

FOR SALE



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Terra Bella Open Land



**79.68± Acres
Tulare County, California**

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

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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.

ASSESSOR'S PARCEL MAP

79

N $\frac{1}{2}$ OF SEC. 5, T.23S., R.27E., M. D. B. & M.

TAX CODE AREA 320-04
144-001



PHOTOS



LOCATION MAP



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

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