

20.00±
ASSESSED ACRES

TERRA BELLA PISTACHIOS

TULARE COUNTY, CALIFORNIA

\$640,000
(\$32,000/ACRE)

EXCLUSIVELY PRESENTED BY:
A DIVISION OF PEARSON COMPANIES



FRESNO

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

VISALIA

3447 S. Demaree St.
Visalia, CA 93277
559.732.7300

BAKERSFIELD

4900 California Ave., #210B
Bakersfield, CA 93309
661.334.2777

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:

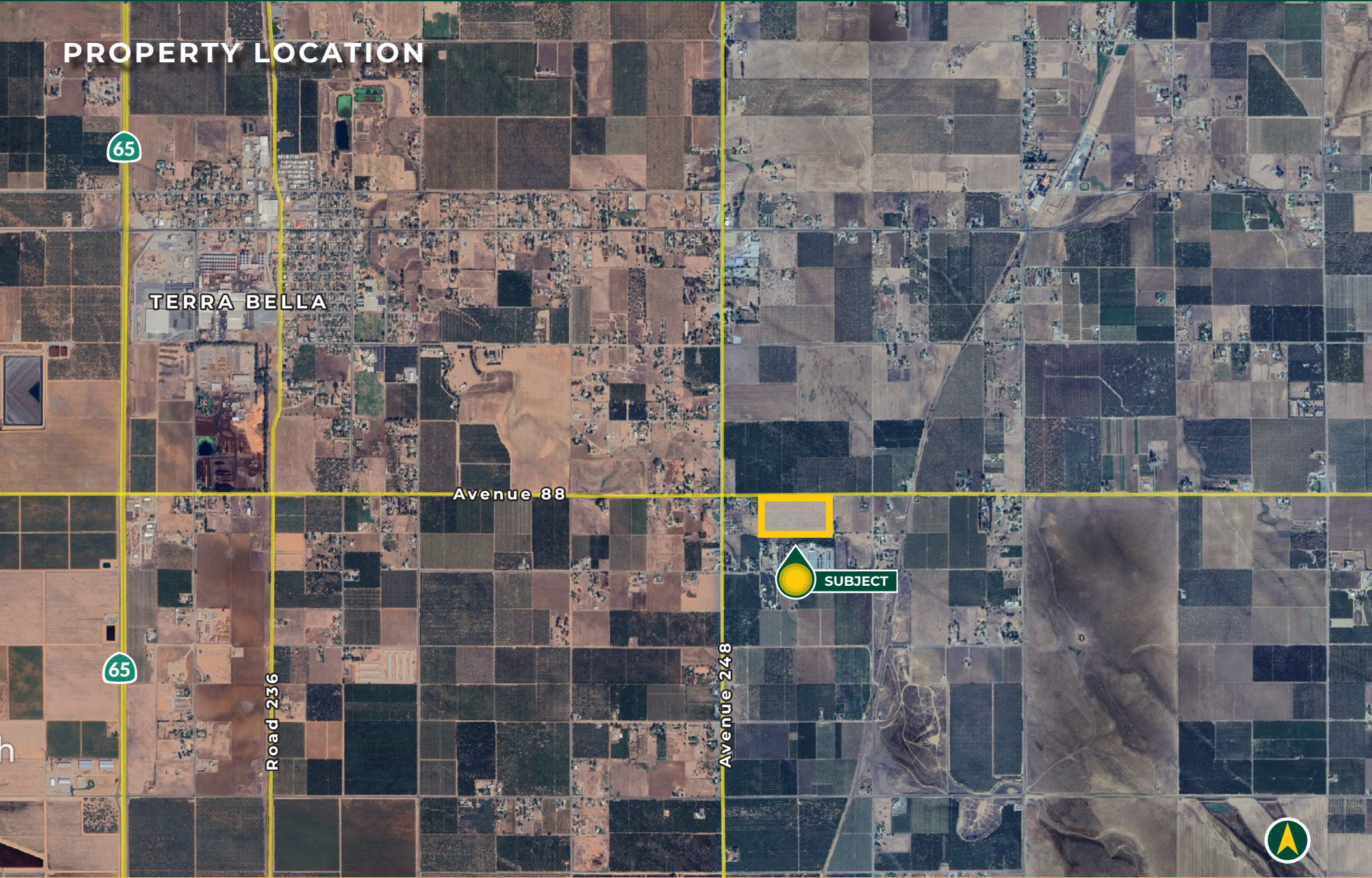
- YOUNG PISTACHIOS
- TERRA BELLA I. D.
- TURN-KEY PROPERTY

TERRA BELLA PISTACHIOS
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PROPERTY LOCATION



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PROPERTY INFORMATION

DESCRIPTION

Available for sale is a nicely planted pistachio ranch located in Terra Bella that features young, early variety trees and district water.

LOCATION

The property is located on the south side of Avenue 88 between Road 248 and Road 252, southeast of Terra Bella, California.

LEGAL

Tulare County APN: 320-250-007.

ZONING

AE-10

PLANTINGS

The property is fully planted to Lost Hills pistachios on UCB-1 rootstock with Tejon pollenizers. The trees were planted in 2022 on a 19x17 foot spacing.

WATER

Irrigation water is provided by Terra Bella Irrigation District. Water is delivered through a double drip line system.

SOILS

Greenfield sandy loam, 2 to 5 percent slopes.
Centerville clay, 2 to 9 percent slopes.

PRICE/TERMS

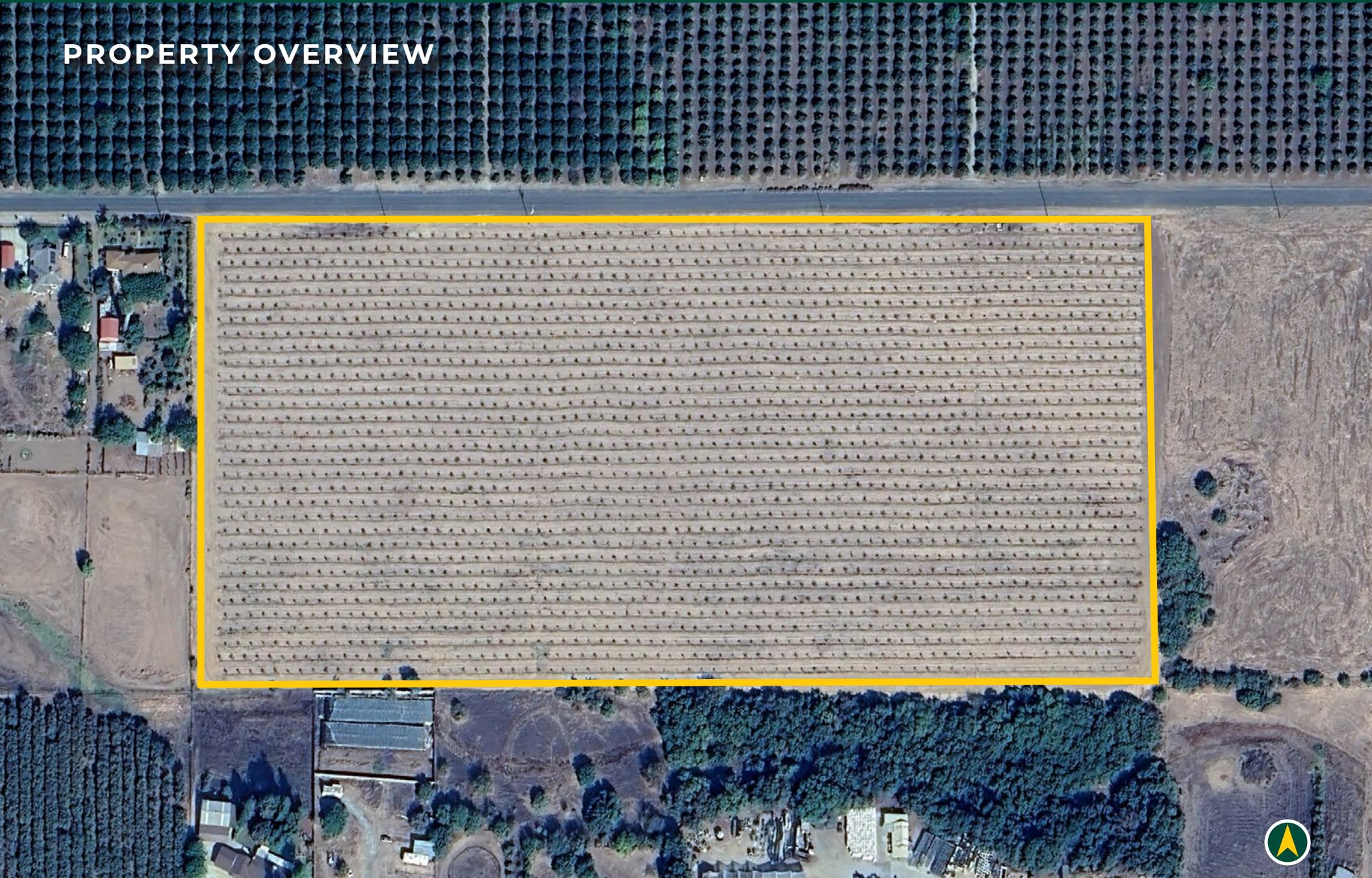
The asking price is \$640,000.

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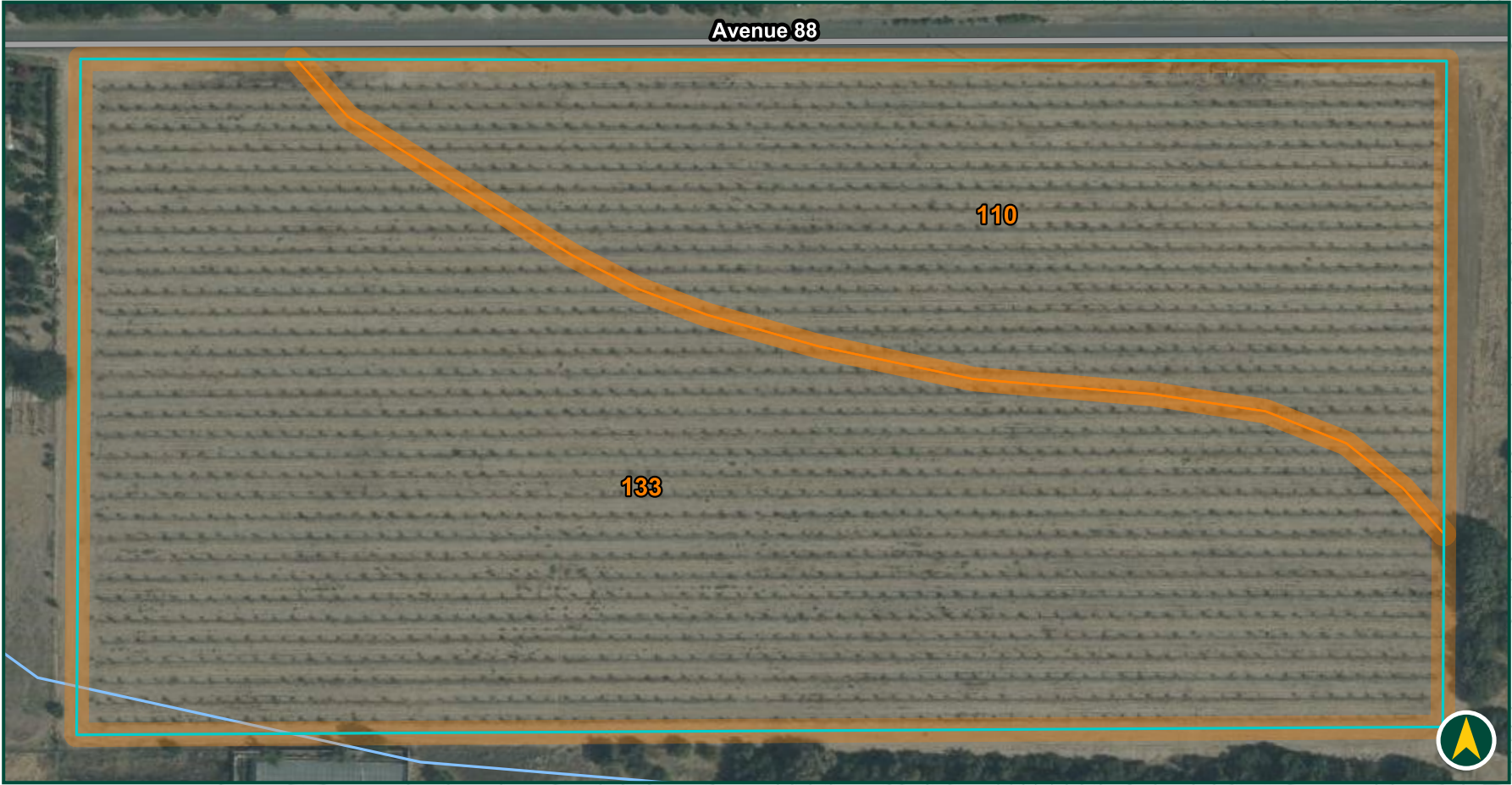
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PROPERTY OVERVIEW



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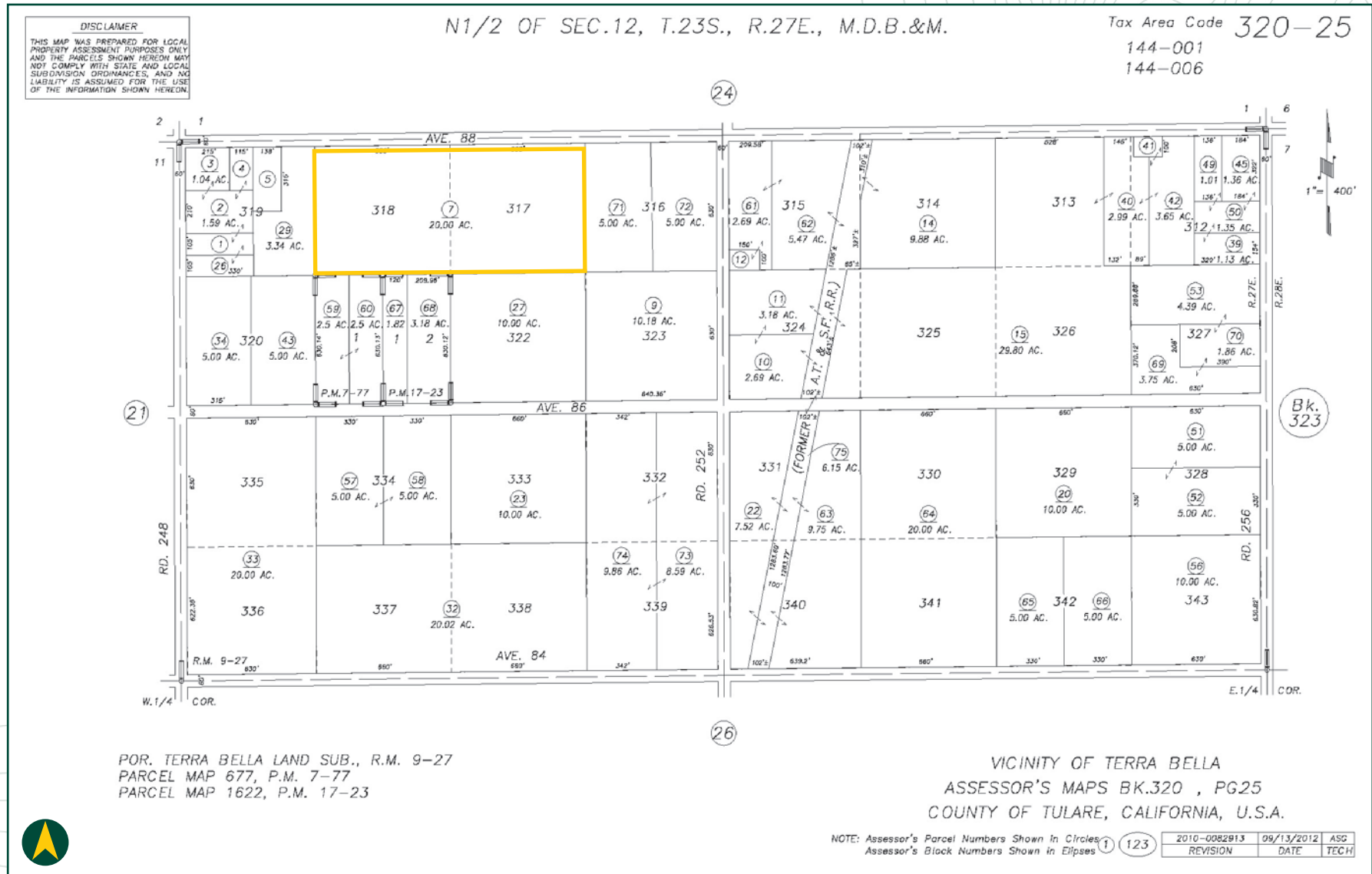
SOILS MAP



Custom Soil Resource Report

Map Unit Symbol	Map Unit Name	Percent AOI
110	Centerville clay, 2 to 9 percent slopes	33.4%
133	Greenfield sandy loam, 2 to 5 percent slopes	66.6%
Totals for Area of Interest		100.0%

PARCEL MAP



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PROPERTY PHOTOS



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THE CENTRAL VALLEY**

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