

Terra Bella Pistachios

136.30± ACRES
Tulare County, CA

\$6,500,000



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Property Details

DESCRIPTION:

Available for sale is a 136.30± acre pistachio ranch located southeast of Terra Bella, California. The property features income producing pistachios and irrigation water from Terra Bella Irrigation District.

LOCATION:

The property is located on the northeast corner of Avenue 80 and Road 268 near Terra Bella, California.

LEGAL DESCRIPTION:

Tulare County APNs:

323-230-012

323-240-011

323-240-026

323-240-027

323-240-028

323-240-029

The entire property is enrolled in the Williamson Act Contract.

PLANTING INFORMATION:

The ranch is planted to the following:

89± acres of Golden Hills pistachios on UCB-1 rootstock.

36± acres of Kerman pistachios of Atlantica rootstock.

7± acres of Kerman pistachios on Pioneer Gold rootstock.

SOILS:

Centerville clay, 2 to 9 percent slopes.

Porterville clay, 2 to 9 percent slopes.

WATER:

Irrigation water is provided by Terra Bella Irrigation District and is delivered through a single line drip hose to the young trees and through fan-jet sprinklers for the mature trees.

PRICE/TERMS:

The asking price is \$6,500,000.

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Planting Map

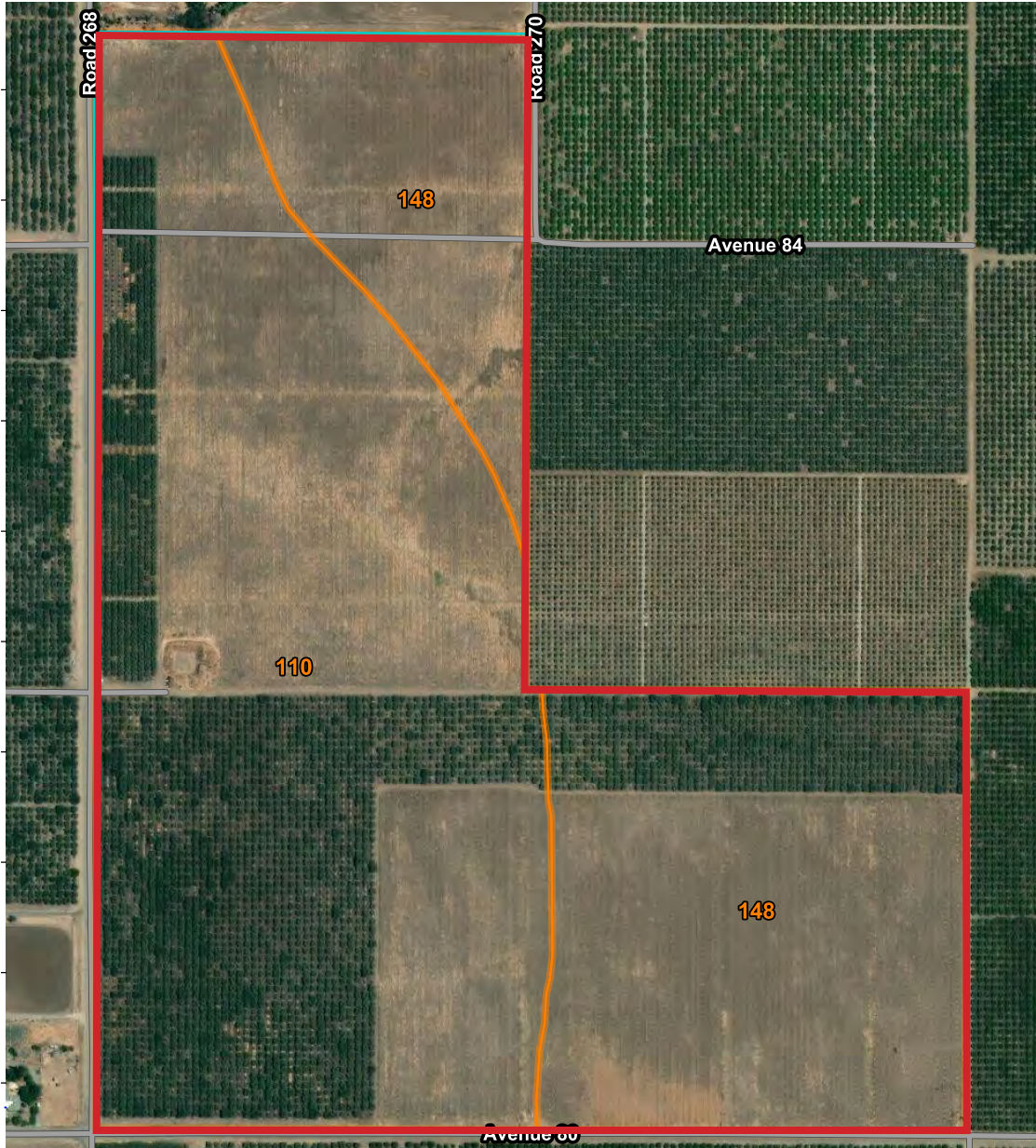


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Soils



Map Unit Symbol	Map Unit Name	Percent of AOI
110	Centerville clay, 2 to 9 percent slopes	59.8%
148	Porterville clay, 2 to 9 percent slopes	40.2%



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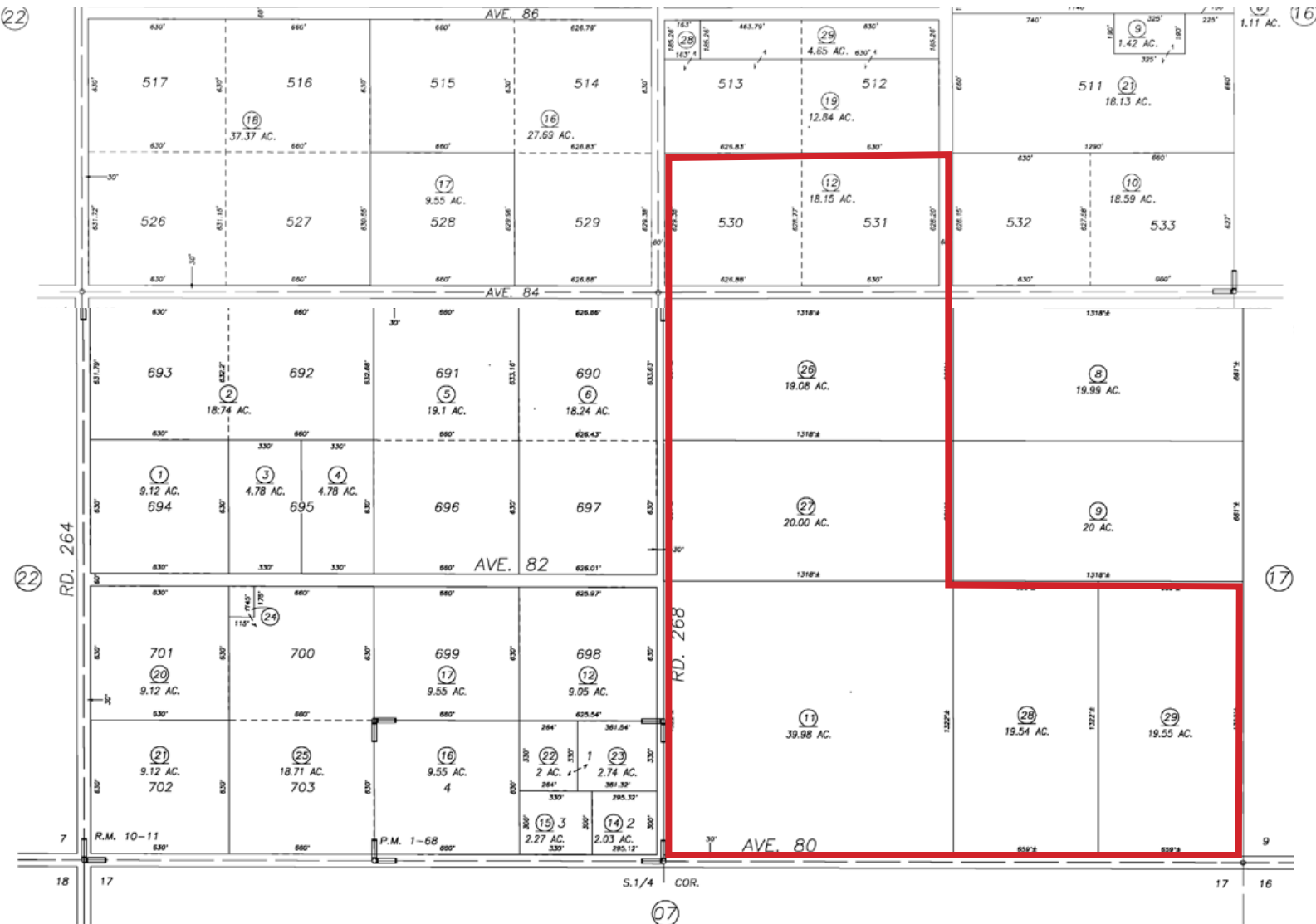
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Property Photos



Assessor's Parcel Map



TERRA BELLA LANDS SUB. NO. 12, R.M. 10-11
PARCEL MAP 68, P.M. 1-68

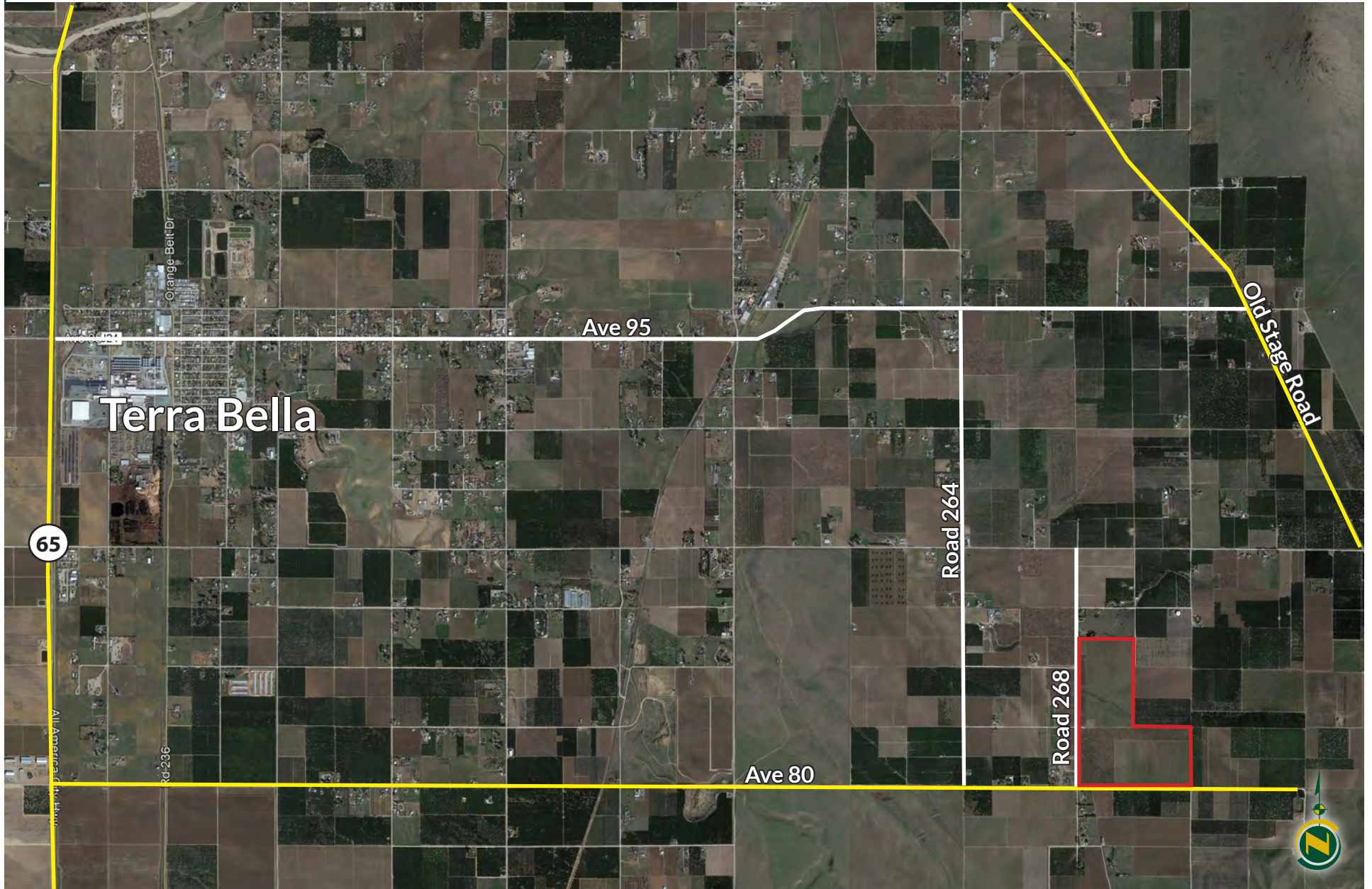
VICINITY OF TERRA BELLA
ASSESSOR'S MAPS BK. 323 , PG. 24
COUNTY OF TULARE, CALIFORNIA, U.S.A.

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Location Aerial



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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



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