



Craig Smith, Broker
(559)737-1750
craig@craigsmithandassoc.com
DRE #00665248

FOR SALE

322 acres of Walnuts in Lindsay, CA

- Location:** The property is a Premium Walnut Orchard located on the East side off Road 180 between Avenue 216 and Avenue 224. Located between Tulare and Lindsay in Tulare County.
- Size:** Approximately 322 acres
- APN:** 197-150-001, 197-160-001
- Crop:** Walnuts
- Varieties:** Tulare 172 acres
Chandler 139 acres
- Planted:** 2015 & 2016
- Root Stock:** Paradox Hybrid Rootstock
- Spacing:** 24 x 27.8 Offset Equilateral Triangle
- Wells:** 2 wells
320 acre parcel - 50 HP & 150 HP
- Irrigation District:** Lindmore Irrigation District
- Comments:** All ripped and cross ripped when planted. Orchard has moisture sensors on every 10 acres.
- Price:** **\$8,661,800 / \$26,900 per acre**

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 groundwater pumping. For more information please visit the SGMA website at www.sgma.water.ca.gov/portal



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Irrigation District

Irrigation District: Lindmore Irrigation District

- Irrigation System:**
1. Irrigated with a newer pressure system with sand media filter and 75 hp booster pump.
 2. There are two same size reservoirs with sand media filters, booster pumps, and Nelson R-10 rotators.
 3. 160 acres can be irrigated at the same time. Sufficient size U/G plumbing to meet all E.T. needs during off peak low power usage.
 4. FarmX
 - Automatic well and boosters.
 - Every 10 acres has a pressure and soil moisture sensor.

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More Detailed Information

- Size:** 311 Planted acres
- Tulare 139 (approx.) ----- 9,025 Trees Planted
Chandler 172 (approx.) ----- 11,170 Trees Planted
20,195 Total Trees / 65 Trees per acre
- Planted:** Two blocks planted in 2016. The rest in 2015.
- Soil:** 100% class soil, flamen loam (Sandy Clay Loam) (see soil report)
- Wells:** 2 wells
- Newer 900' deep well / 2,200 GPM
 - An old well with new liner inside
 - Domestic well for the house
- 320 acre parcel - 50 HP & 150 HP
- Buildings:** One house in need of repair that would be ideal for a foreman.

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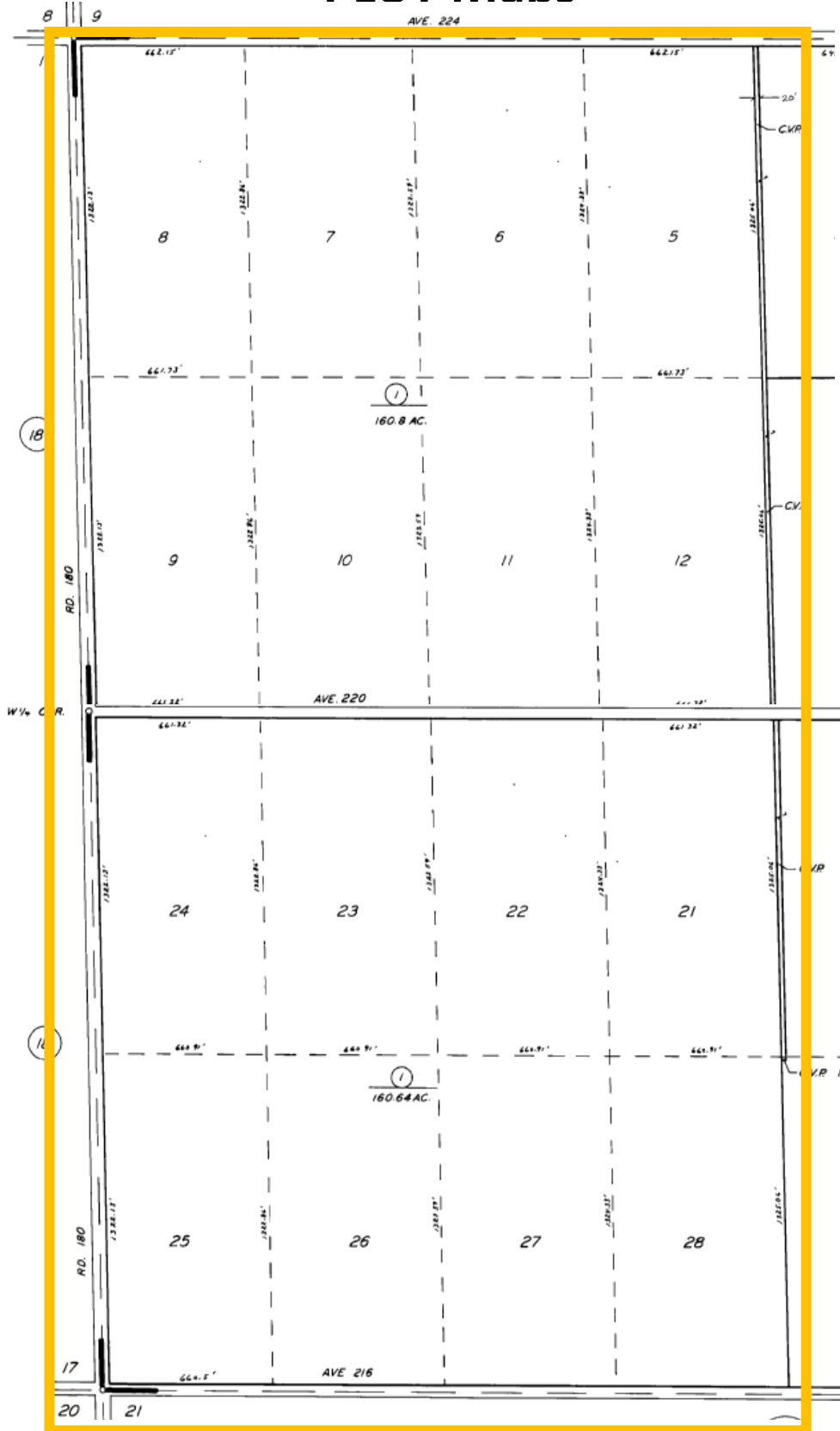
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Aerial View



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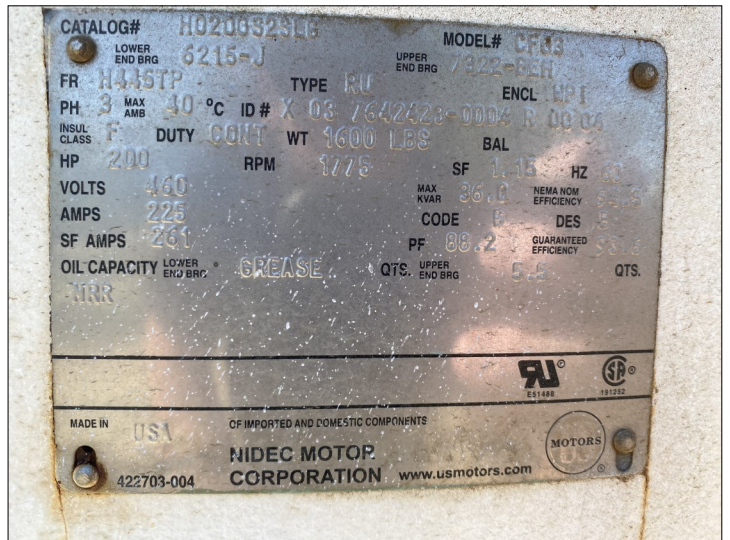
PLOT Maps



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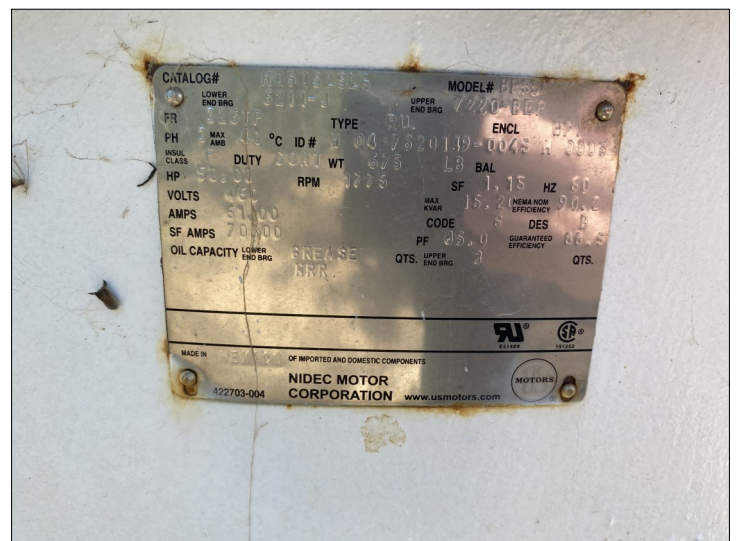
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