



FOR SALE
10.44 +/- Acres of Navel Citrus in Terra Bella
Irrigation District



LOCATION

Southeast corner of the intersection of Avenue 80 and Road 240 approximately one and one-half (1 ½) miles to the southeast of the City of Terra Bella in the County of Tulare and State of California

DESCRIPTION

Producing Tulare County citrus with access via Avenue 80 and water supplied via Terra Bella Irrigation District

LEGAL

Tulare County Assessor Parcel Number: 320-300-021

CITRUS

10 +/- acres of Washington Navel citrus planted in 1990 via a 21' x 20' tree spacing

WATER

Property is located in the boundaries of Terra Bella Irrigation District with surface water delivered via turnout no. 14-33. The property is subject to District assessment equivalent to \$3.33 per acre per month that is payable to the District on a monthly basis. The water rate for the 2022 – 2023 crop year is \$322.82 per acre foot of delivered water to the property.

SOILS

A110) Centerville clay, 2 to 9 percent slope(s)
(155) San Joaquin loam, 2 to 9 percent slope(s)

PRICE/TERMS

\$313,200.00 or \$30,000.00 per acre (All cash to be paid at close of escrow)

