

FOR SALE Terra Bella Area Pistachios



80.81± Acres Tulare County, California

- 2015 Planting of Pistachios
- Well Water and TBID
- Depreciation and Income Potential

Exclusively Presented By: Pearson Realty



Terra Bella Area Young Pistachios

80.81± Acres

\$3,200,000

40,000± per acre

DESCRIPTION:

This is a young pistachio orchard with a dual source of water. It is located near Terra Bella in Southern Tulare County. It is in a paper subdisvision and could be sold in 10± acre parcels.

LOCATION:

The property is located on the north side of Avenue 76 between Roads 240 and 244 south of Terra Bella.

LEGAL:

Tulare County, CA APN is 320-300-037.

PLANTINGS:

Kerman variety pistachios on UCB-1 rootstock planted in 2015 and budded in 2016. Randy and Peters pollenizer. The spacing is 15'x20'.

SOILS:

Centerville clay, 0 to 2% slopes. Centerville clay, 2 to 9% slopes. Small packet of San Joaquin loam, 2 to 9% slopes.

WATER:

The property is in the Terra Bella Irrigation District and has a well with a 75HP turbine motor. A pump test prepared on August 4, 2020 shows the output of the well at 229GPM. Irrigation is by a single line drip system with sand media filters.

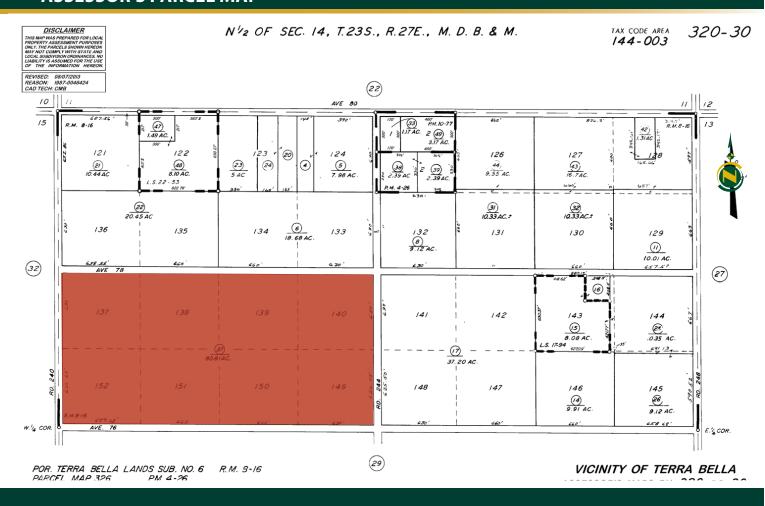
TAXES & ZONING:

The 2019/20 taxes are \$1,993.52. The zoning is AE-10. The property is under the Williamson Act.

PRICE/TERMS:

\$3,200,000 cash. There is a 20' seatrain on site which is not included in the sale.

ASSESSOR'S PARCEL MAP





LOCATION MAP Avenue 104 Avenue 102 Deer Creek Avenue 100 Terra Avenue 100 Bella Road venue 96 Avenue 96 Avenue 96 Avenue 96 Avenue 95 Road Ultra 272 Avenue 92 Avenue 92 Avenue 88 Avenue 88 Road Avenue 86 208 268 Avenue 84 272 228 65 23 Road Avenue 82 Road Road Avenue 80 J22 County Road Avenue 78 Avenue 74 Avenue 72 Avenue 72 Avenue 72 267 Avenue 70 Road Avenue 68 Avenue 68 Avenue 64 **REGIONAL MAP**





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



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.

