FOR SALE



Terra Bella Area Open and Navels



10.32± Acres Tulare County, California

- Two Water Meters
- Homesite Potential
- Future Permanent Planting
- Tax Benefits

Exclusively Presented By: Pearson Realty





Terra Bella Area Open and Navels

10.32± Acres \$200,000

DESCRIPTION:

This open land and navel ranch could be developed to a homesite and future permanent plantings. The property has agriculture water meter and a domestic water meter with access to Terra Bella Irrigation District. The land currently consists of approximately 7 acres of mature navels and 3.3 acres of open land.

LOCATION:

The property is located the northeast corner of Road 244 and Avenue 84. These are dirt roads.

LEGAL:

Tulare County APN: 320-210-024. Approximately 10.32 acres located in a portion of the north ½ of Section 11, Township 23S., Range 27E., M.D.B&M.

ZONING:

R-A, Rural Residential. The parcel is not under the Williamson Act.

PLANTINGS:

Navel oranges – 7± acres Open land – 3.3± acres

SOILS:

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

WATER:

Terra Bella Irrigation District supplies one agriculture and one domestic meter.

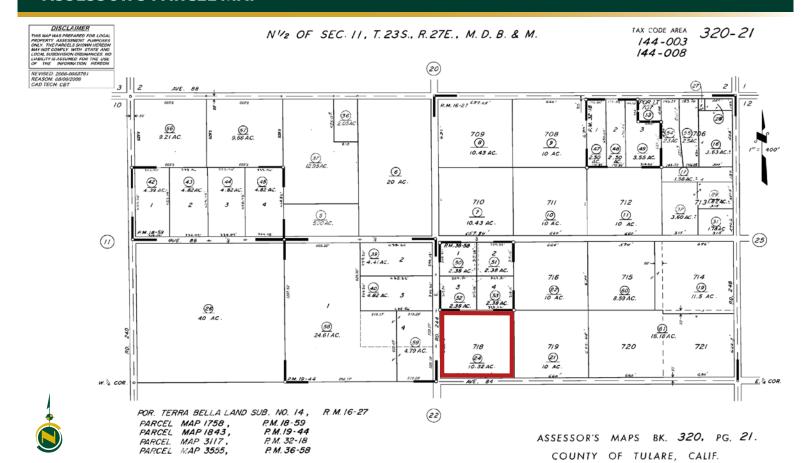
PRICE/TERMS:

\$200,000 all cash or terms acceptable to Seller.

NOTE:

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

ASSESSOR'S PARCEL MAP



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 3447 S Demaree Street Fresno, CA 93711 559.432.6200

VISALIA Visalia, CA 93277 559.732.7300

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







