

20.01±
ASSESSED ACRES

TERRA BELLA I. D. NAVEL RANCH

TULARE COUNTY, CALIFORNIA

\$640,000
(\$31,984±/ACRE)

EXCLUSIVELY PRESENTED BY:
A DIVISION OF PEARSON COMPANIES



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

VISALIA

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Visalia, CA 93277
559.732.7300

BAKERSFIELD

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All information contained herein is deemed reliable but not guaranteed by seller nor broker and should be independently verified by potential buyers. We assume no liability for errors or omissions.



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PROPERTY HIGHLIGHTS:

- MATURE CITRUS
- TERRA BELLA ID
- PRODUCING ORCHARD

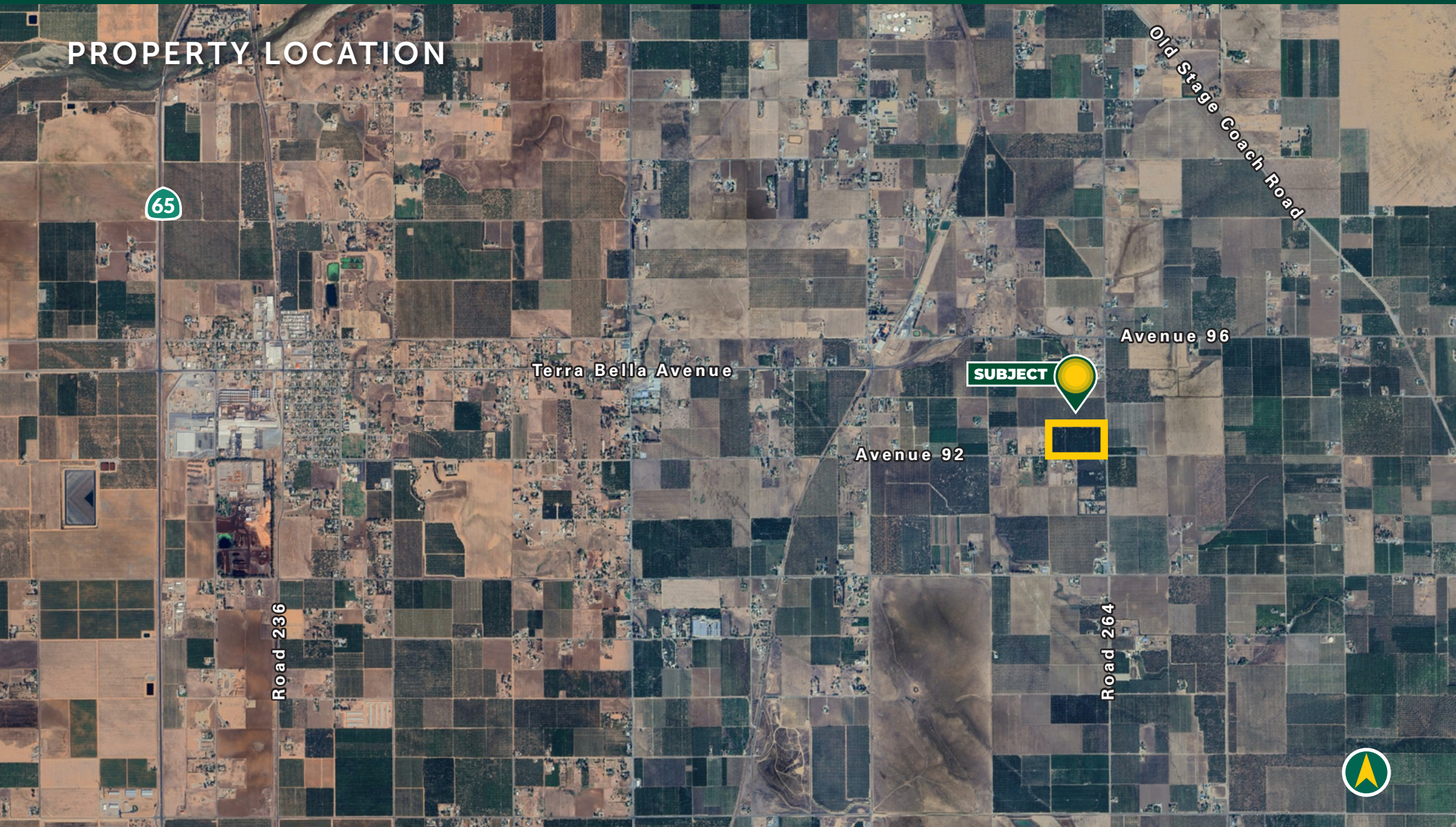
TERRA BELLA I. D. NAVEL RANCH

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PROPERTY LOCATION



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PROPERTY INFORMATION

DESCRIPTION

Available for sale is a 20± acre navel orchard located east of Terra Bella, California. The property features mature navel trees and irrigation water provided by Terra Bella Irrigation District.

LOCATION

The property is located on the northwest corner of Avenue 92 and Road 264, east of Terra Bella, California..

LEGAL

Tulare County APN: 323-190-018

ZONING

AE-10

PLANTINGS

The property is fully planted to mature navels.

WATER

Irrigation water is provided by Terra Bella Irrigation District through one meter and a newer sand-media filter system. The electrical panel is also new.

SOILS

Centerville clay, 2 to 9 percent slopes

PRICE/TERMS

The asking price is \$640,000..



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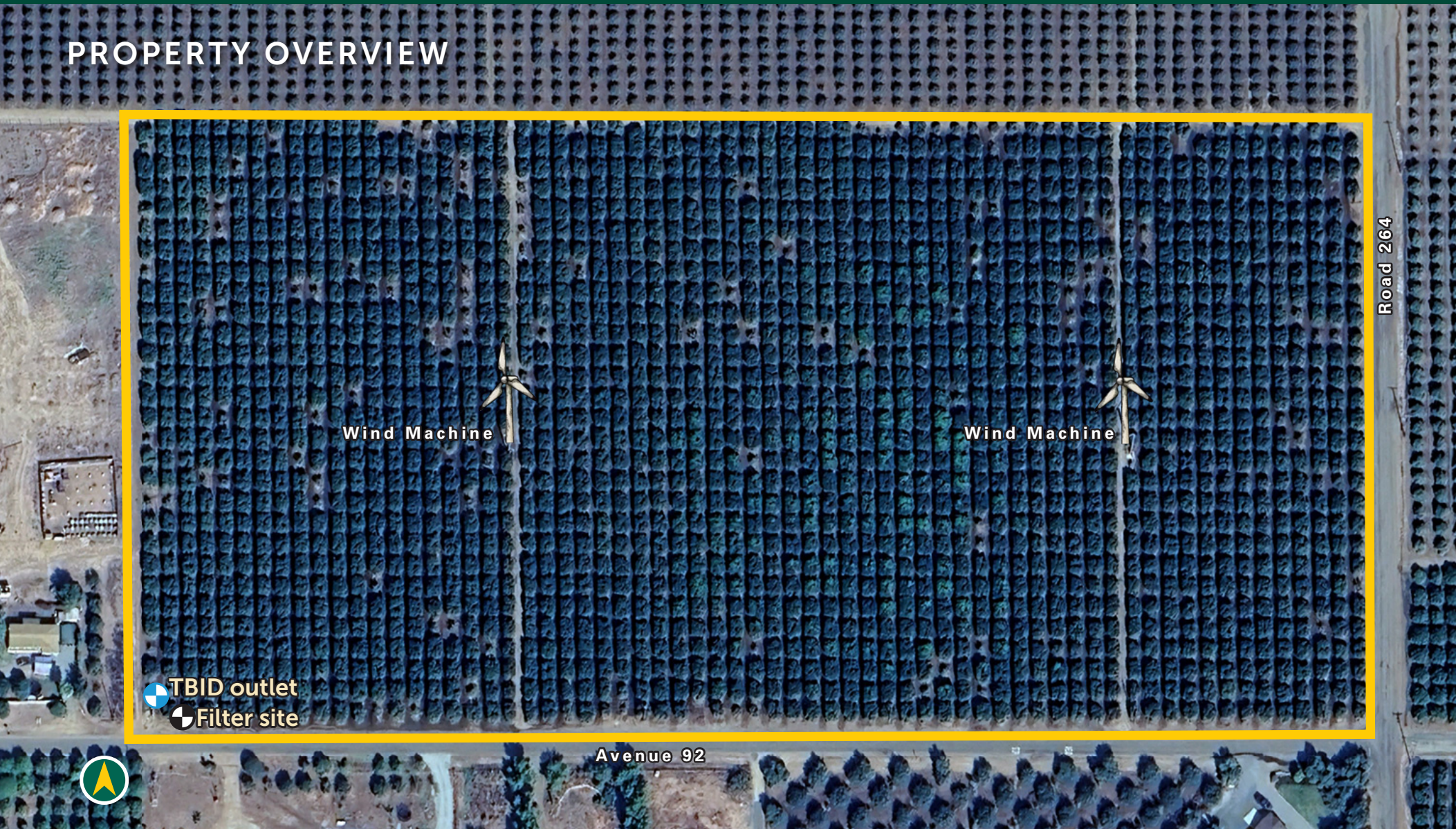
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PROPERTY OVERVIEW



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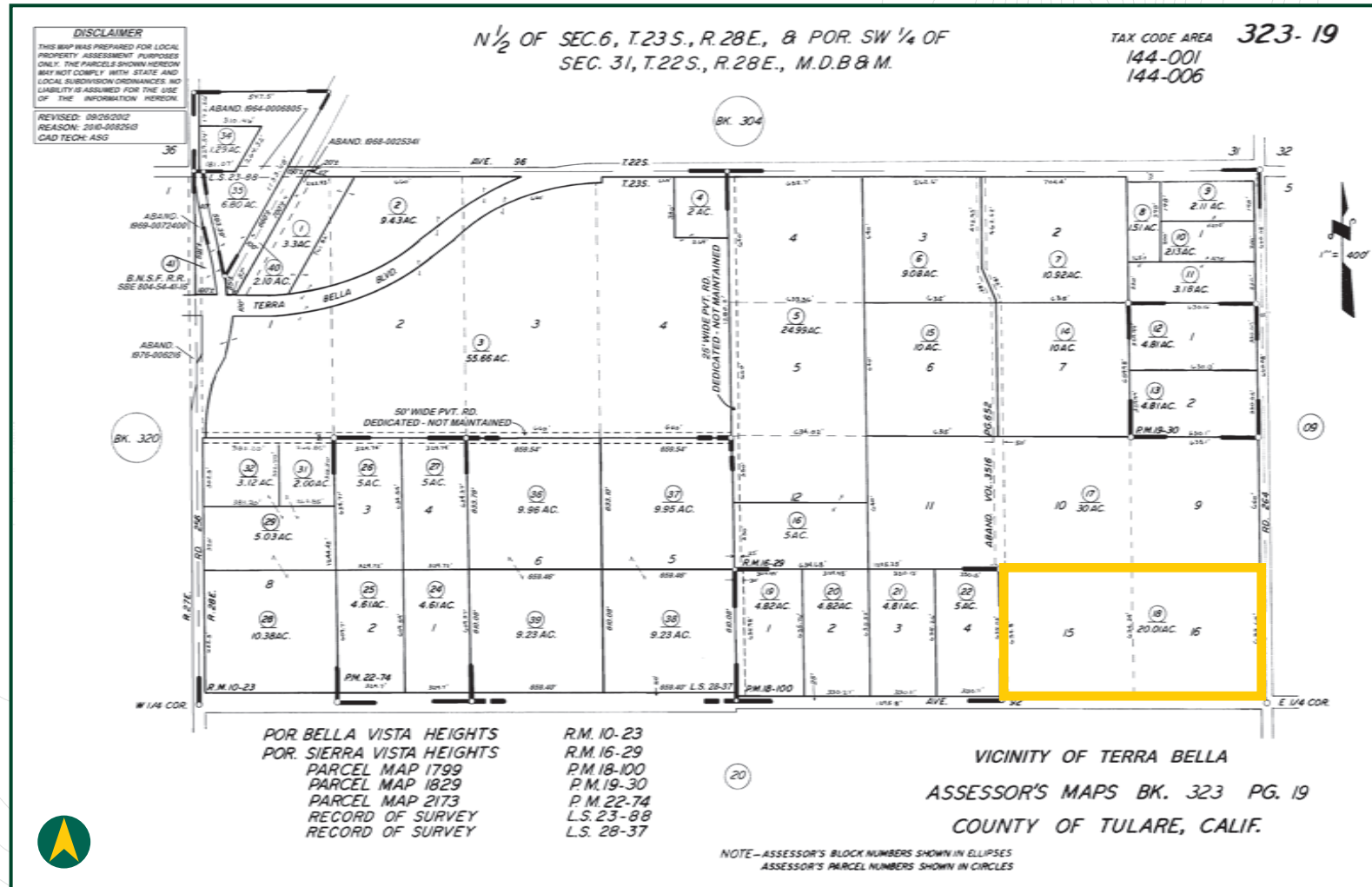
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SOILS MAP



California Revised Storie Index (CA)		
Map Unit Symbol	Map Unit Name	Percent of AOI
110	Centerville clay, 2 to 9 percent slopes	100.0%

PARCEL MAP



PROPERTY PHOTOS



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