

# TERRA BELLA CITRUS RANCH

Tulare County, California

39.40± Acres

\$866,800

(\$22,000±/Acre)

PRICE REDUCED

- Mature Citrus Ranch
- Terra Bella Irrigation District
- Good Citrus Farming Location



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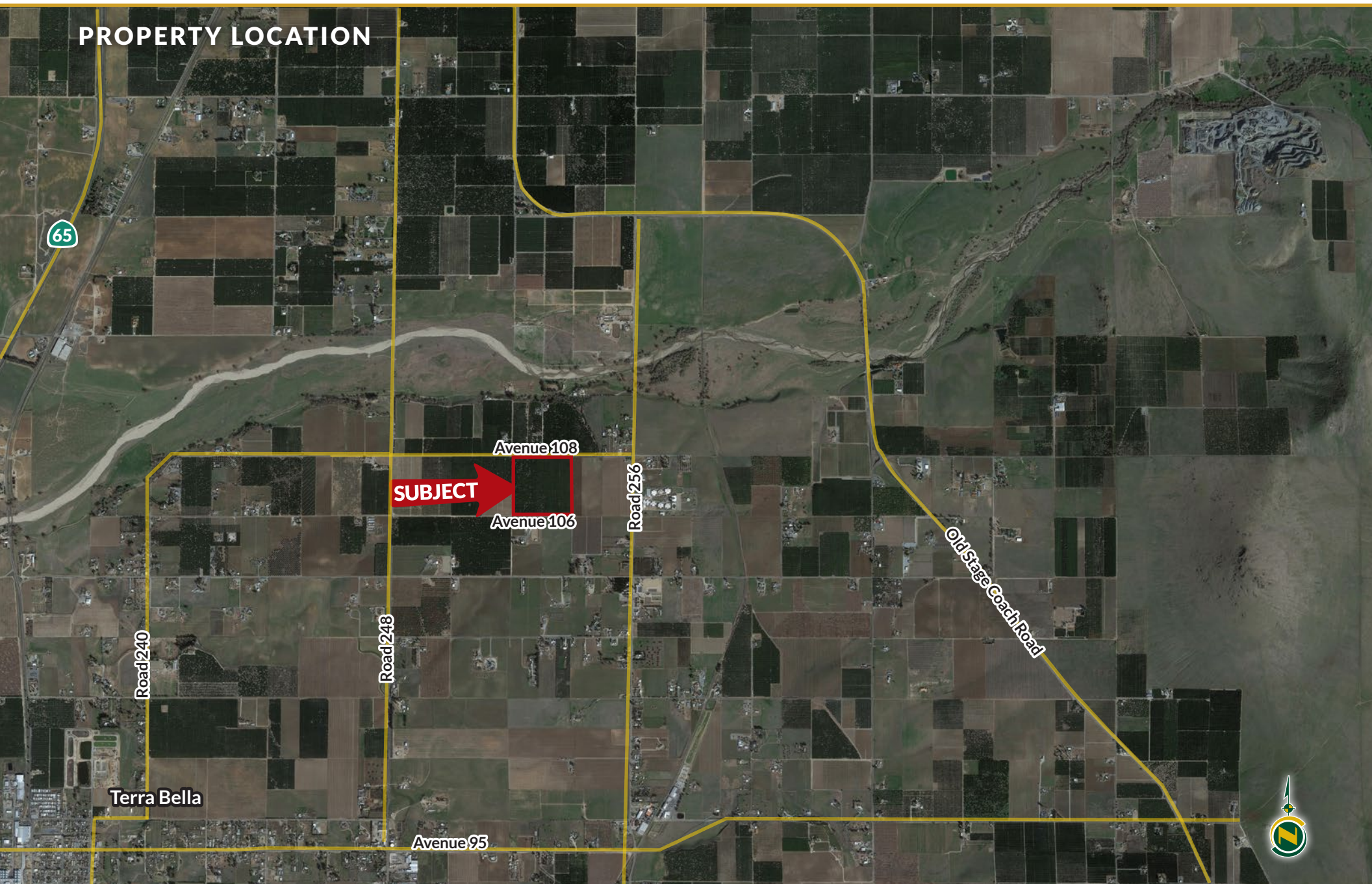


# TERRA BELLA CITRUS RANCH

39.40± Acres  
Tulare County, CA



## PROPERTY LOCATION



## PROPERTY INFORMATION

## DESCRIPTION

Available for sale is a 39.4± acre citrus ranch planted to Valencia oranges and Frost Nucellar navels. The property is located in Terra Bella Irrigation district and is improved with wind machines.

## LOCATION

The property is located on the south side of Avenue 108 approximately ½ mile east of Road 248 and ¼ mile west of Road 256, just north of Terra Bella, California.

## LEGAL

Tulare County APN: 304-080-005

## ZONING

AE-10

## PLANTINGS

The property is planted to producing 19± acres of Valencia oranges and 20± acres of Frost Nucellar navel.

## SOILS

Centerville clay, 2 to 9 percent slopes.

## WATER

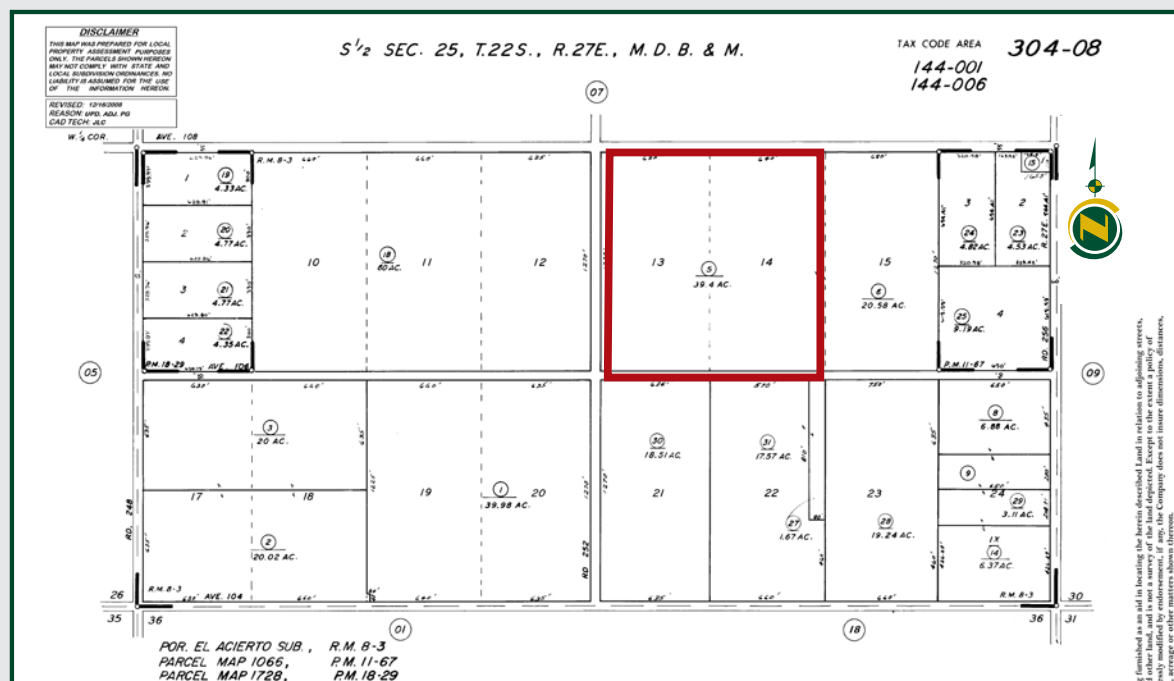
The property receives irrigation water from Terra Bella Irrigation District. There are two district outlets on the property. The property is located in the Eastern Tule GSA.

## FROST PROTECTION

There are four propane powered wind machines for frost protection.

## PRICE/TERMS

The asking price is \$866,800 or \$22,000± per acre.





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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.