

TERRA BELLA NAVELS

Tulare County, California

10.00± Acres

\$350,000
(\$35,000/Acre)



• TBID Water • Windmachine • Producing Navels



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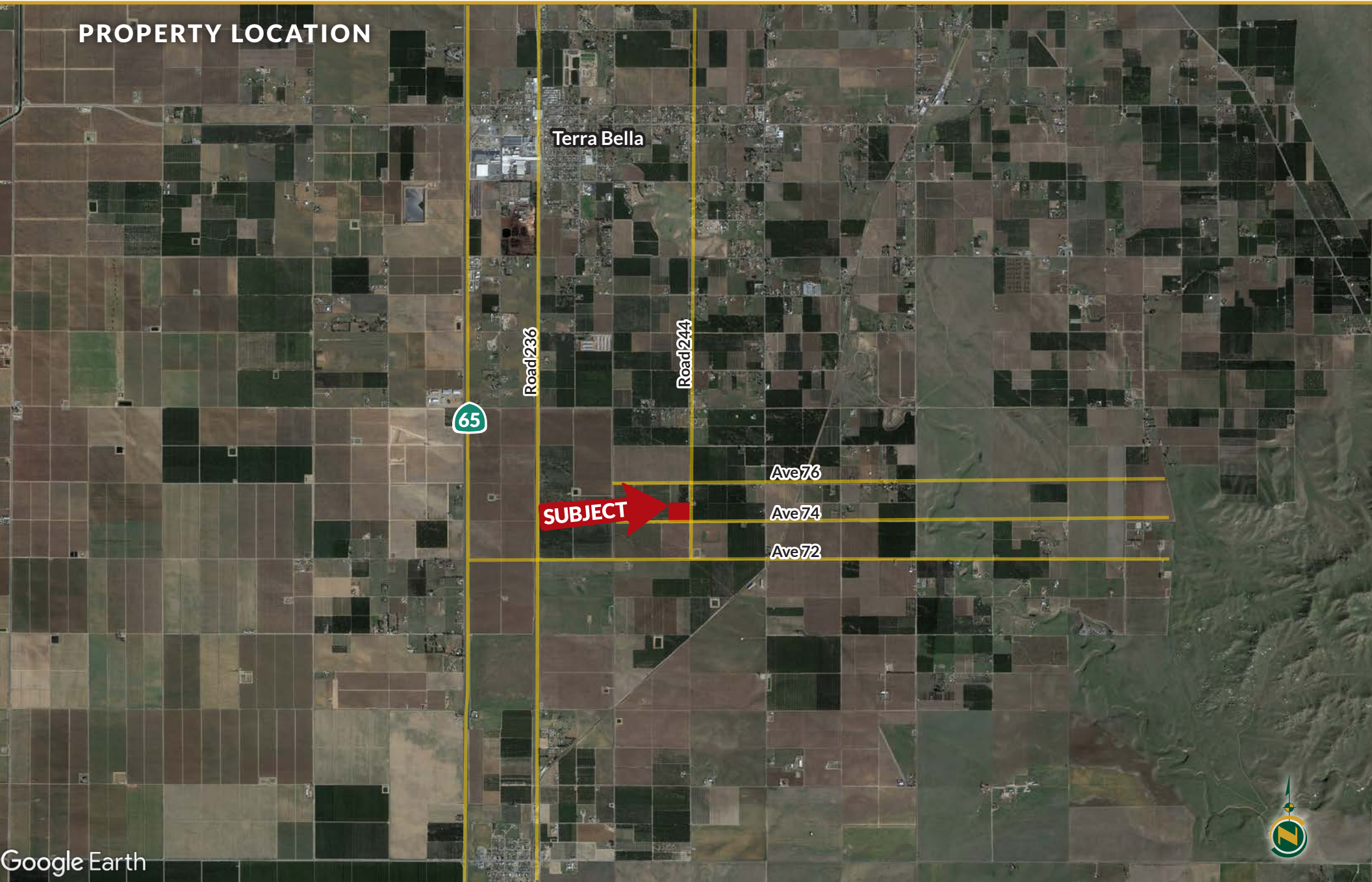


TERRA BELLA NAVELS

10.00± Acres
Tulare County, CA



PROPERTY LOCATION



Google Earth



PROPERTY INFORMATION

DESCRIPTION

This Tulare County citrus ranch was planted with Washington navel in 2009 and also has Atwood navel from grafts in 2009. The offering is irrigated with Terra Bella District Water that goes through a new sand media filter system. The citrus block also has one diesel powered wind machine.

LOCATION

The property is located on the west side of Road 244 between Avenue 74 and Avenue 76.

LEGAL

Tulare County APN 320-290-004 lot 165 subdivision #6 Terra Bella Lands.

ZONING

AE-10 (Agricultural Exclusive, 10 acre minimum). The property is under the Williamson Act.

PLANTINGS

10± acres of navel oranges with approximately half the orchard being planted in 2009 to Washington navels. The other half of the orchard was grafted to Atwood navels in 2009, rootstock is unknown.

WATER

Terra Bella Irrigation District, one Ag meter. Irrigation of the ranch flows through a new sand media filter system that feeds a fan jet sprinkler system.

SOILS

San Joaquin loam, 2 to 9% slopes.
Centerville clay, 2 to 9% slopes.
Centerville clay, 0 to 2% slopes.

FROST PROTECTION

One diesel powered wind machine.

PRICE/TERMS

\$350,000 cash or terms acceptable to Seller.

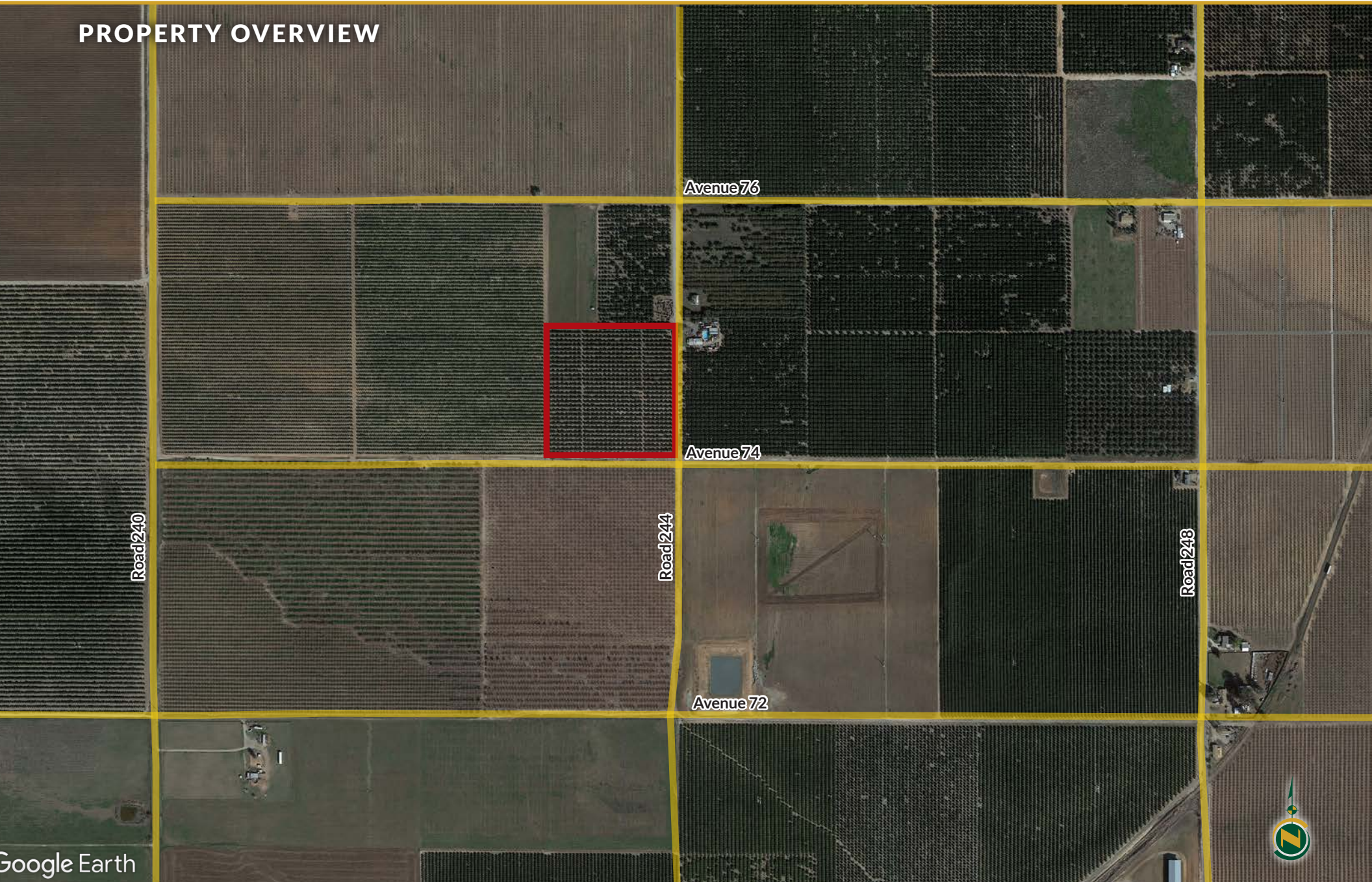


TERRA BELLA NAVELS

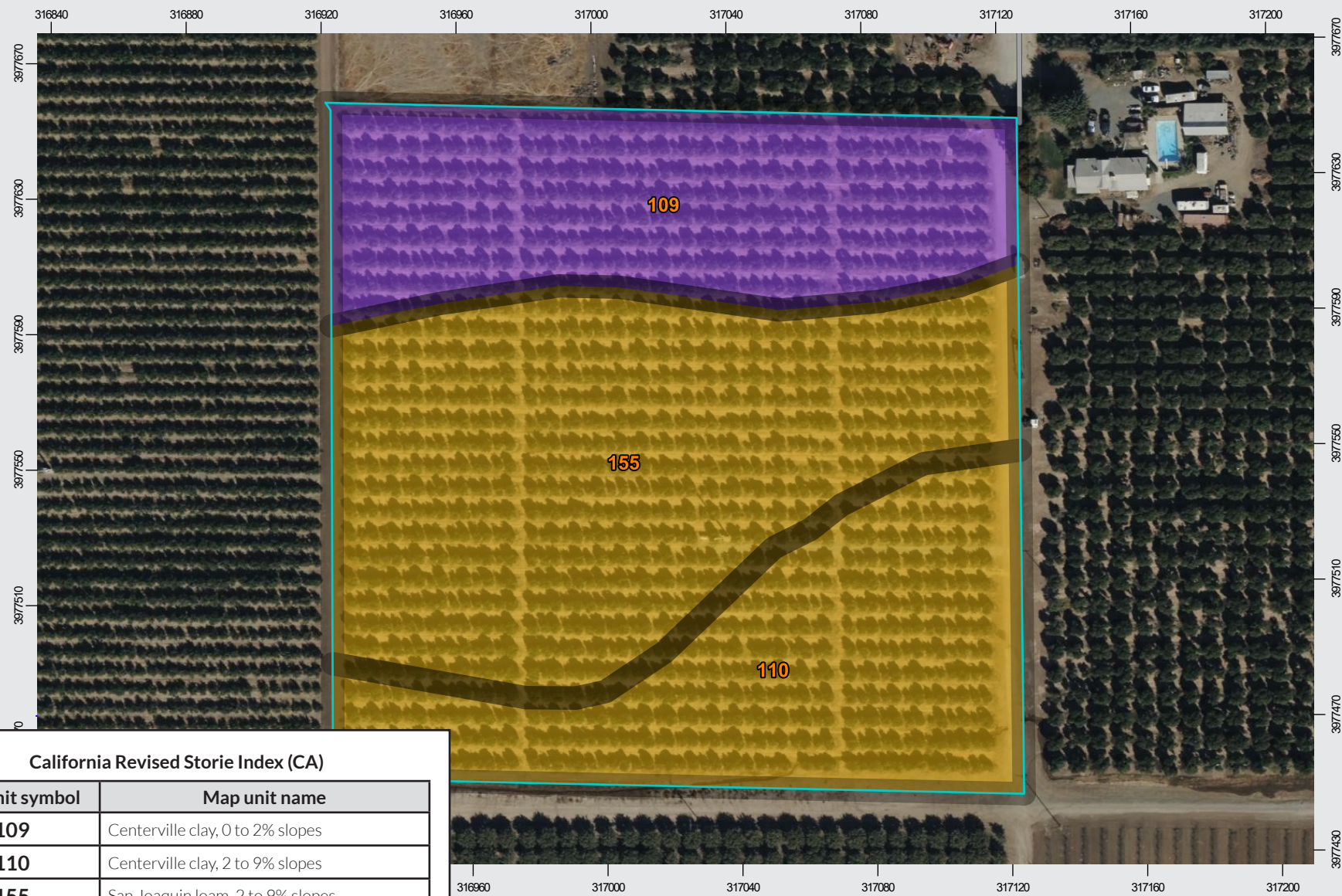
10.00± Acres
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PROPERTY OVERVIEW

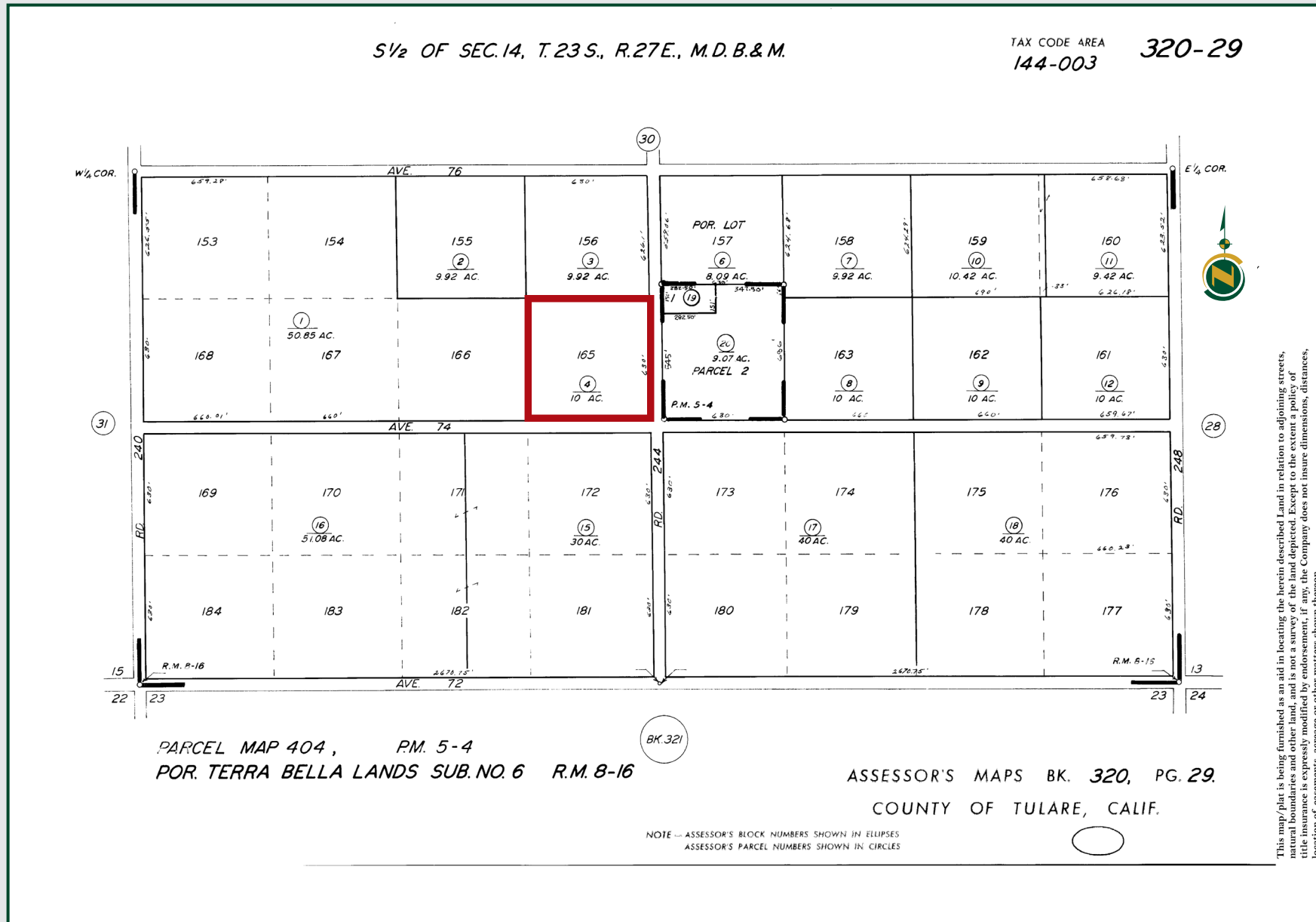


SOILS MAP



California Revised Storie Index (CA)	
Map unit symbol	Map unit name
109	Centerville clay, 0 to 2% slopes
110	Centerville clay, 2 to 9% slopes
155	San Joaquin loam, 2 to 9% slopes

PARCEL MAP



TERRA BELLA NAVELS

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PROPERTY PHOTO



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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.