

# **FOR SALE**



**PEARSON  
REALTY**  
AGRICULTURAL PROPERTIES  
A Tradition in Trust Since 1919

## **Terra Bella Lemon Orchard**



**10.00± Acres  
Tulare County, California**

- Young Lemon Plantings
- Wind Machine
- Good Soil
- Young Lemon Grafts on Mature Trees

**Exclusively Presented By:  
Pearson Realty**



**CALIFORNIA'S LARGEST AG BROKERAGE FIRM**

[www.pearsonrealty.com](http://www.pearsonrealty.com)  
CA DRE #00020875



# Terra Bella Lemon Orchard

**10.00± Acres**

**\$230,000**

**DESCRIPTION:**

This Terra Bella offering consists of young lemons planted in 2020 and grafted trees to lemons in 2019. The trees are inter planted with grafted trees and newly planted trees. The property also has a propane powered windmachine and receives Terra Bella Irrigation District water. The ranch is irrigated with a sprinkler system.

**LOCATION:**

The property is located on the southeast corner of Avenue 72 and Road 252. It is the second block east of the corner. These roads are not paved.

**LEGAL:**

Tulare County APN: 321-050-004. Approximately 10 acres located in a portion of the north ½ of Section 24, Township 23S., Range 27E., M.D.B&M.

**ZONING:**

AE-10, Agriculture Exclusive, 10 acre minimum. The parcel is under the Williamson Act.

**PLANTINGS:**

Young Lisbon lemons on Caraizo rootstock planted in 2020.  
Citrus trees grafted to lemons in 2019.

**SOILS:**

Centerville clay, 2 to 9 percent slopes  
San Joaquin loam, 2 to 9 percent slopes

**WATER:**

Terra Bella Irrigation District water. Agriculture meter supplies water to sprinkler irrigation system.

**EQUIPMENT:**

One propane powered wind machine.

**PRICE/TERMS:**

\$230,000 cash or terms acceptable to Seller.

**NOTE:**

There are 3 individual 10± acre parcels available, properties can be purchased together or separately.



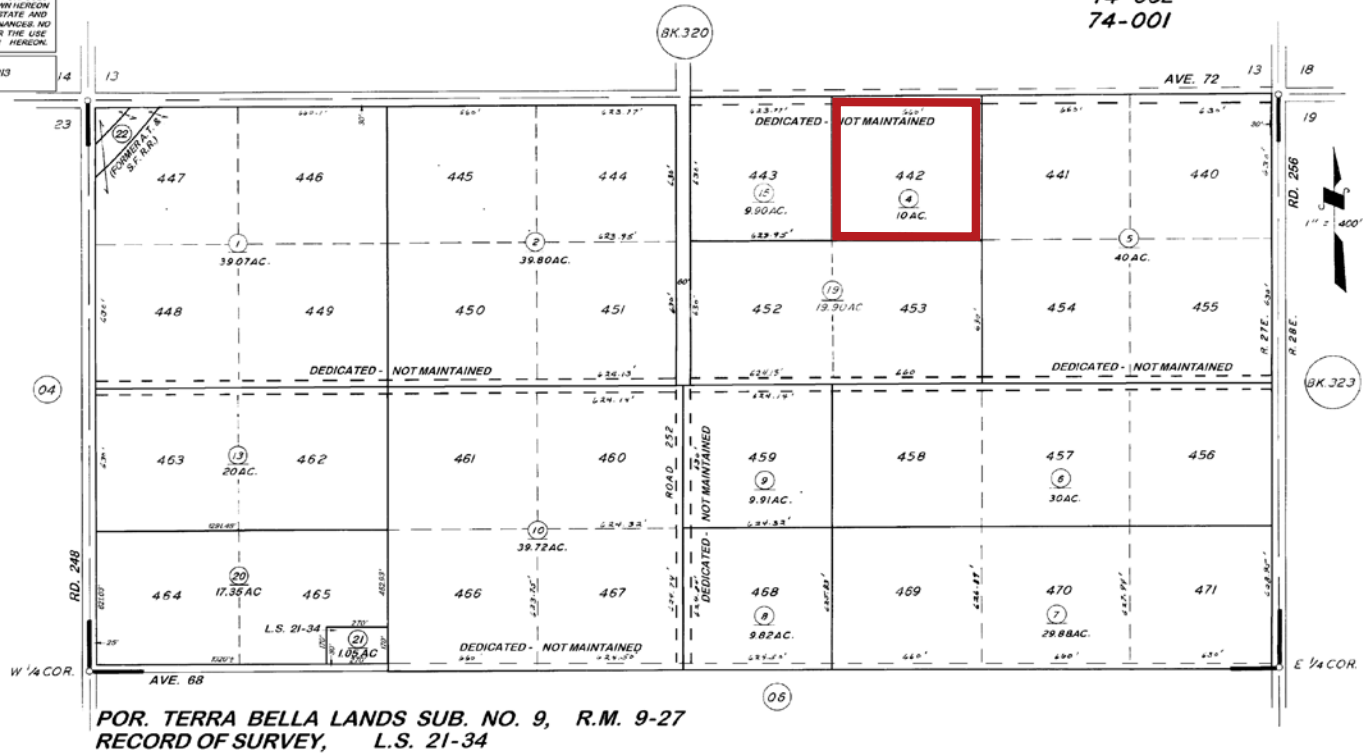
# ASSESSOR'S PARCEL MAP

**DISCLAIMER**  
THIS MAP WAS PREPARED FOR LOCAL  
PROPERTY ASSESSMENT PURPOSES  
ONLY. THE PARCELS SHOWN HEREON  
MAY NOT COMPLY WITH STATE AND  
LOCAL SUBDIVISION ORDINANCES. NO  
LIABILITY IS ASSURED FOR THE USE  
OF THE INFORMATION HEREON.

REVISED: 08/13/2012  
REASON: 2010-0062913  
CAD TECH: ASG

N 1/2 SEC. 24, T.23S., R.27E., M.D.B.&M.

TAX CODE AREA **321-05**  
**74-002**  
**74-001**



ASSESSOR'S MAPS BK. **321**, PG. **05**  
COUNTY OF TULARE, CALIF.

## PHOTOS



## LOCATION MAP



## REGIONAL MAP



**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

### Offices Serving The Central Valley

#### FRESNO

7480 N Palm Ave, Ste 101  
Fresno, CA 93711  
559.432.6200

#### VISALIA

3447 S Demaree Street  
Visalia, CA 93277  
559.732.7300

#### BAKERSFIELD

4900 California Ave, Ste 210 B  
Bakersfield, CA 93309  
661.334.2777



**Download Our  
Mobile App!**

[pearsonrealty.com/mobileapp](https://pearsonrealty.com/mobileapp)

Download on the  
**App Store**

GET IT ON  
**Google Play**

*We believe the information contained herein to be correct. It is obtained from sources which we regard as reliable, but we assume no liability for errors or omissions. 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.*