

TERRA BELLA SHOP, OFFICE AND EQUIPMENT YARD

9.75± Acres
Tulare County, California

\$650,000

PRICE REDUCED



• Young Pistachios • Shop and Office Buildings • Quick Access to Highway 65



**PEARSON
REALTY**
AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

Offices Serving The Central Valley

FRESNO

7480 N. Palm Ave, Ste 101
Fresno, CA 93711
559.432.6200

VISALIA

3447 S. Demaree Street
Visalia, CA 93277
559.732.7300

BAKERSFIELD

4900 California Ave., #210B
Bakersfield, CA 93309
661.334.2777

www.pearsonrealty.com

Exclusively Presented by:

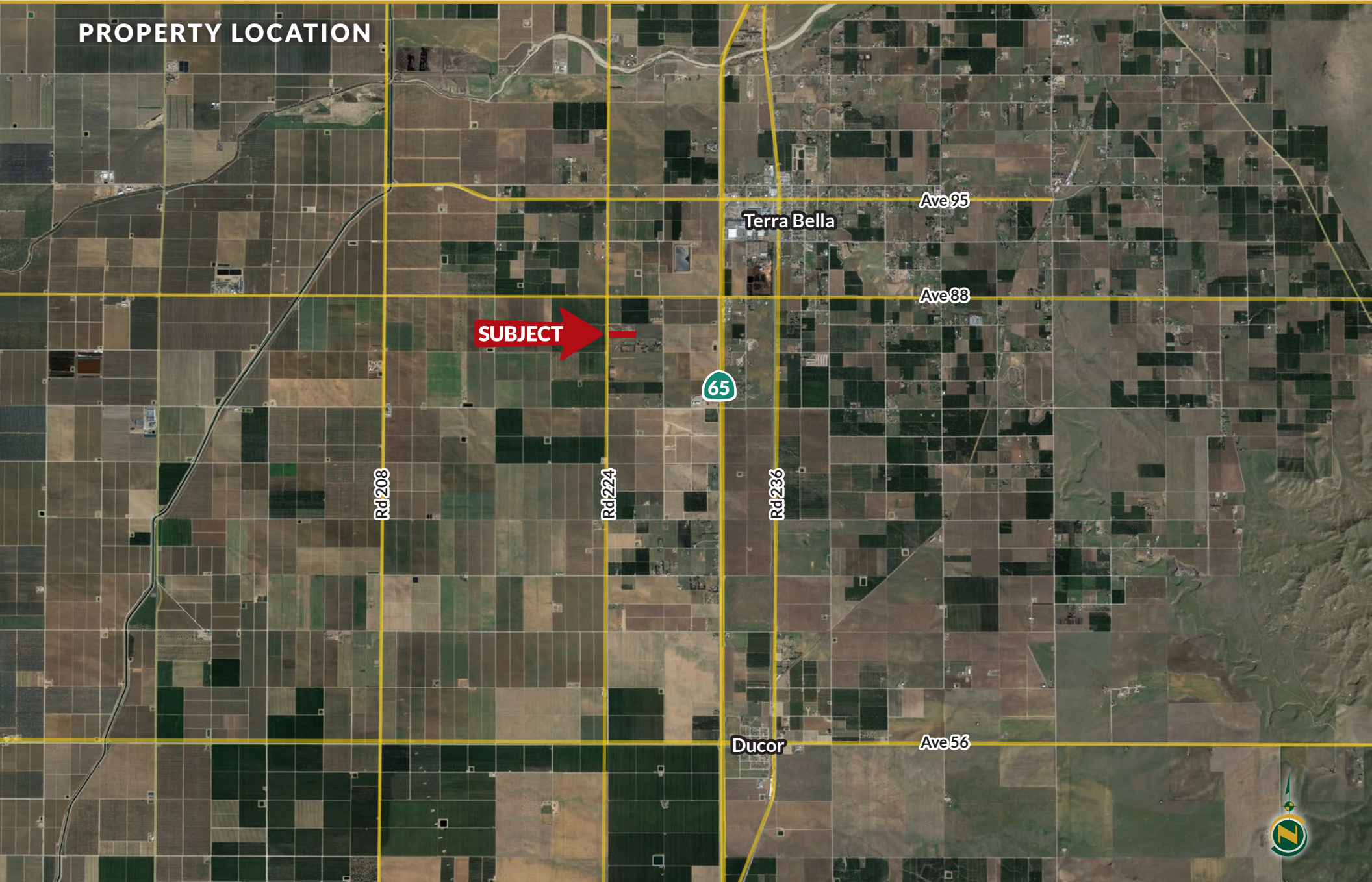


TERRA BELLA SHOP, OFFICE AND EQUIPMENT YARD

9.75± Acres
Tulare County, CA



PROPERTY LOCATION



TERRA BELLA SHOP, OFFICE AND EQUIPMENT YARD

9.75± Acres
Tulare County, CA



PROPERTY INFORMATION

DESCRIPTION

Available for sale is a clean, well-maintained office, shop, and yard that has been historically used for farm management. The large yard offers ample space to park farm equipment and trucks, while the east half of the acreage is planted to a young, uniform pistachio orchard. The property has quick access to highway 65 making it ideal for commercial use.

LOCATION

The property is located on the east side of Road 224 between Avenue 95 and Avenue 56, in the farming area between the towns of Terra Bella and Pixley, in Tulare County, California.

LEGAL

Tulare County Assessor's parcel number 320-080-017 and 018.

ZONING

AE-10

PLANTINGS

- 5± acres of 4-year-old Golden Hills pistachios on UCB1 rootstock. The orchard is irrigated by a fanjet irrigation system in 4 sets.
- 2± acre private fruit tree and vine garden with various varieties of table grapes, pears, peaches, citrus, figs and pomegranates. The owner has a planting map of all the fruit varieties. The north row of pistachio trees are Kerman and the south row are Areya.

WATER

Water is provided by a domestic well and two pressure tanks. The property is within the Eastern Tule GSA.

SOILS

- Centerville clay, 0 to 2 percent slopes.
- Exeter loam, 2 to 5 percent slopes.

BUILDINGS

Shop: The shop is approximately 6,000± square feet and is enclosed, fully insulated, and wired for electricity. The shop features a private bathroom for workers, a manager's office inside with an additional bathroom, and two 12 foot roll up doors on the east and west side. Additionally, there are two open covered areas totaling 1,600± square feet with cement slab floors and have electrical lighting and outlets.

Included in the sale are a 500-gallon diesel fuel tank and a 300-gallon gasoline tank inside cement containment walls.

Security for shop building consists of a six-foot barbed wire chain link fence with a kennel for two yard dogs. There is also a monitored alarm and surveillance camera system exclusively for the shop. The shop also features 360-degree security lighting around the perimeter.

Office: The office is a 2013 Champion mobile home on a cement slab with a wheelchair ramp to the front door. The mobile home is in excellent condition with laminate faux wood flooring and two private offices, a reception area, a private conference room, a kitchen, two bathrooms, and a storage room with file cabinets. Additionally, the office has central heating and cooling, and a state-of-the-art security system with alarm and surveillance cameras. The building square footage is approximately 928± square feet.

PRICE/TERMS

\$650,000

TERRA BELLA SHOP, OFFICE AND EQUIPMENT YARD

9.75± Acres
Tulare County, CA



PROPERTY OVERVIEW

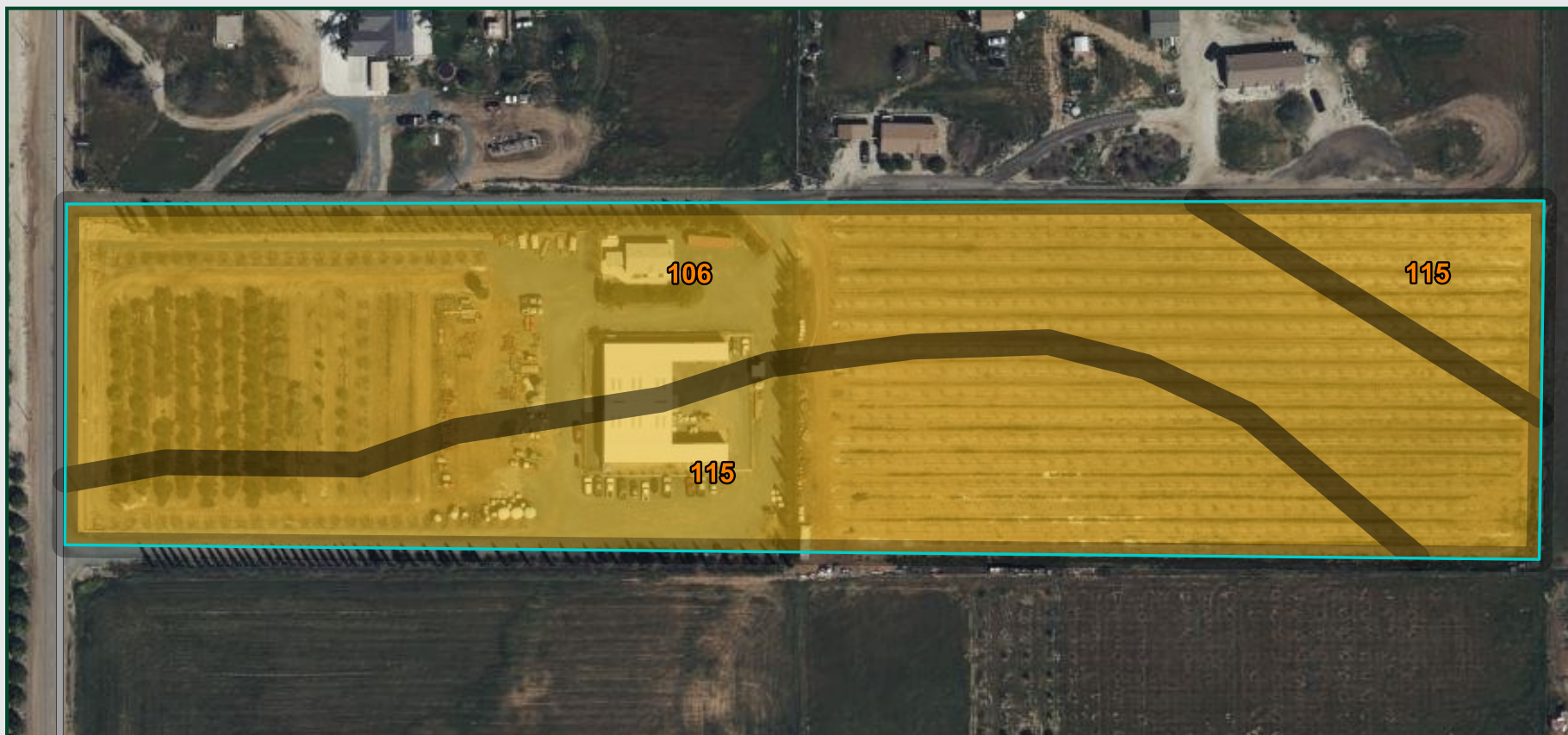


TERRA BELLA SHOP, OFFICE AND EQUIPMENT YARD

9.75± Acres
Tulare County, CA



SOILS MAP



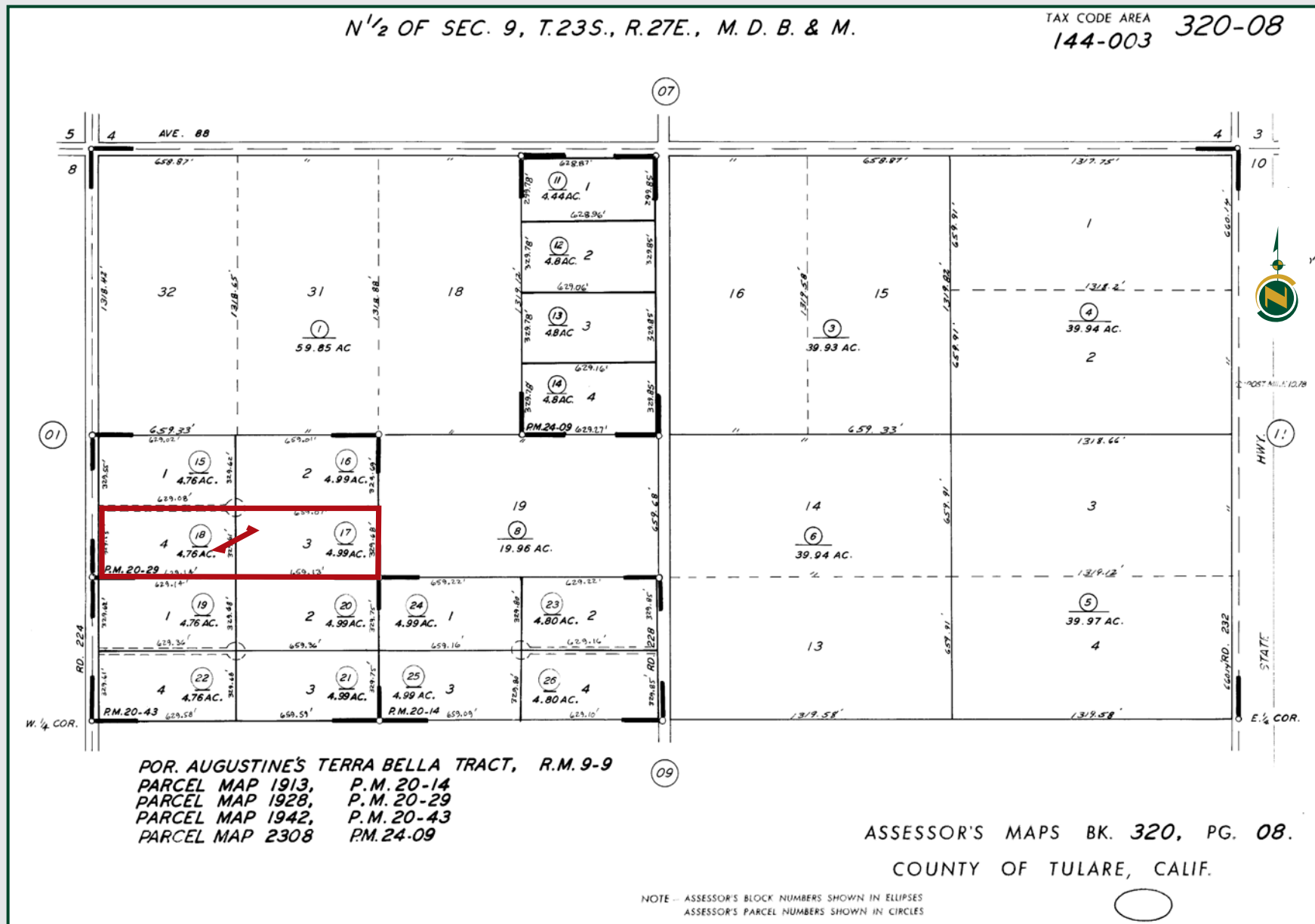
California Revised Storie Index (CA)			
Map unit symbol	Map unit name	Rating	Percent AOI
106	Centerville clay, 0 to 2 percent slopes	Grade 4 - Poor	57.1%
115	Exeter loam, 2 to 5 percent slopes	Grade 4 - Poor	42.9%
Total for Area of Interest			100%



9.75± Acres
Tulare County, CA



PARCEL MAP



TERRA BELLA SHOP, OFFICE AND EQUIPMENT YARD

9.75± Acres
Tulare County, CA



PROPERTY PHOTOS



*Vehicles and equipment not included.



TERRA BELLA SHOP, OFFICE AND EQUIPMENT YARD

9.75± Acres
Tulare County, CA



Offices Serving The Central Valley

FRESNO

7480 N. Palm Ave, Ste 101
Fresno, CA 93711
559.432.6200

VISALIA

3447 S. Demaree Street
Visalia, CA 93277
559.732.7300

BAKERSFIELD

4900 California Ave., #210B
Bakersfield, CA 93309
661.334.2777



**Download Our
Mobile App!**

<http://pearsonrealty.com/mobileapp>



Download on the
App Store



GET IT ON
Google Play

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.