

FOR SALE



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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**



CALIFORNIA'S LARGEST AG BROKERAGE FIRM

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CA DRE #00020875



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± acre parcels available, properties can be purchased together or separately.

ASSESSOR'S MAPS BK. 320, PG. 21.
COUNTY OF TULARE, CALIF.

PHOTOS



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