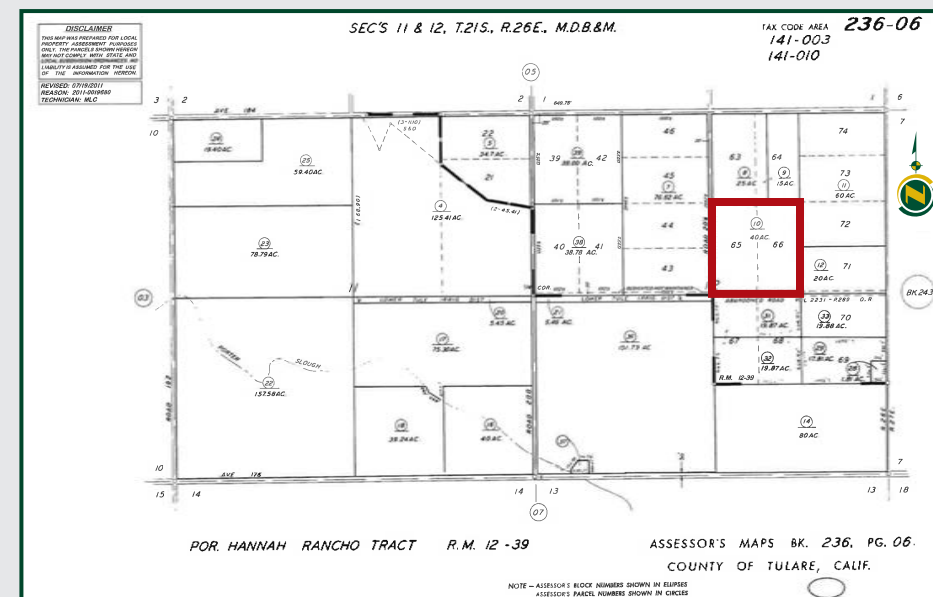
FROST PROTECTION

There is 1 propane powered wind machine.

PRICE/TERMS

Listing price is \$1,600,000 (\$40,000 per acre).

PARCEL MAP

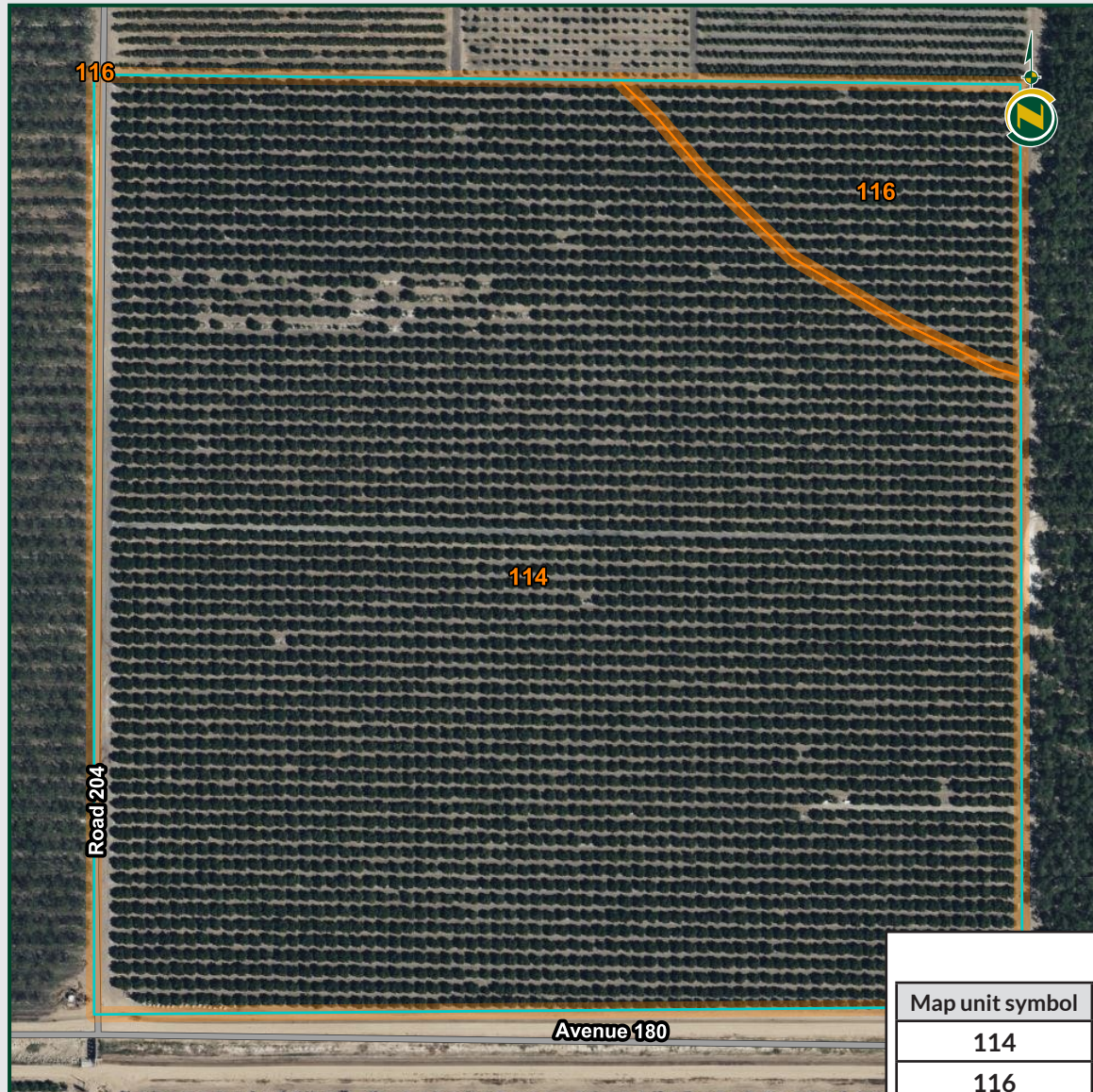


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SOILS MAP PROPERTY OVERVIEW

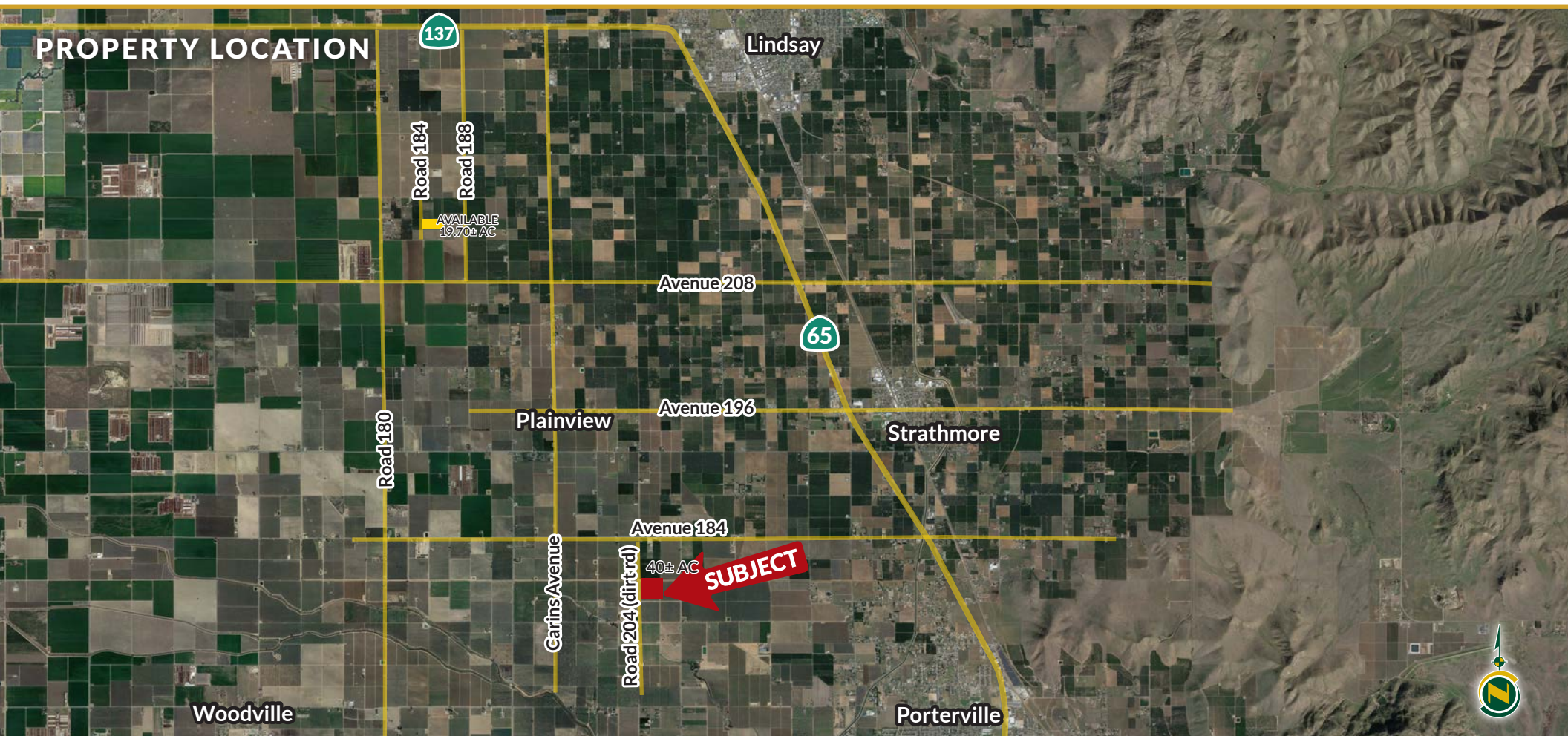


California Revised Storie Index (CA)

Map unit symbol	Map unit name	Rating	Percent AOI
114	Exeter loam, 0 to 2 percent slopes		91.9%
116	Flamen loam, 0 to 2 percent slopes		8.1%
Totals			100%

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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.