

# TERRA BELLA PISTACHIOS

Tulare County, California

42.54± Acres

**\$1,531,440**  
(\$36,000/Acre)

**PRICE REDUCED**



- Terra Bella Irrigation District
- Young Pistachios
- Good Farming Location



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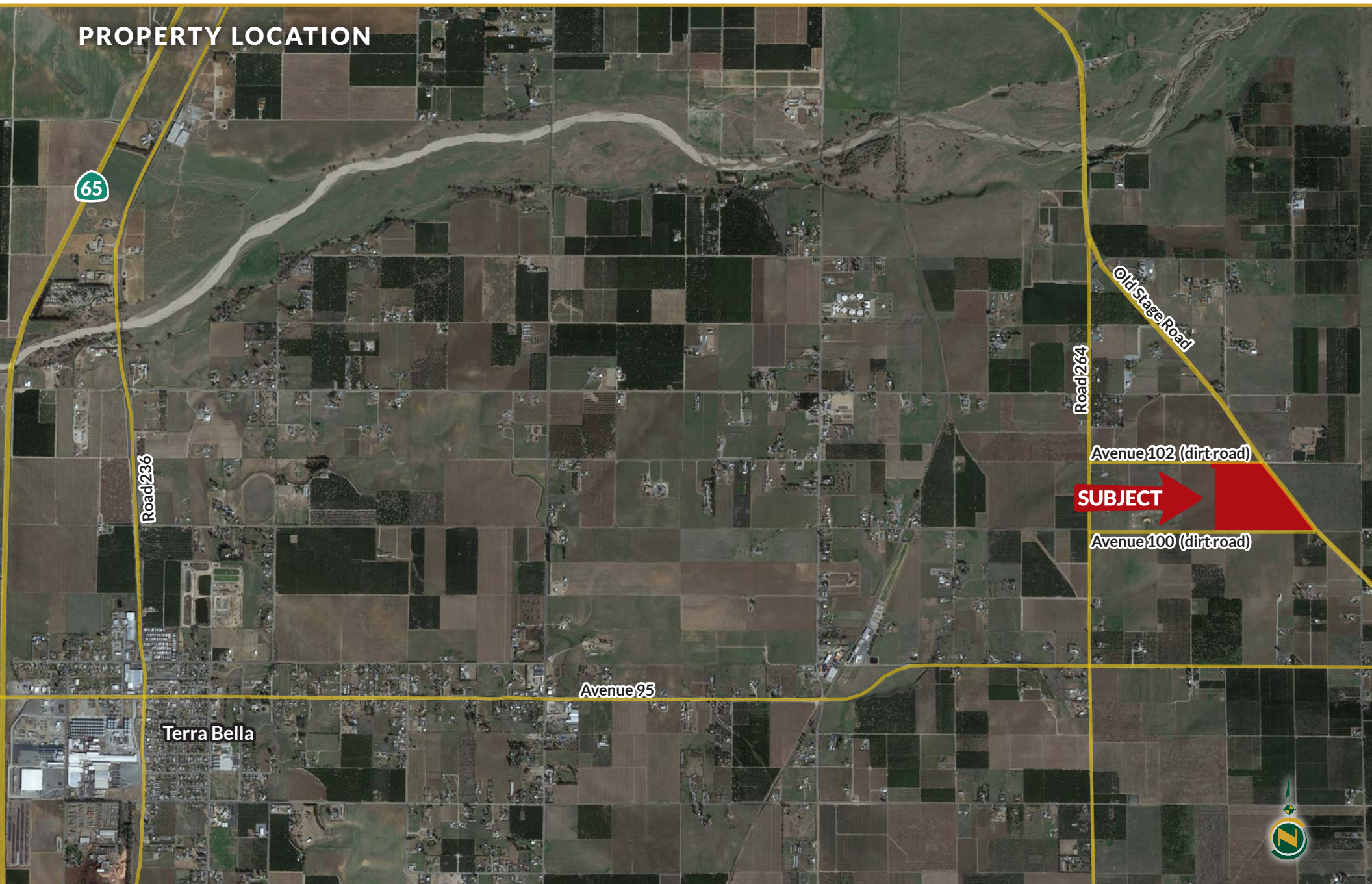


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## PROPERTY LOCATION





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## PROPERTY INFORMATION

### DESCRIPTION

Available for sale is a young pistachio ranch located in Terra Bella, California. The property features a nice pistachio planting and irrigation water from Terra Bella Irrigation District. There is also a homesite on the northwest corner.

### LOCATION

The property is located on the southwest corner of Old Stage Road and Avenue 102 east of Terra Bella, California.

### LEGAL

Tulare County APNs: 304-130-014 and 13.

### ZONING

AE-10

### PLANTINGS

The property is planted to approximately 41± acres of Kerman pistachios on UCB1 rootstock with Peter pollinizers. The trees were planted in 2011 and 2012 on a 20'x16' spacing.

### WATER

The property receives irrigation water from Terra Bella Irrigation District. There is one Ag meter and filter site on the southeast corner and a domestic meter on the northwest corner of the property.

### SOILS

Porterville clay, 2 to 9 percent slopes.

### PRICE/TERMS

The asking price is \$1,531,440.



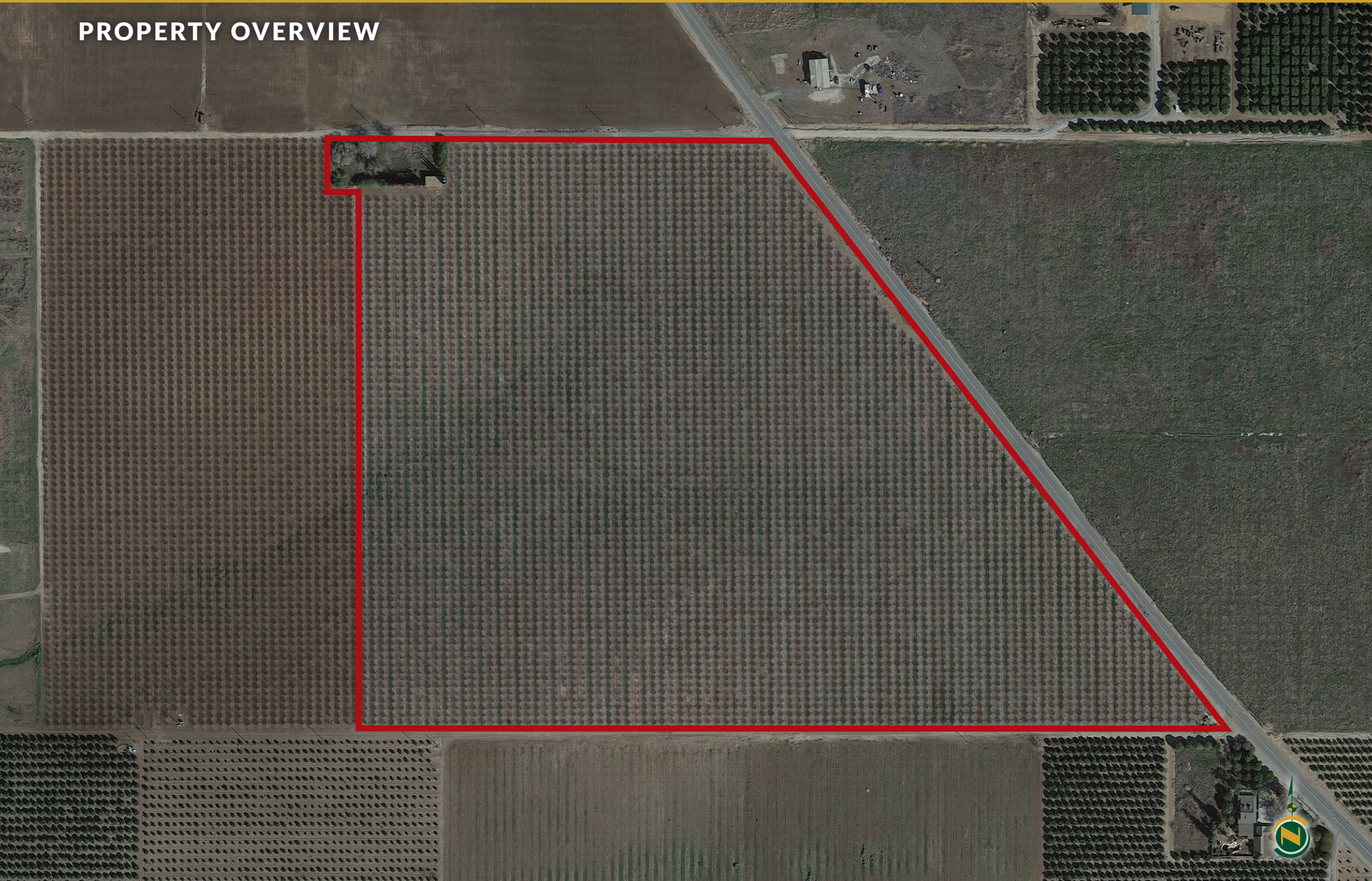


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## PROPERTY OVERVIEW





## SOILS MAP

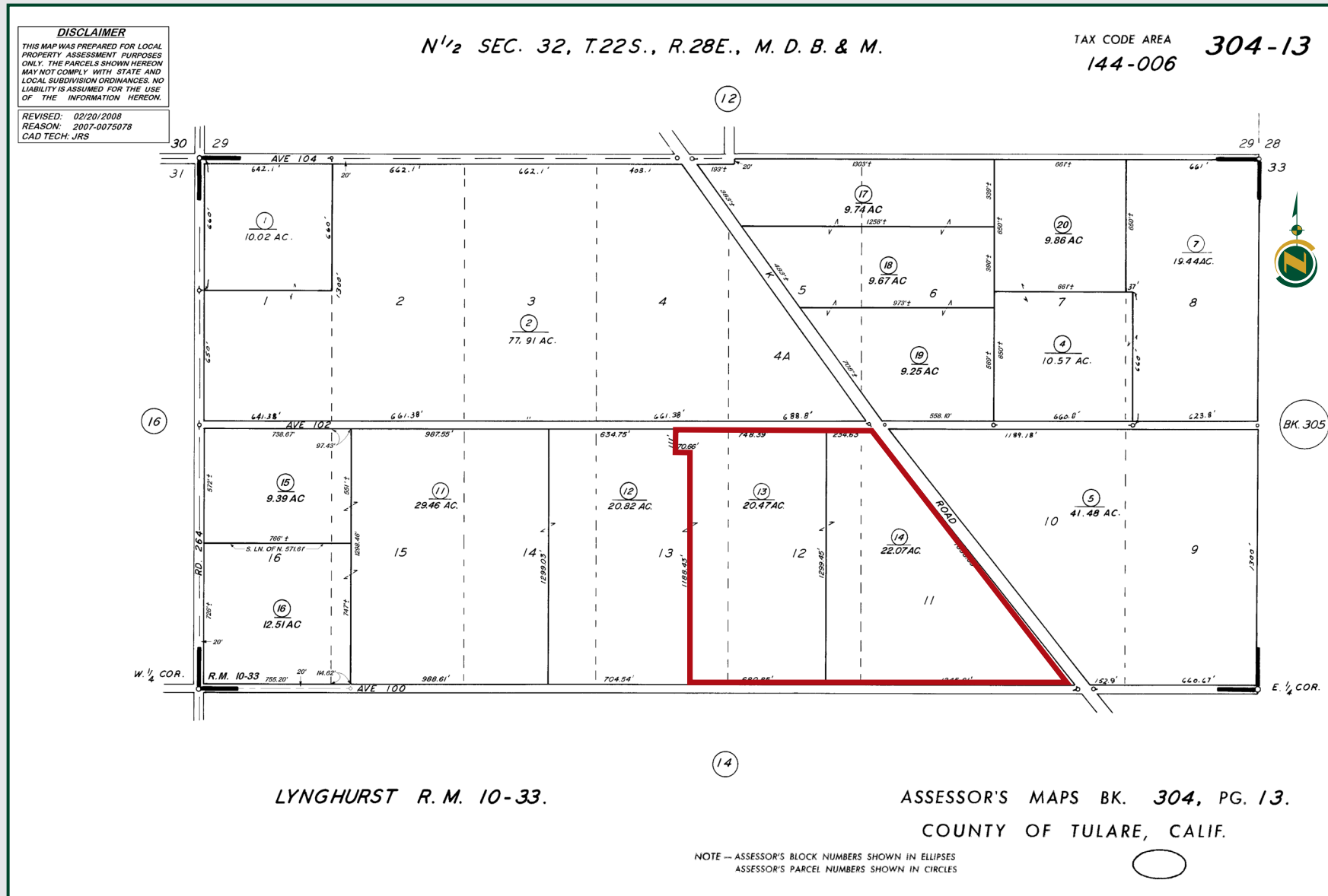


California Revised Storie Index (CA)

Map unit symbol	Map unit name	Rating	Percent of AOI
148	Porterville clay, 2 to 9 percent slopes	Grade 3 - Fair	100.0%



## PARCEL MAP





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## PROPERTY PHOTOS





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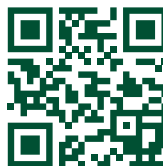
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**Water Disclosure:** The Sustainable Groundwater Management Act (SGMA) was passed in 2014, requiring groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. SGMA may limit the amount of well water 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.