



Craig Smith, Broker

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FOR SALE

Approx. 200 acres

- Location:** Located on the S/W corner of Avenue 204 & Road 188 in Strathmore, CA
- Parcel No:** 198-210-006, 198-210-007, 198-210-008, 198-210-009
- Crop:** Pistachios
- Variety:** Golden Hills Planted May 2022
- Rootstock:** UCB1
- Spacing:** 16' x 19'
- Wells:**
1 Well & Pump (75 HP)
1 Well & Pump (200 HP)
1 Well & Submersible Pump
- Irrigation Dist:** Lindmore Irrigation District
- Irrigation System:** Reservoir with 100 HP with variable speed motor. 10 pot filtration system with Sand Media Filter irrigation system installed by Fruit Grower Supply.
- Price:** \$2,980,000 / \$39,900 per acre
- Comments:** Beautiful Ranch located in Lindmore Irrigation District. Great water conditions with well and pumps, plus surface water. This property definitely shows pride of ownership.
- Contact:** **Craig Smith, Broker**
(559)737-1750
craig@craigsmithandassoc.com
DRE #00665248

This statement is based upon information which we believe to be correct and is obtained from sources which we regard as reliable, but we assume no liability for errors or omissions.

Groundwater Disclosure: The Sustainable Groundwater Management Act (SGMA) requires groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. Said plans may limit ground water pumping. For more information, please visit the SGMA website at www.sgma.water.ca.gov/portal as well as the Irrigation District Company website that the property is in.

AERIAL VIEW



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PLOT MAP





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