



**PEARSON
REALTY**

AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

FOR SALE

Ranch 6: Terra Bella Land



**18± Acres
Tulare County, California**

- Land for planting
- Citrus and pistachio plantings nearby

**Exclusively Presented By:
Pearson Realty**



CALIFORNIA'S LARGEST AG BROKERAGE FIRM

www.pearsonrealty.com
CA BRE #00020875



Ranch 6: Terra Bella Land

18± Acres

\$145,000

DESCRIPTION:

This property is 18± assessed acres. It was formerly planted to Kiwi vines, but is now available to be planted to other crops. Neighboring properties are planted to pistachios and citrus orchards.

LOCATION:

The property is located on the north side of Avenue 92 west of Road 248 in Terra Bella, CA.

LEGAL:

Tulare County APN: 320-193-018

WATER:

Terra Bella Irrigation District, meter 2-5.

SOILS:

Centerville clay, 2 to 9% slopes.

PRICE:

\$145,000. Offer/Sale is subject to court approval.

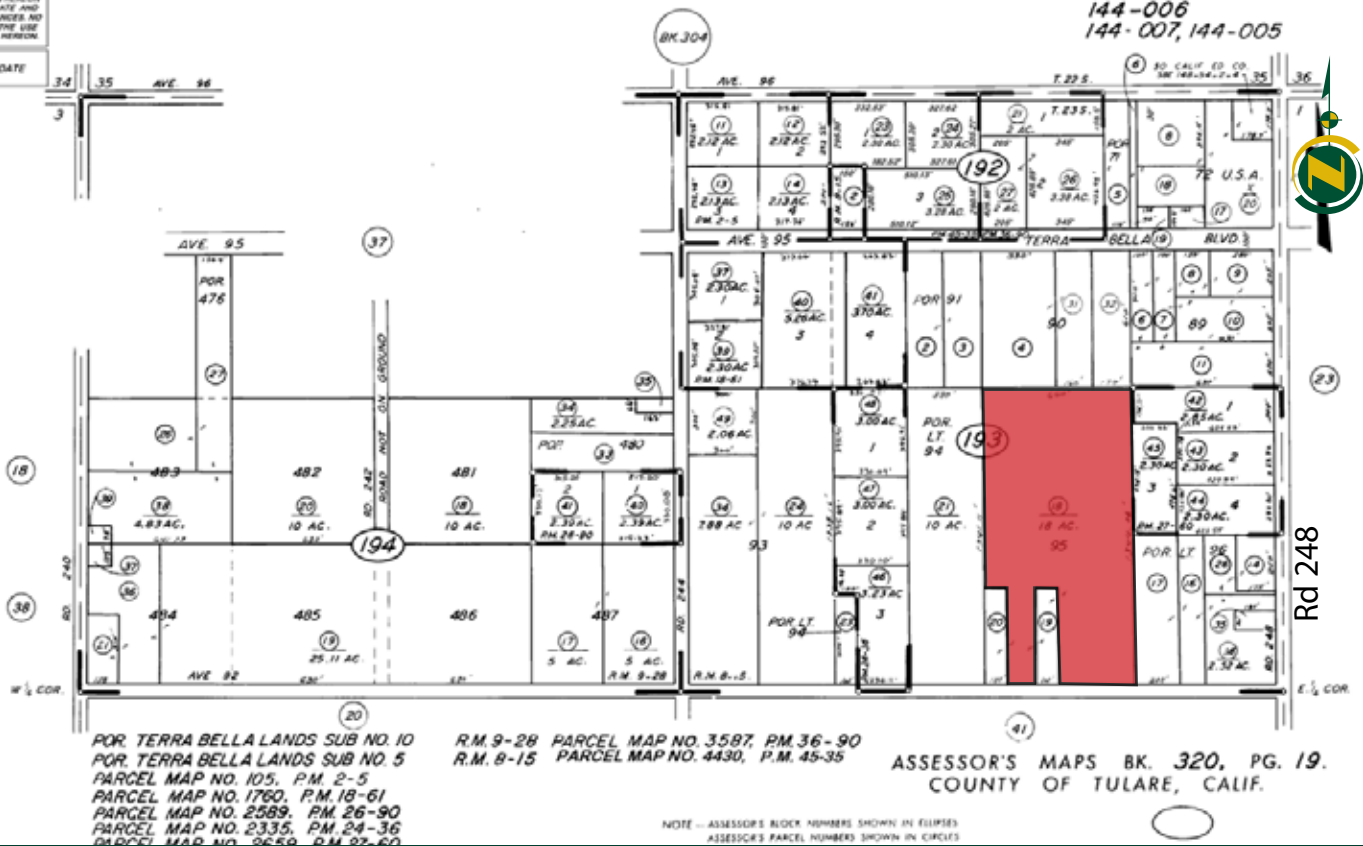
ASSESSOR'S PARCEL MAP

DISCLAIMER
THIS MAP WAS PREPARED FOR LOCAL
PROPERTY ASSESSMENT PURPOSES
ONLY. THE PARCELS SHOWN HEREON
MAY NOT COMPLY WITH STATE AND
LOCAL SUBDIVISION ORDINANCES. NO
LIABILITY IS ASSUMED FOR THE USE
OF THE INFORMATION HEREON.

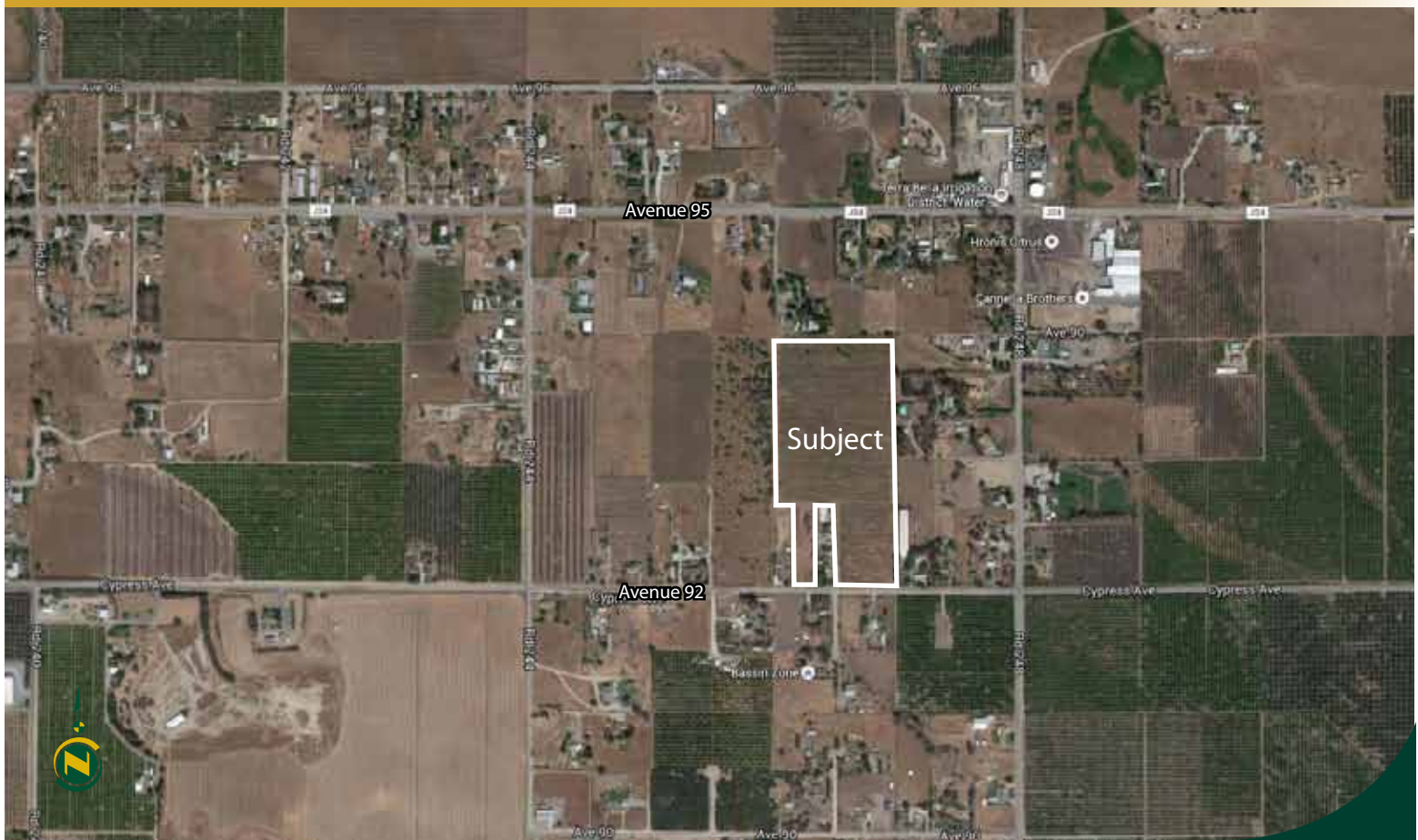
REVISED: 04/25/2010
REASON: ADJ. PG. UPDATE
CAD TECH: JSS

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

TAX CODE AREA 320-19
144-001
144-006
144-007, 144-005



SATELLITE PHOTO



LOCATION MAP



REGIONAL MAP



Offices Serving The Central Valley

FRESNO

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

VISALIA

3447 S. Demaree Street
Visalia, CA 93277
559.732.7300

BAKERSFIELD

1801 Oak Street, Ste 121
Bakersfield, CA 93301
661.334.2777



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We believe the information contained herein to be correct. It is obtained from sources which we regard as reliable, but we assume no liability for errors or omissions. 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.

