

TERRA BELLA ID TANGOS, CARA CARAS AND PISTACHIOS

58.23± Acres
Tulare County, California

\$2,000,000
(\$34,347/Acre)

PRICE REDUCED



- Tango Mandarins
- Cara Cara Navels
- Kerman Pistachios
- Terra Bella Irrigation District



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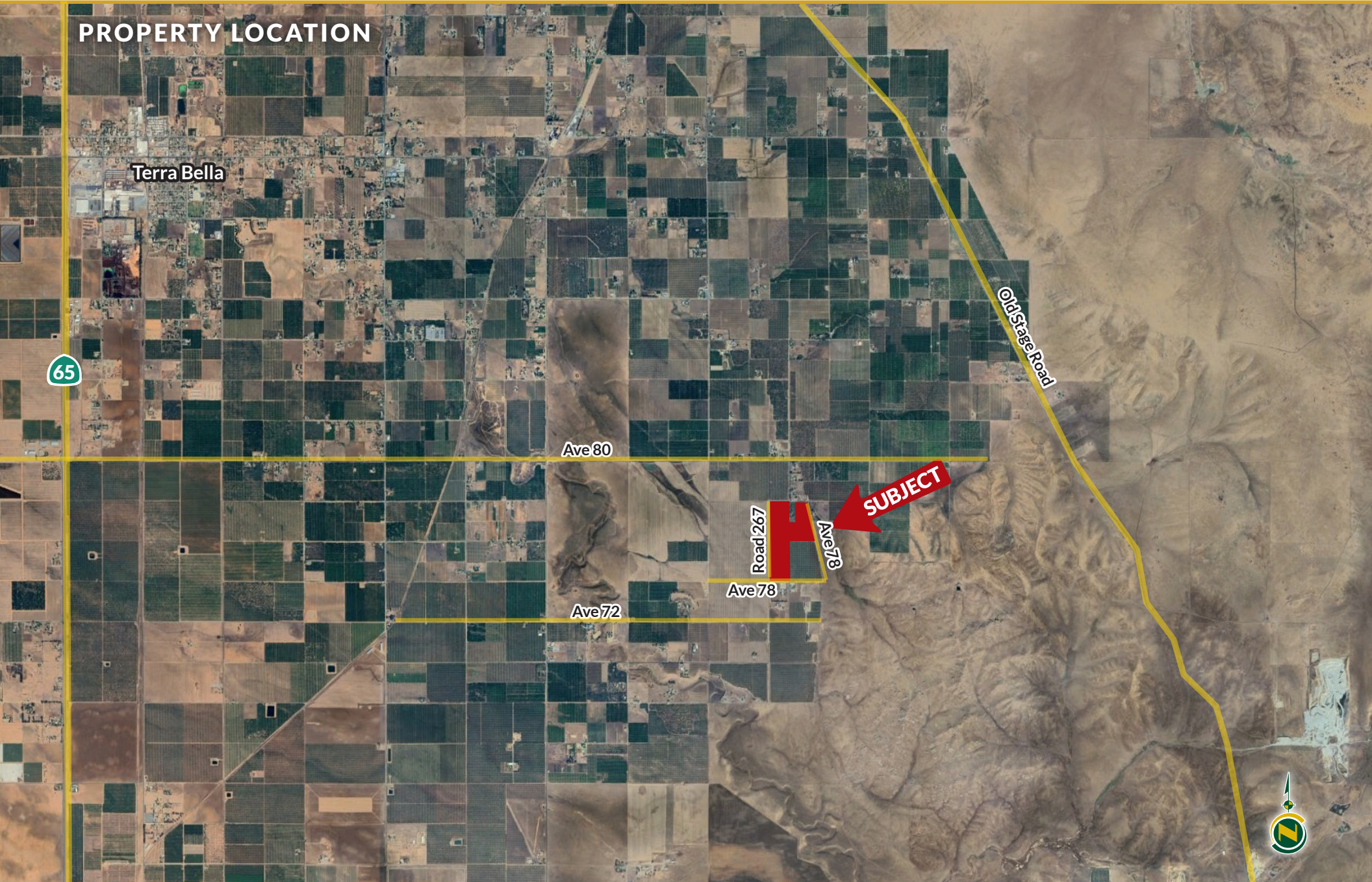


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PROPERTY LOCATION



TERRA BELLA ID

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PROPERTY INFORMATION

DESCRIPTION

Available for sale is a diversified property planted to desirable citrus varieties and pistachios in Terra Bella Irrigation District. The property features Tango mandarins, Cara Cara navels and Kerman pistachios.

LOCATION

The property is located on the southeast corner of Road 267 and Avenue 78, southeast of Terra Bella, California.

LEGAL

323-070-033 and 044.

ZONING

AE-10.

SOIL

- Centerville clay, 2 to 9 percent slopes.
- Centerville clay, 9 to 15 percent slopes.

WATER

Irrigation water is provided by Terra Bella Irrigation District. There are two meters, one for each parcel. Parcel 323-070-033 has two standby meters.

PLANTINGS

- 10± acres of Tango mandarins planted in 2009 and 2014.
- 10± acres of Cara Cara navels planted in 2009 and 2014.
- 38± acres of Kerman pistachios planted in 2012.

PRICE/TERMS

The asking price is \$2,000,000. Seller financing available.

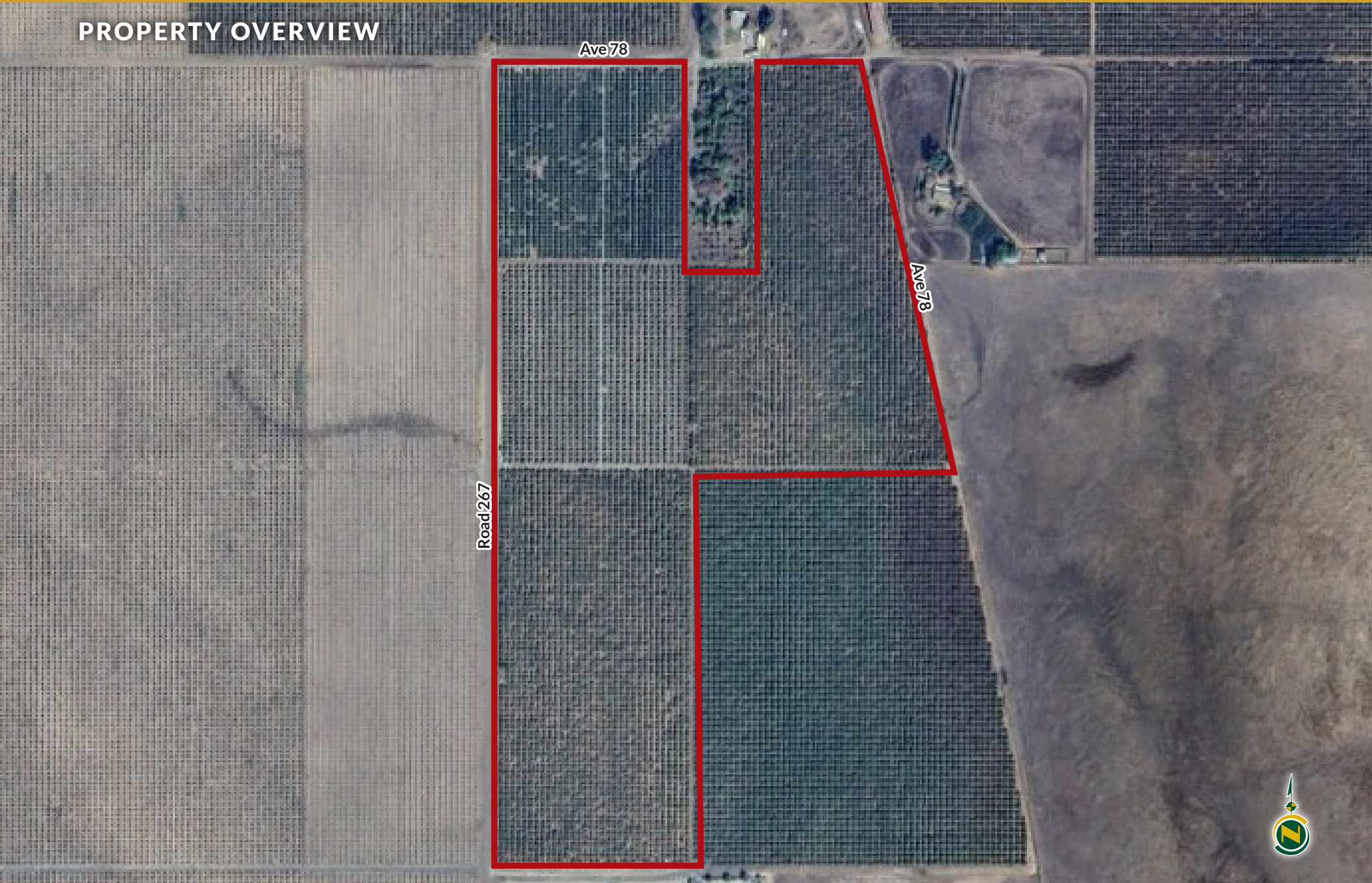


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PROPERTY OVERVIEW



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SOILS MAP



California Revised Storie Index (CA)	
Map unit symbol	Map unit name
110	Centerville clay
111	Centerville clay

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PROPERTY PHOTOS



TERRA BELLA ID TANGOS, CARA CARAS AND PISTACHIOS

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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 **Policy on cooperation: All real estate licensees are invited to offer this property to prospective buyers. Do not offer to other agents without prior approval.**