FOR SALE



Terra Bella Open Land



79.68± Acres Tulare County, California

- Good Farming Location
- Citrus & Pistachio Plantings Nearby
- Close to Highway Access

Exclusively Presented By: Pearson Realty





Terra Bella Open Land

79.68± Acres \$956,160

DESCRIPTION:

Available for sale is a multi-parcel property located just west of Terra Bella, California. The property consists of nine open ground parcels ready to be developed.

LOCATION:

The property is located west of Terra Bella, California on Avenue 95 & Avenue 92, on the west side of Road 224.

LEGAL:

Tulare County APNs: 320-040-004, 005, 006, 007, 008, 009, 034.

ZONING:

320-040-004: AE-20, the property is enrolled in the Williamson Act Contract. 320-040-005: AE-20, the property is enrolled in the Williamson Act Contract. 320-040-006: AE-20, the property is enrolled in the Williamson Act Contract. 320-040-007: AE-20, the property is enrolled in the Williamson Act Contract. 320-040-008: AE-20, the property is enrolled in the Williamson Act Contract. 320-040-009: AE-20, the property is NOT enrolled in the Williamson Act Contract. 320-040-034: AE-20, the property is enrolled in the Williamson Act Contract.

SOILS:

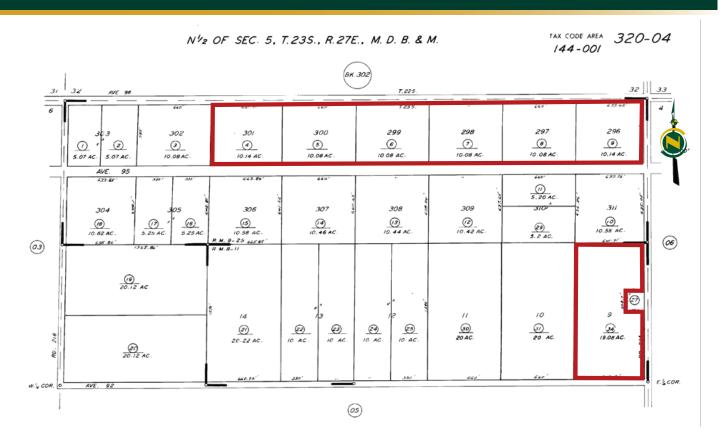
Predominately Centerville clay, 0 to 2 percent slopes. Exeter loam, 0 to 2 percent slopes.

WATER:

The property does not receive surface water deliveries, nor does it have any developed Ag wells. The property is in the Eastern Tule GSA.

PRICE/TERMS:

The asking price is \$956,160.



PHOTOS





REGIONAL MAP



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

Offices Serving The Central Valley

FRESNO 7480 N Palm Ave, Ste 101 3447 S Demaree Street Fresno, CA 93711 559.432.6200

VISALIA Visalia, CA 93277 559.732.7300

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







