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AGRICULTURAL PROPERTIES  
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***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**



**CALIFORNIA'S LARGEST AG BROKERAGE FIRM**

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CA BRE #00020875



# 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 subdivision 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' searain on site which is not included in the sale.



# 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: 08/07/2013  
REASON: 1987-0046424  
CAD TECH: CMB

N $\frac{1}{2}$  OF SEC. 14, T.23S., R.27E., M. D. B. & M.

TAX CODE AREA 320-30  
144-003



POR. TERRA BELLA LANDS SUB. NO. 6 R.M. 9-16  
PARCEL MAP 326 PM 4-26

VICINITY OF TERRA BELLA



## LOCATION MAP



## REGIONAL MAP



## Offices Serving The Central Valley

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7480 N. Palm Ave, Ste 101  
Fresno, CA 93711  
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### VISALIA

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Bakersfield, CA 93309  
661.334.2777



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