

# TERRA BELLA ID NAVELS, LEMONS AND OPEN

**18.00± Acres**  
Tulare County, California

**\$360,000**  
(\$20,000/Acre)

**PRICE REDUCED**



• Class 1 Water • Warm Citrus Ground • Tax Benefits



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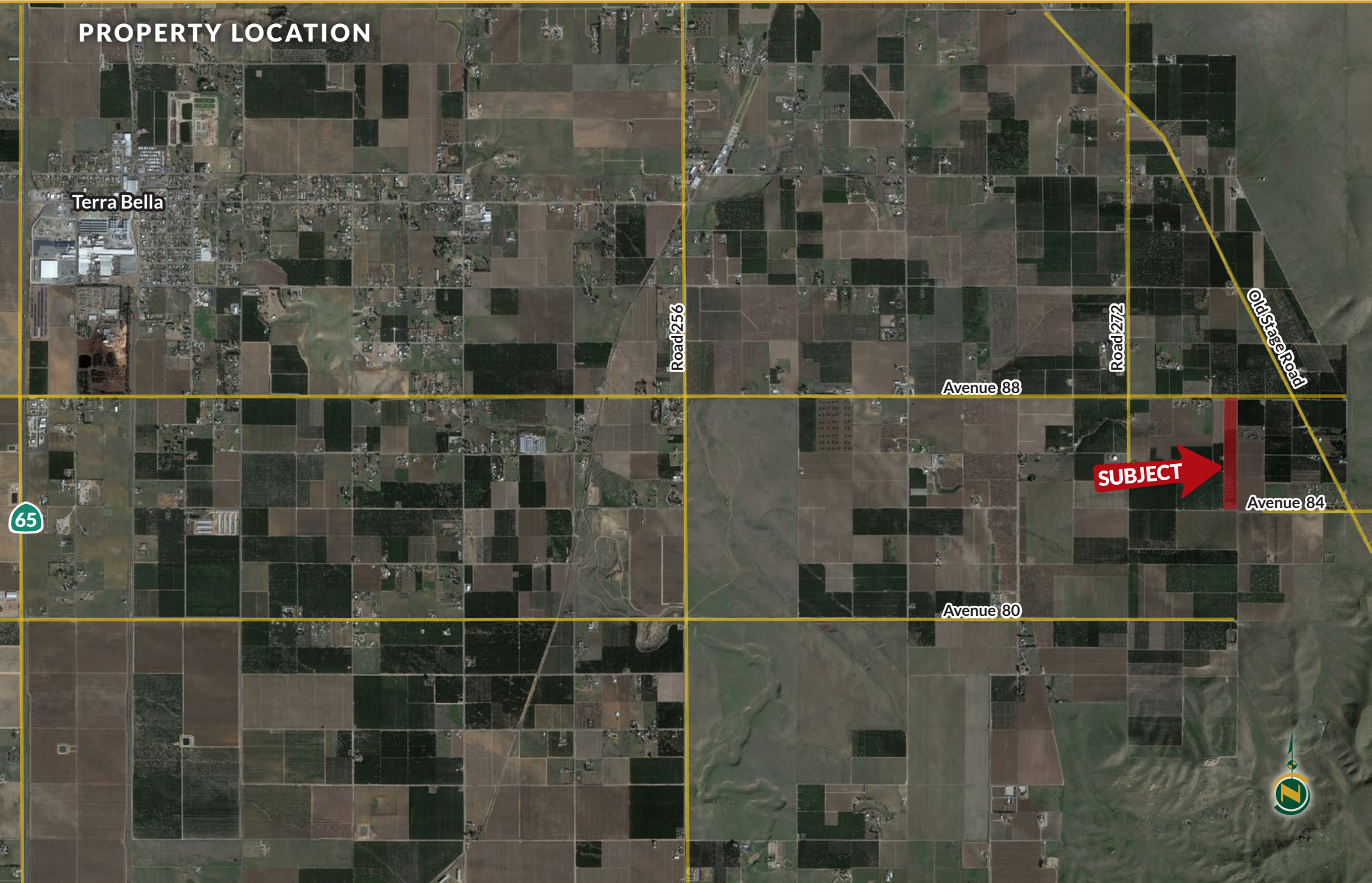


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Tulare County, CA



## PROPERTY LOCATION



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## PROPERTY INFORMATION

### DESCRIPTION

Available for sale are mature lemons, navels and open land within the Terra Bella citrus region. This property receives water from the irrigation district and has about 6 acres that could be planted to additional citrus varieties.

### LOCATION

This property is located on the south side of Avenue 88, about a quarter mile west of Old Stage Road, near Terra Bella California.

### LEGAL

The subject property is located in the North ½ of Section 9, Township 23 South, Range 28 East, M.D.B.&M.  
Tulare County APN: 323-160-003

### ZONING

Property is zoned AE-10

### PLANTINGS

4.3± acres of mature Navels  
7.5± acres of mature Lemon  
1.75± acres Pecans that are not farmed  
4.45± acre open land

### WATER

The property is within the Terra Bella Irrigation District boundaries and the boundaries of the Eastern Tule GSA.

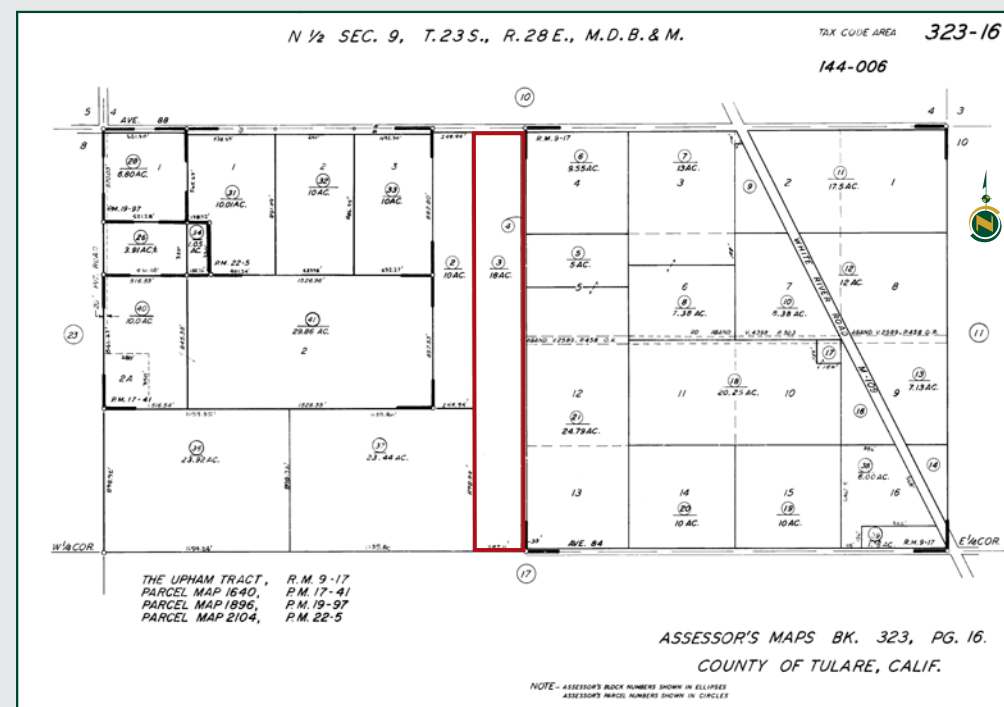
### SOILS

Porterville clay, 2 to 9 percent slopes. Grade 3- Fair.

### PRICE/TERMS

\$360,000

## PARCEL MAP





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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

**Policy on cooperation:** All real estate licensees are invited to offer this property to prospective buyers. Do not offer to other agents without prior approval.