

FOR SALE



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Terra Bella Area Open Land



**10.00± Acres
Tulare County, California**

- Open Land Ready to Plant
- Two T.B.I.D. Meters
- Corner Lot
- Possible Homesite

**Exclusively Presented By:
Pearson Realty**



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Terra Bella Area Open Land

10.00± Acres

\$210,000

DESCRIPTION:

This open land opportunity is located on the corner of the paved roads intersection of Avenue 84 and Road 240. This offering has Terra Bella Irrigation District water with an agriculture meter and a domestic water meter. The area is known for citrus planting but the land could be developed with other permanent plantings, including cherries and nut crops. This parcel could also be a nice homesite and farm.

LOCATION:

The property is located on the northwest corner of Avenue 84 and Road 240.

LEGAL:

Tulare County APN: 320-110-013, approximately 10± acres located in a portion of the north ½ of Section, Township 23S, Range 27E, M.D.B&M.

ZONING:

AE-10, Agriculture Exclusive, minimum 10 acre. The parcel is not under the Williamson Act.

PLANTINGS:

None- Open land.

SOILS:

Centerville clay, 2 to 9 percent slopes
Havala loam, 2 to 5 percent slopes

WATER:

Terra Bella Irrigation District – One agriculture meter and one domestic meter.

PRICE/TERMS:

\$210,000 cash or terms acceptable to Seller.

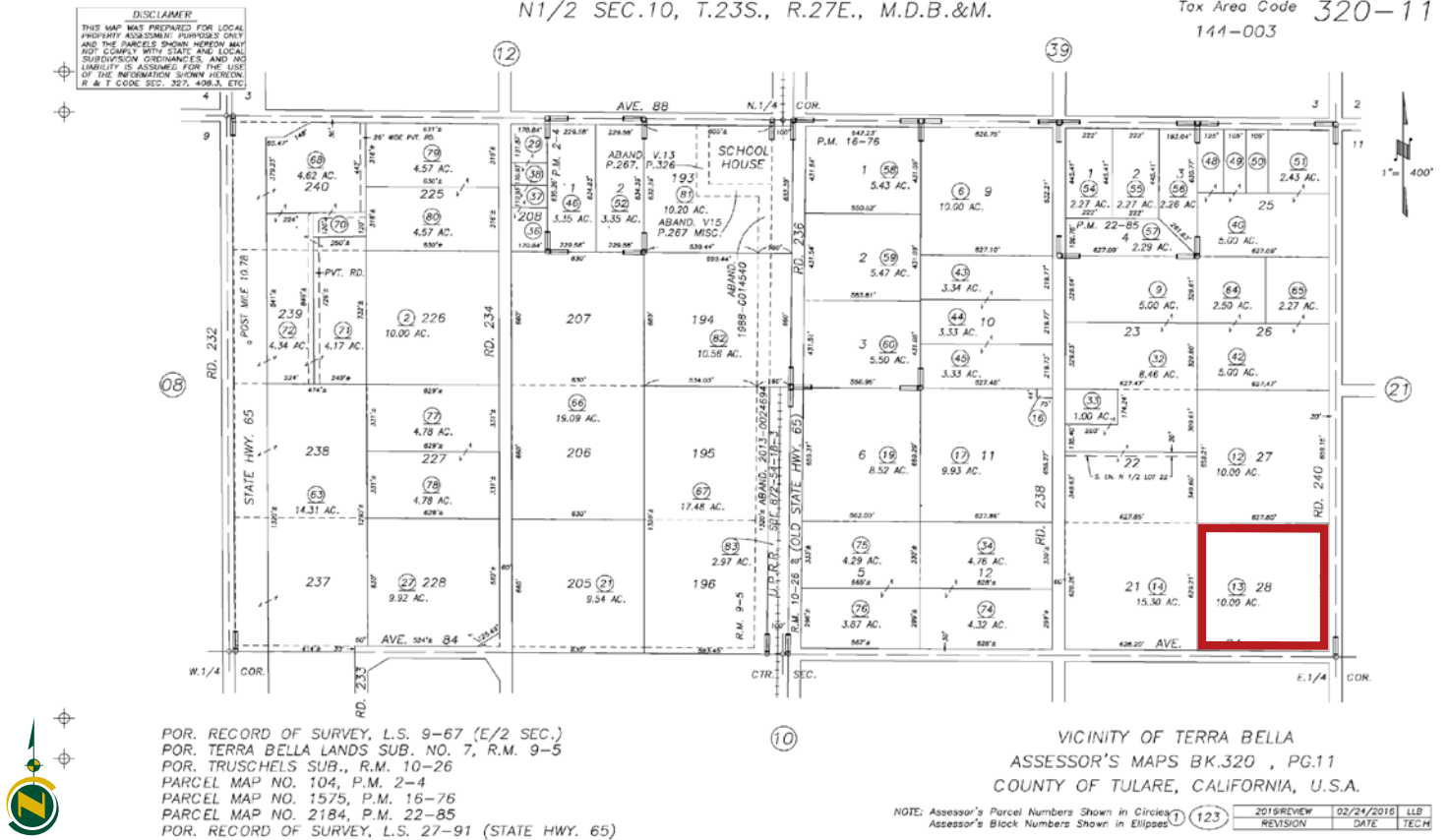
NOTE:

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

ASSESSOR'S PARCEL MAP

N1/2 SEC.10, T.23S., R.27E., M.D.B.&M.

Tax Area Code 320-11
144-003



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

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