

# LINDSAY AREA CITRUS AND OPEN

Tulare County, California

217.41± Acres

\$6,900,000  
(\$31,737±/Acre)



- Large Citrus Portfolio
- Excellent Citrus Growing Region
- Young and Mature Trees
- For Sale Together or Separate



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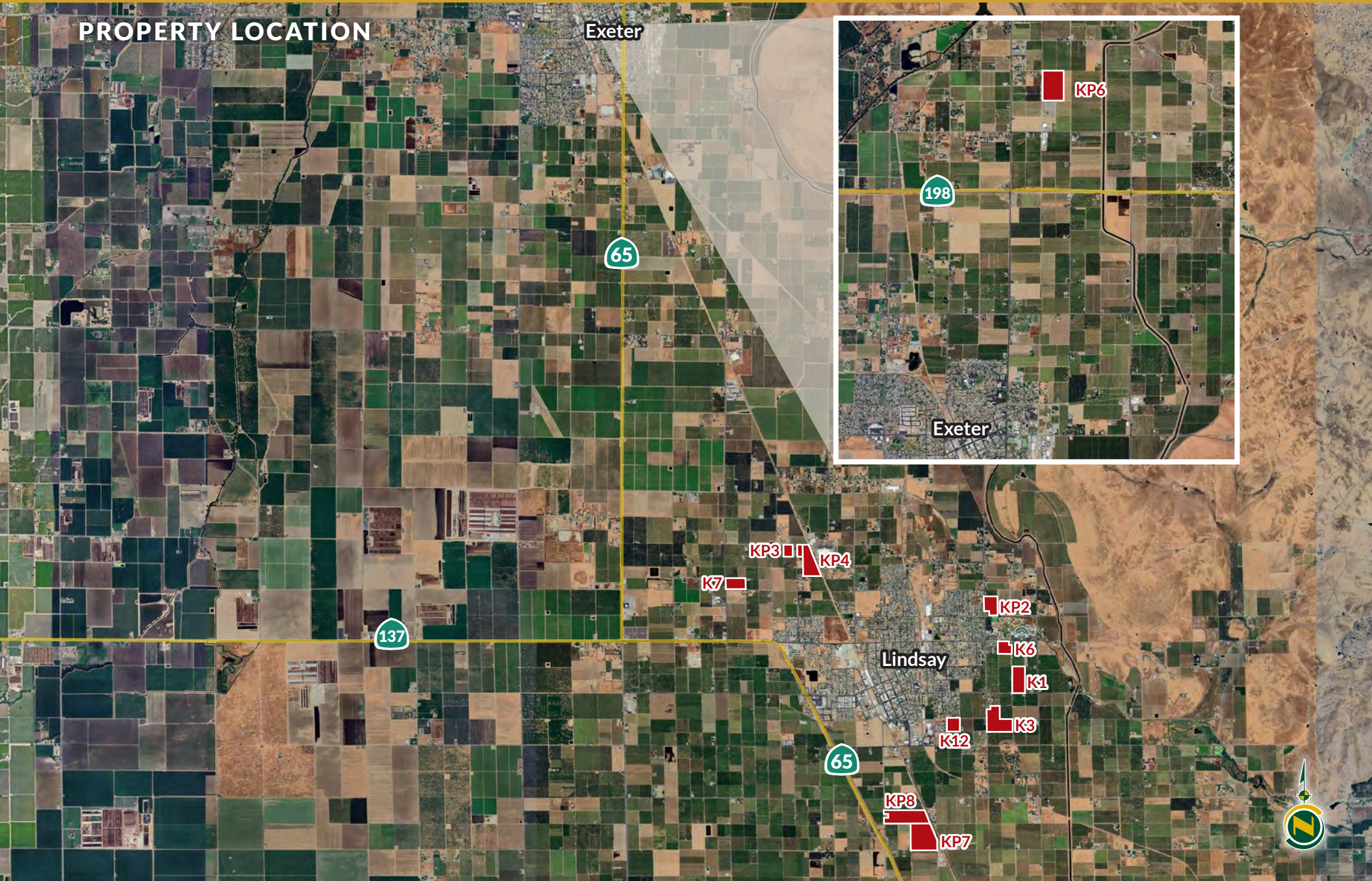


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## PROPERTY LOCATION



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## PROPERTY INFORMATION

### DESCRIPTION

Available for sale is a large 217.41± acre citrus portfolio consisting of young and mature citrus plantings as well as open ground ready to plant. The ranches are located in the desirable citrus farming location of Tulare County near Lindsay, California. **The properties are available for sale together or separate.**

Ranch	APN	Assessed Ac.	Plantings	District Water	Wells	Wind	Soil
K1	206-070-013	18±	19.5± ac. Washington navels with Barnfield replants	LSID	One submersible	Two propane	Wyman Loam
K6	206-070-018	9.36±	8.8± ac. Washington navels	LSID	None	One electric	Wyman Loam
K7	199-040-020	13.66±	12.8± ac. Washington navels	Lindmore ID	One submersible	Two electric	Exeter Loam
K12	206-130-007	9.7±	9.2± ac. Washington navels	LSID	One submersible	One electric	Exeter, Wyman and Honcut Loam
KP2	202-110-015	11.69±	10.6± ac. Washington navels	LSID	None	One electric	Honcut Sandy Loam
KP3	199-040-056	5.79±	5.6± ac. Washington navels	Lindmore ID	None	One electric	Exeter Loam
KP4	199-040-007 & 008	25.1±	6.2± ac. Barnfield, 6.7± ac. Washington and 10.8± ac. Atwood navels	Lindmore ID	One submersible	Two diesel	Exeter Loam
KP6	112-220-002	27±	21.2± ac. Washington 5± ac. Fisher Navels	EID	One submersible	Two propane	Exeter Loam
K3	206-080-017 & 041	29.11±	13.9± ac. Cara Caras 13.7± ac. open	LSID	One submersible	Two propane	Wyman Loam
KP7	208-120-044	36.8±	30± ac. Open and 6.7± ac. Barnfield navels	Lindmore ID	One 40hp turbine	Three electric	Exeter and San Joaquin Loam
KP8	208-120-043	31.2±	24± ac. Barnfield and 6.7± ac. Autumn Gold navels	Lindmore ID	One 50hp turbine	Three electric	Exeter and San Joaquin Loam

### PRICE/TERMS

Asking price is \$6,900,000 (\$31,737± per acre).

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## PROPERTY OVERVIEWS



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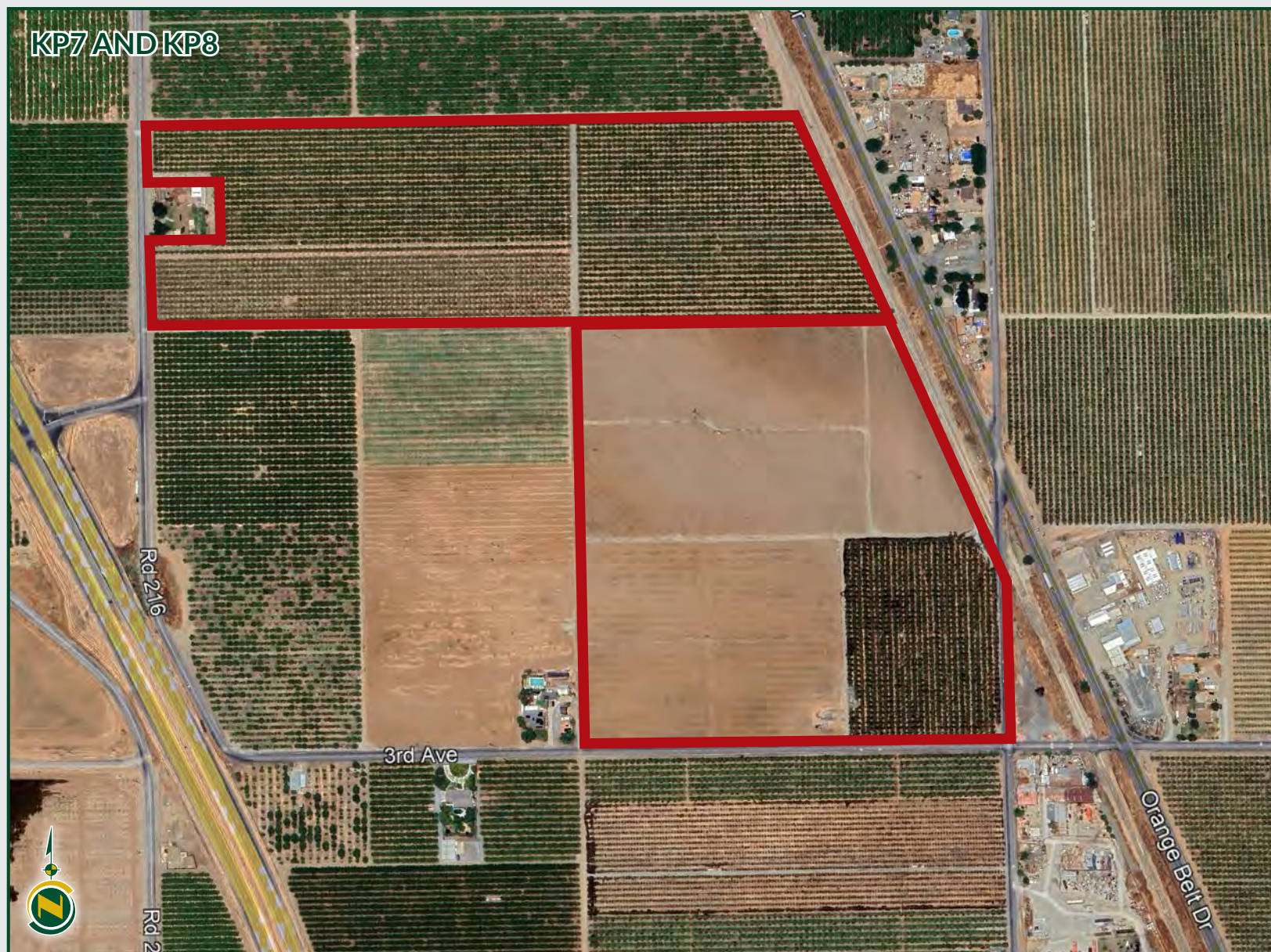


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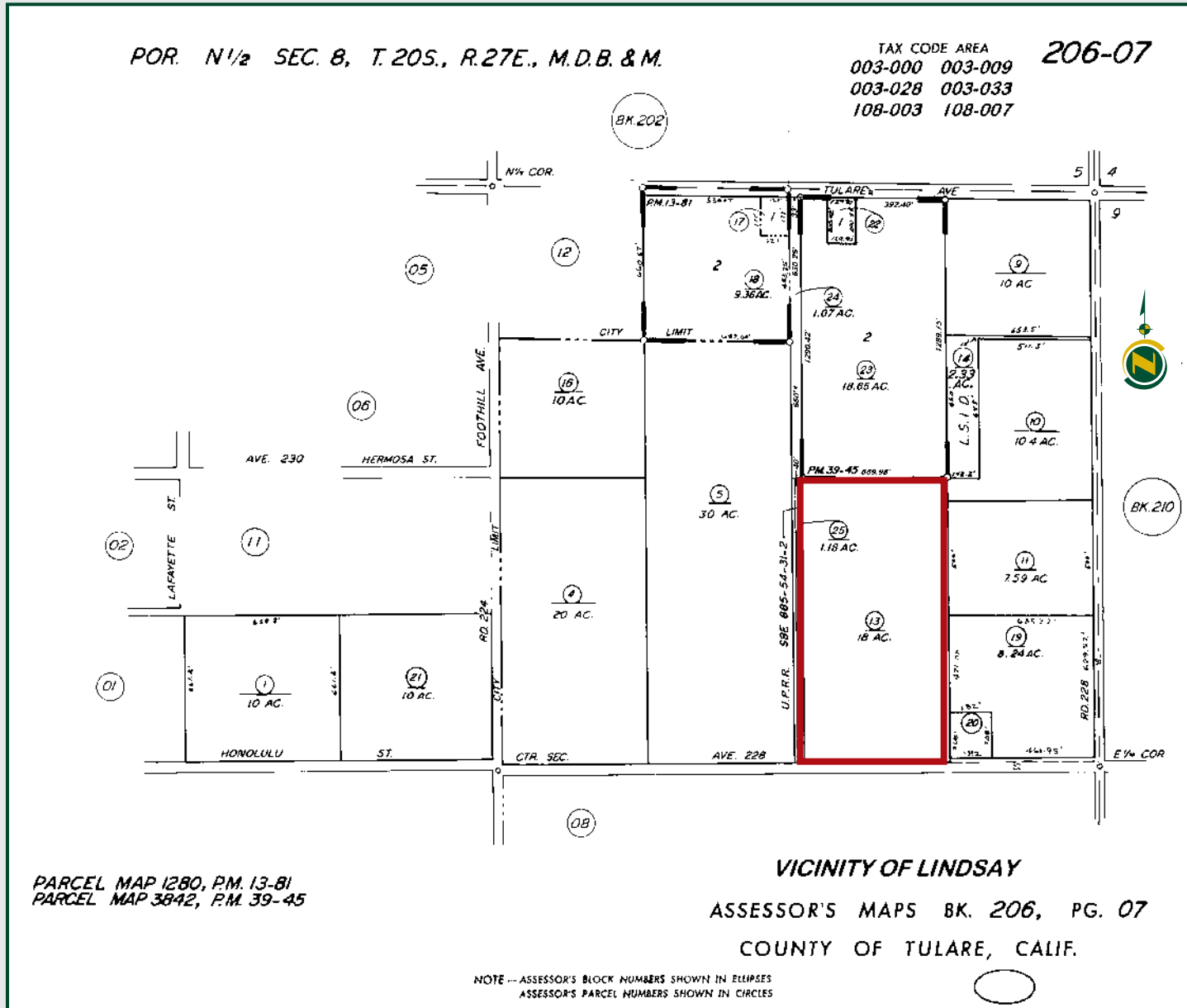


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## PARCEL MAP - K1

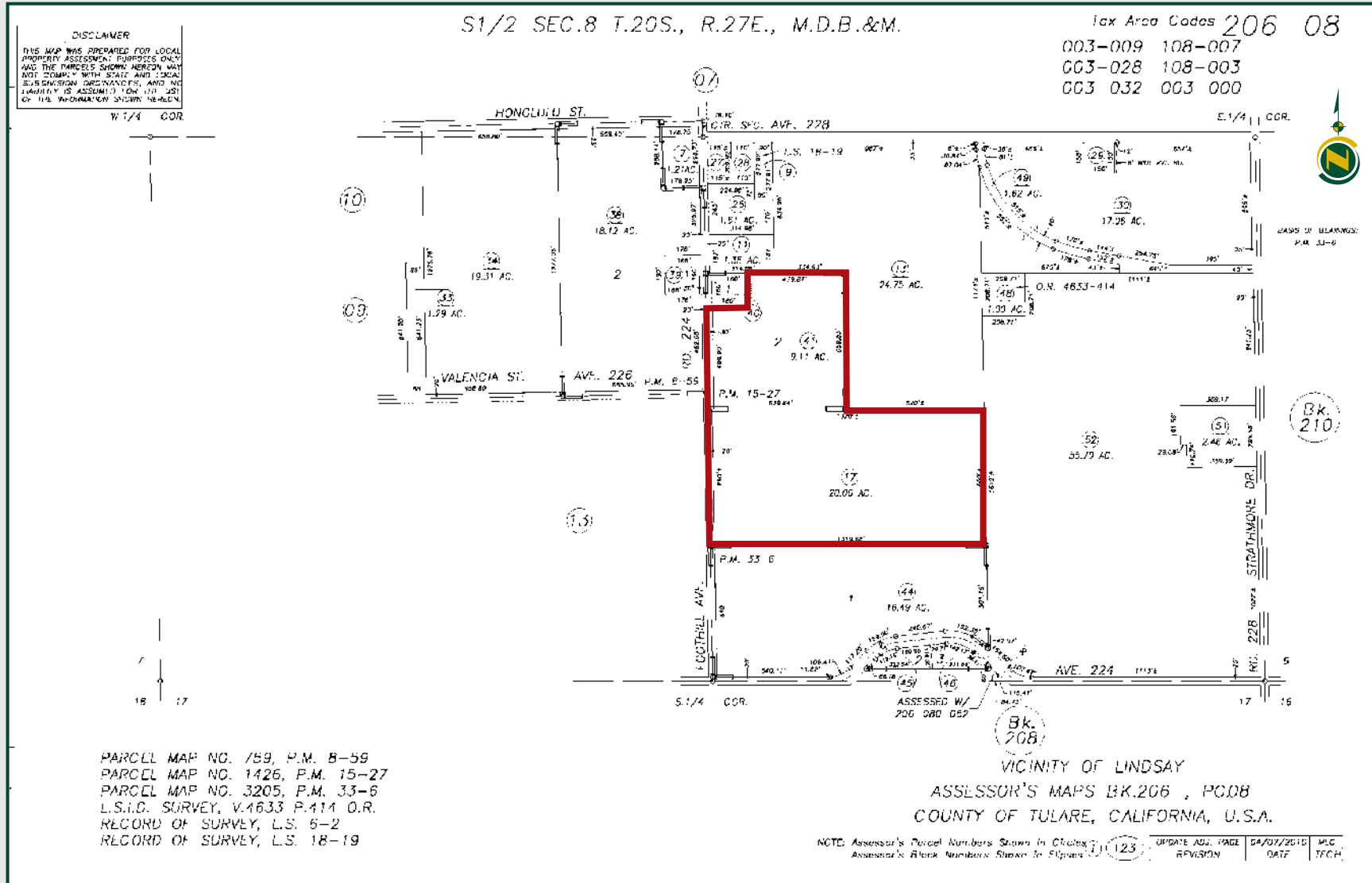


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## PARCEL MAP - K3



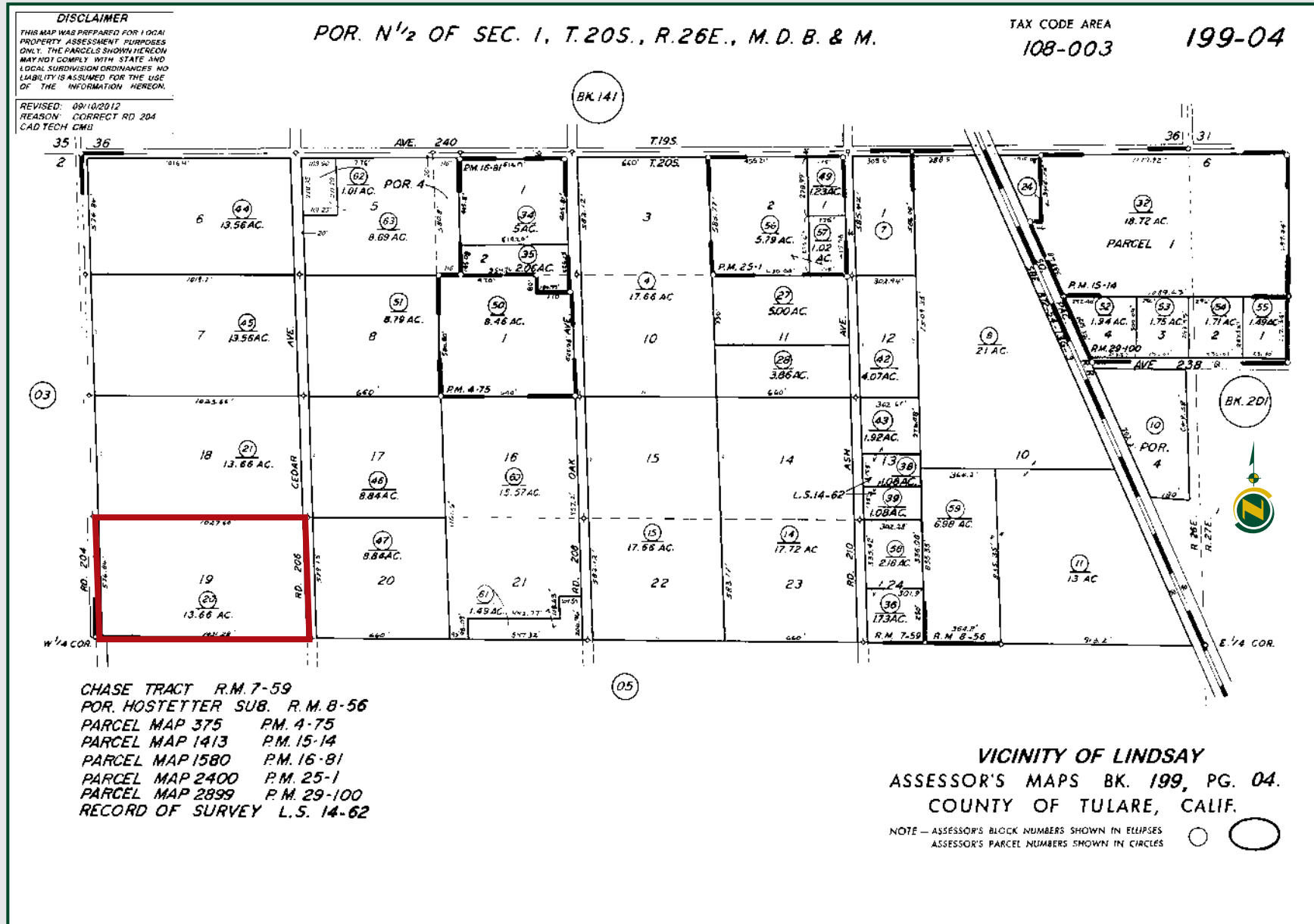


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## PARCEL MAP - K7

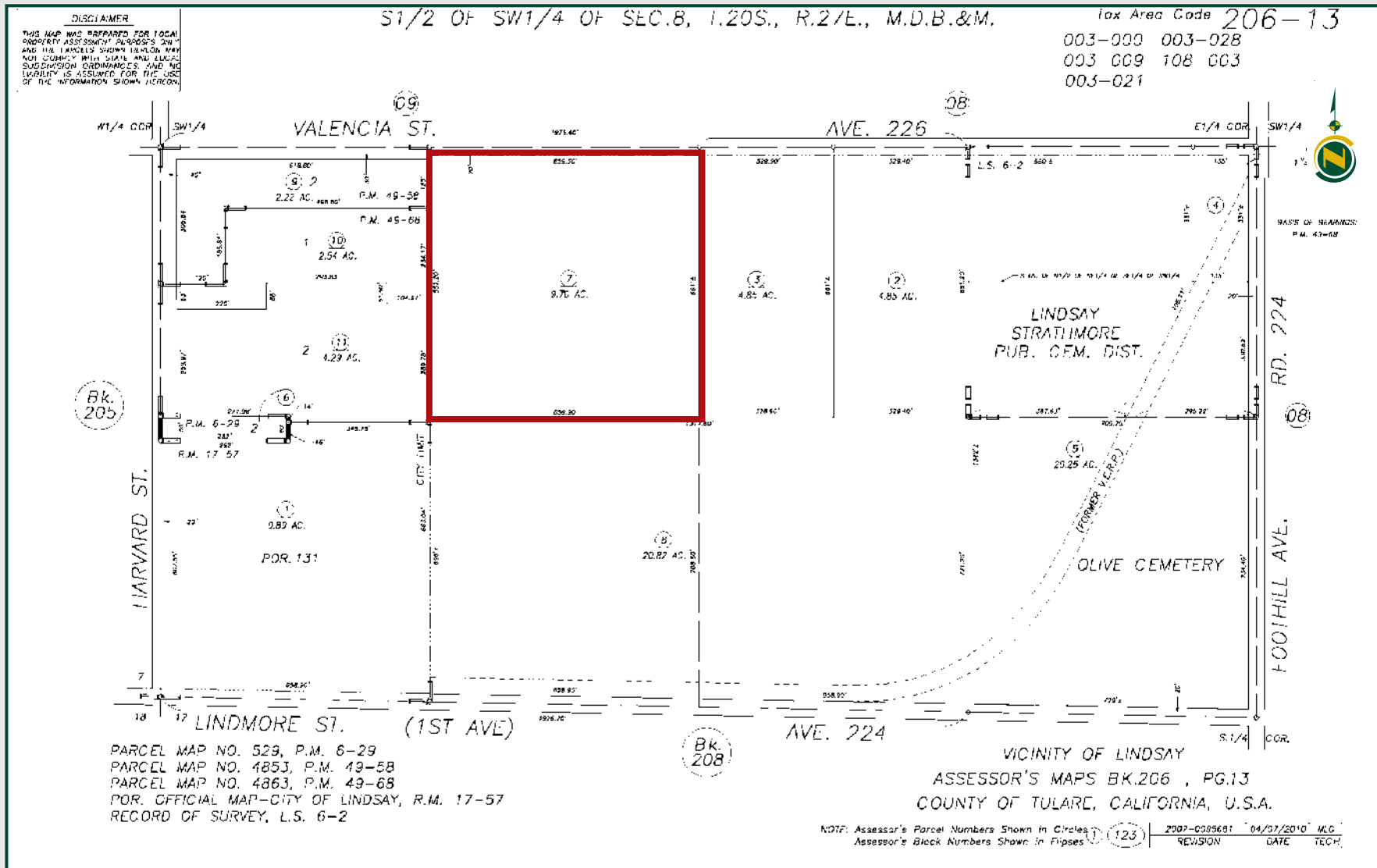


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## PARCEL MAP - K12



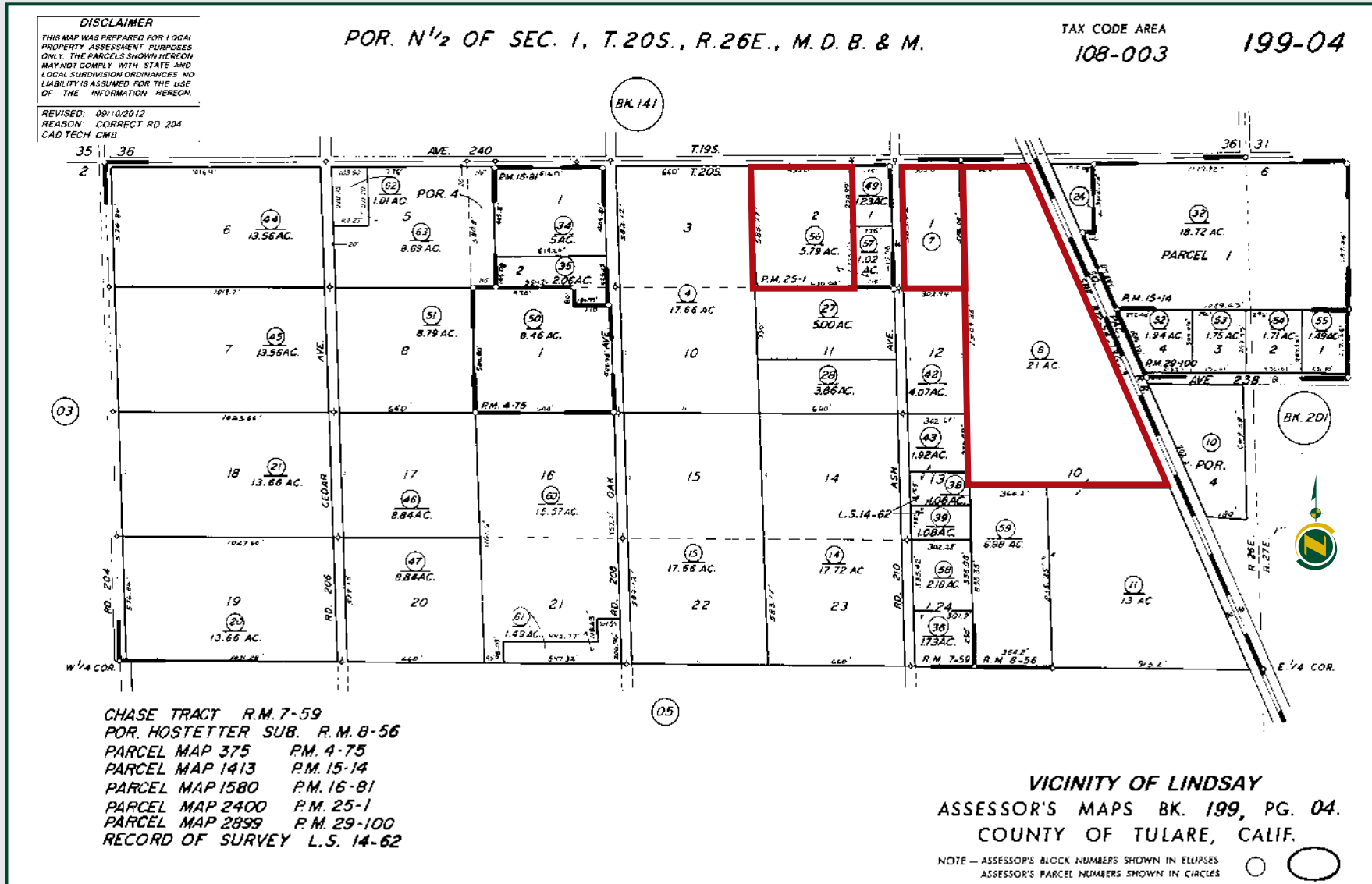


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## PARCEL MAP - KP3 AND KP4

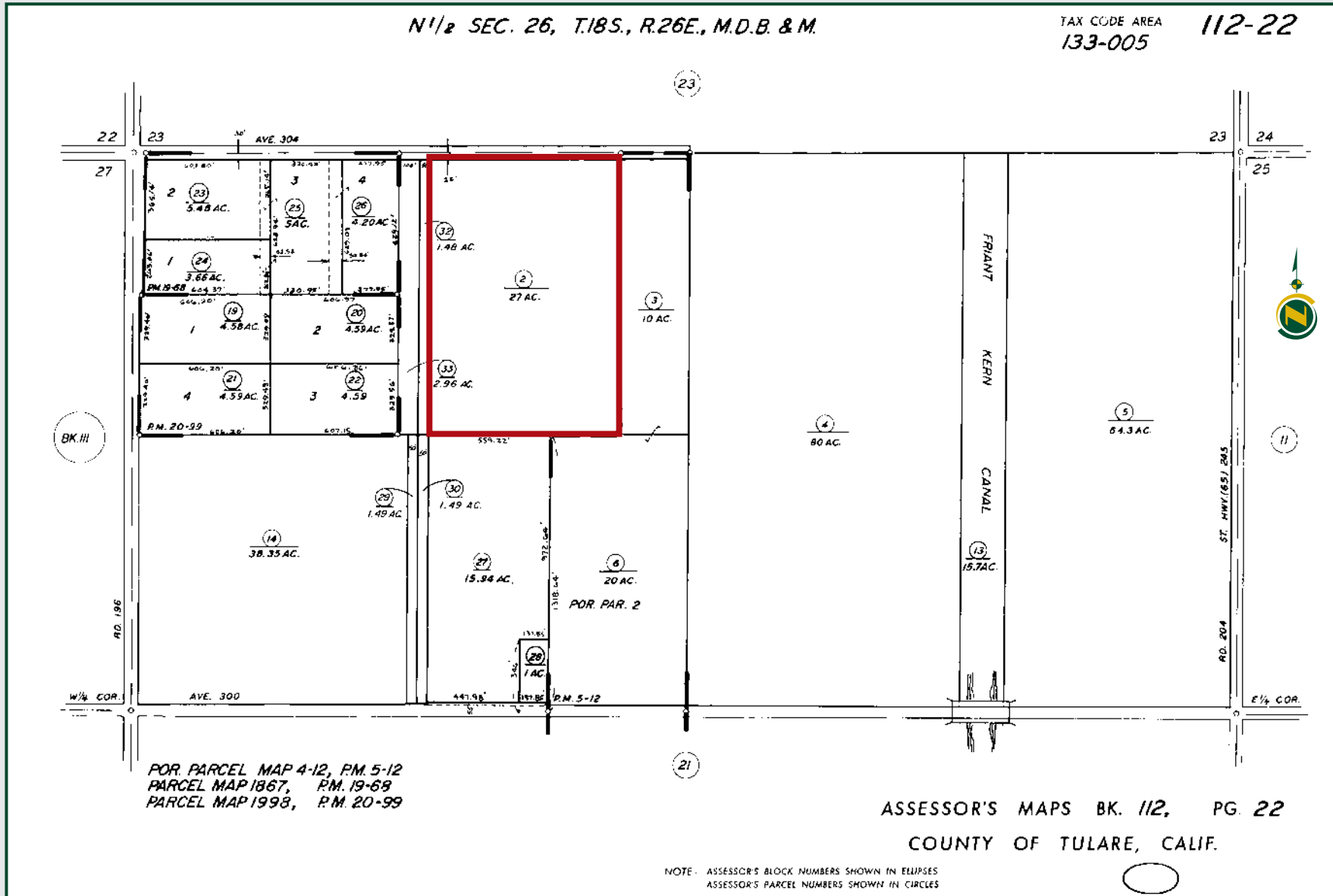


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## PARCEL MAP - KP6



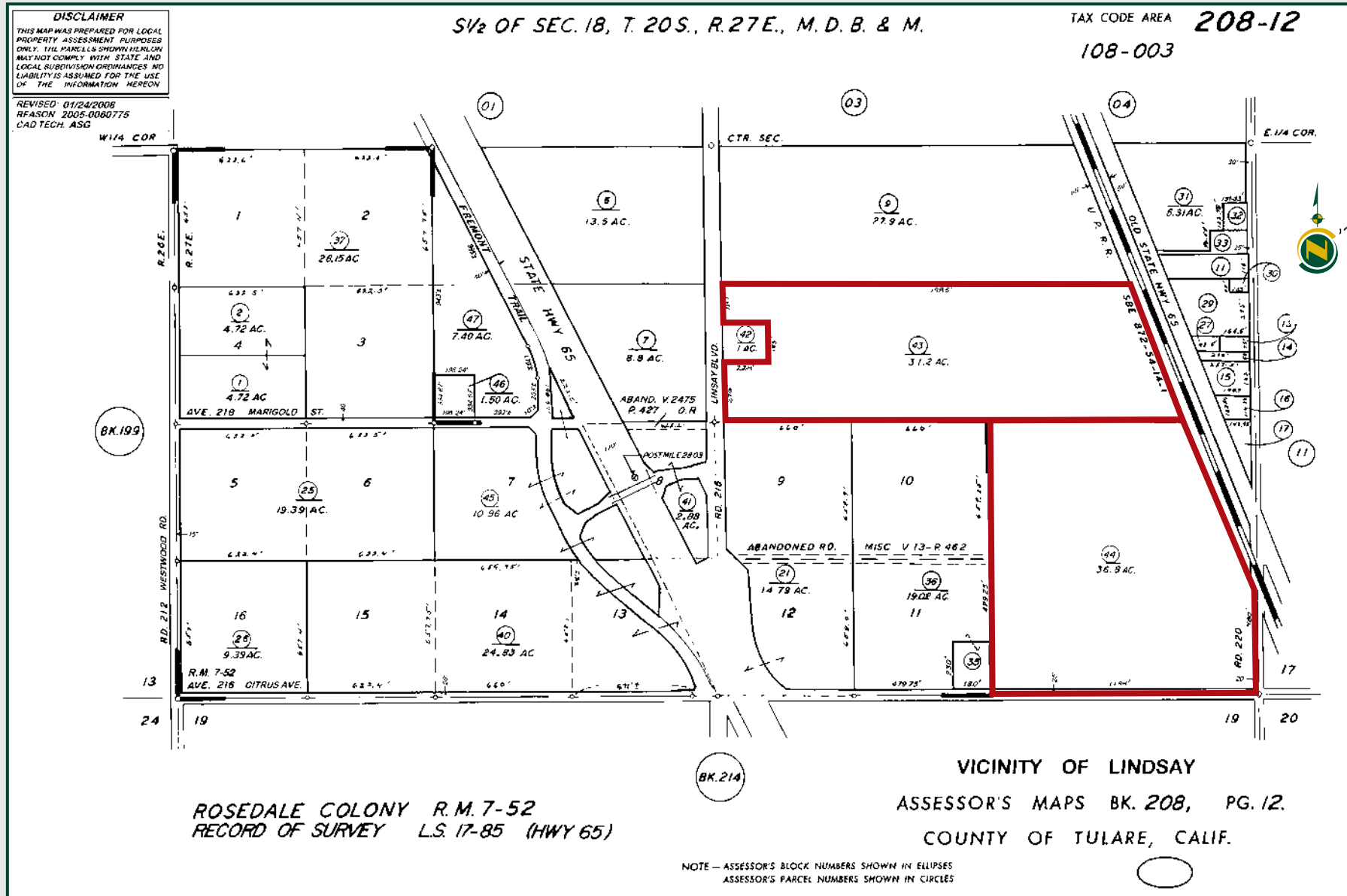


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## PARCEL MAP - KP7 AND KP8



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## PROPERTY PHOTOS

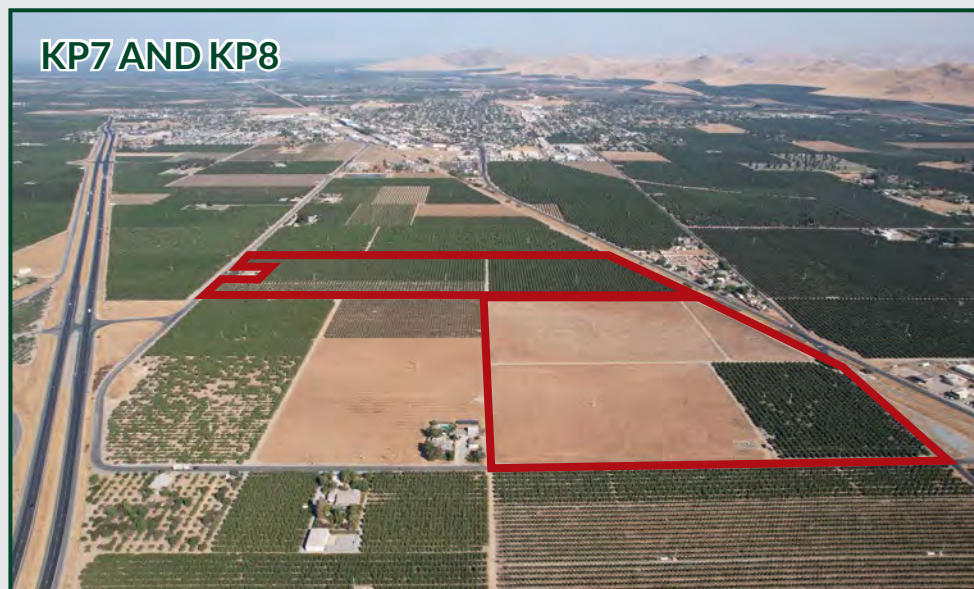


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**Water Disclosure:** The Sustainable Groundwater Management Act (SGMA) was passed in 2014, requiring groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. SGMA may limit the amount of well water 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.**