

80.00±
ASSESSED ACRES

TERRA BELLA CHERRIES
TULARE COUNTY, CALIFORNIA

\$2,800,000
(\$35,000±/ACRE)

EXCLUSIVELY PRESENTED BY:
A DIVISION OF PEARSON COMPANIES



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**PROPERTY
HIGHLIGHTS:**

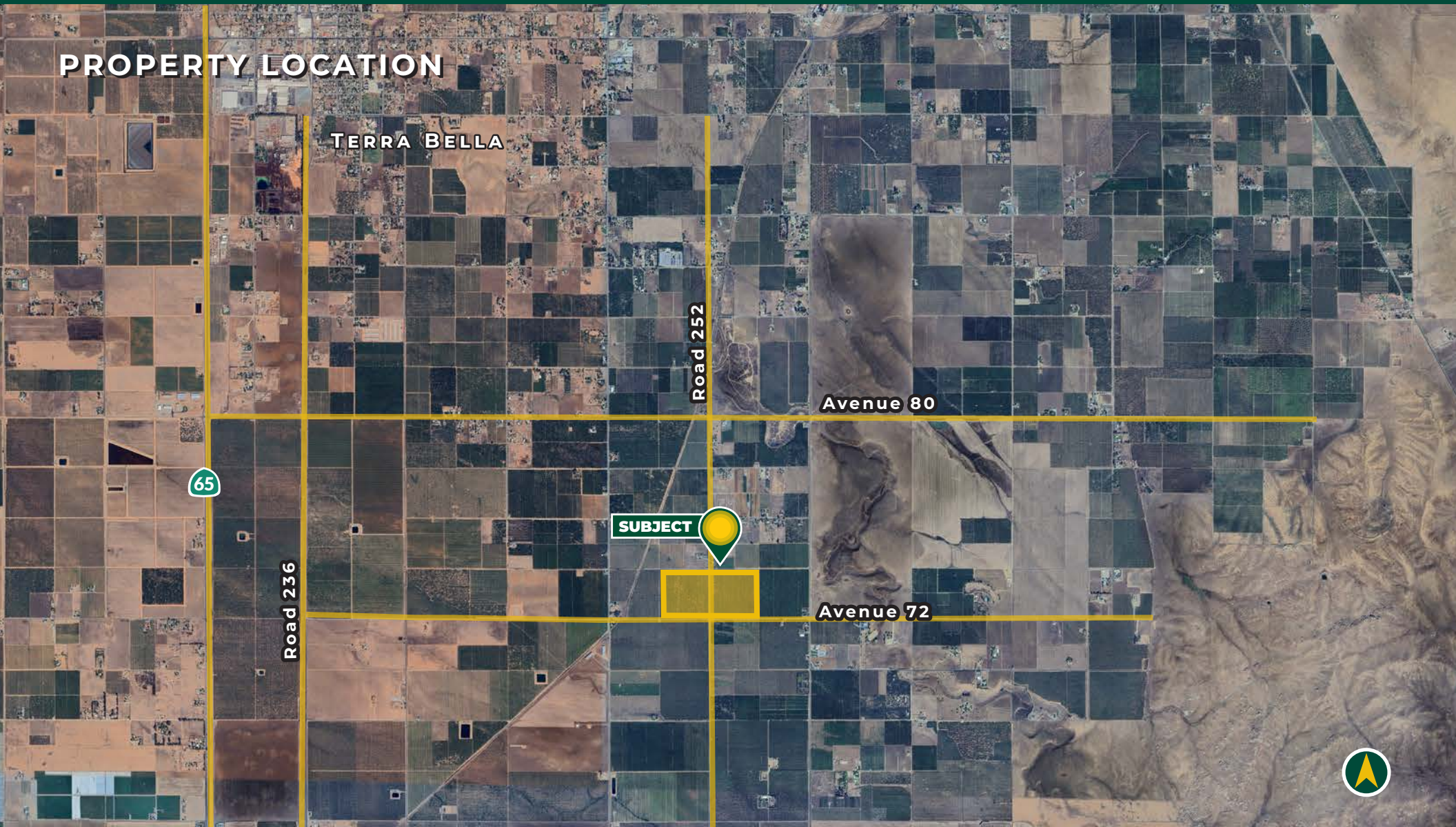
- TERRA BELLA IRRIGATION DISTRICT
- MATURE CHERRY ORCHARD
- EXCELLENT FARMING LOCATION

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PROPERTY LOCATION



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PROPERTY INFORMATION

DESCRIPTION

Available for sale is a mature Cherry orchard located near Terra Bella, California. The property features mature cherry trees and irrigation water from Terra Bella Irrigation District.

LOCATION

The property is located on the north side of Avenue 72 and on the west and east side of Road 252, just southeast of Terra Bella, California.

LEGAL

Tulare County APNs: 320-280-017 and 018.

ZONING

The property is zoned AE-10.

SOILS

Centerville clay, 0 to 2 percent slopes
San Joaquin loam, 2 to 9 percent slopes

PLANTINGS

The west block is planted to 39± acres of mature cherries. The varieties are alternating rows of two rows of Brooks cherries and one row of Tulare cherries. Every 10th tree in the Tulare row is a Renier pollinizer. The east block is planted to 39± acres of mature cherries. The varieties are alternating rows of three rows of Brooks cherries, one row of Renier cherries and three rows of Tulare cherries. The spacing is 15 X 12 feet.

WATER

Irrigation water is provided by Terra Bella Irrigation District. There is one meter on the east block and another meter on the west block. The property shares an offsite well with a neighboring parcel. Buyer and Seller will agree to a well-share agreement in escrow.

PRICE/TERMS

The asking price is \$2,800,000.

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PROPERTY OVERVIEW

Brookes and Tulare
39± ac



Meter

Brookes and Renier
39± ac



Meter



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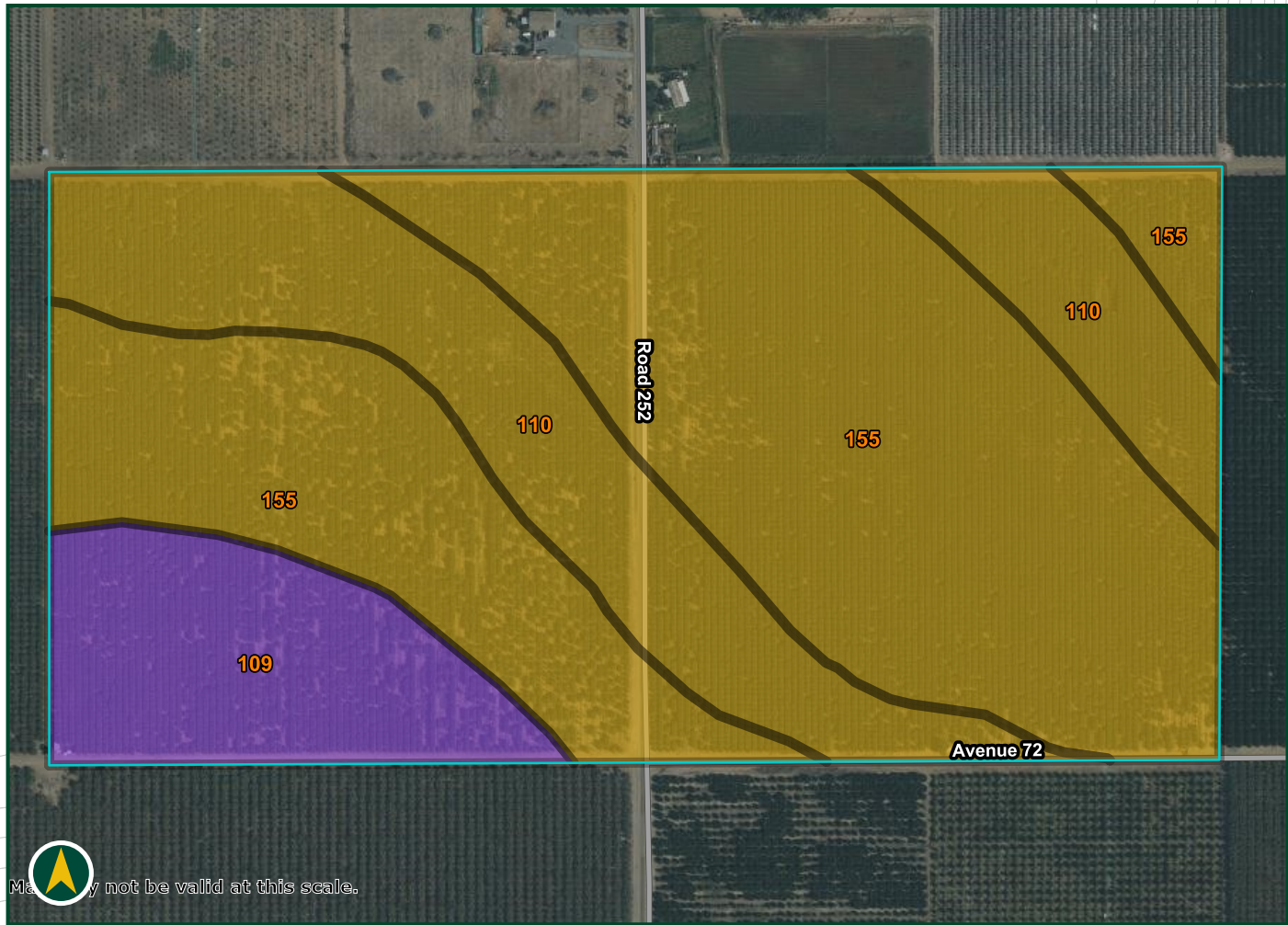
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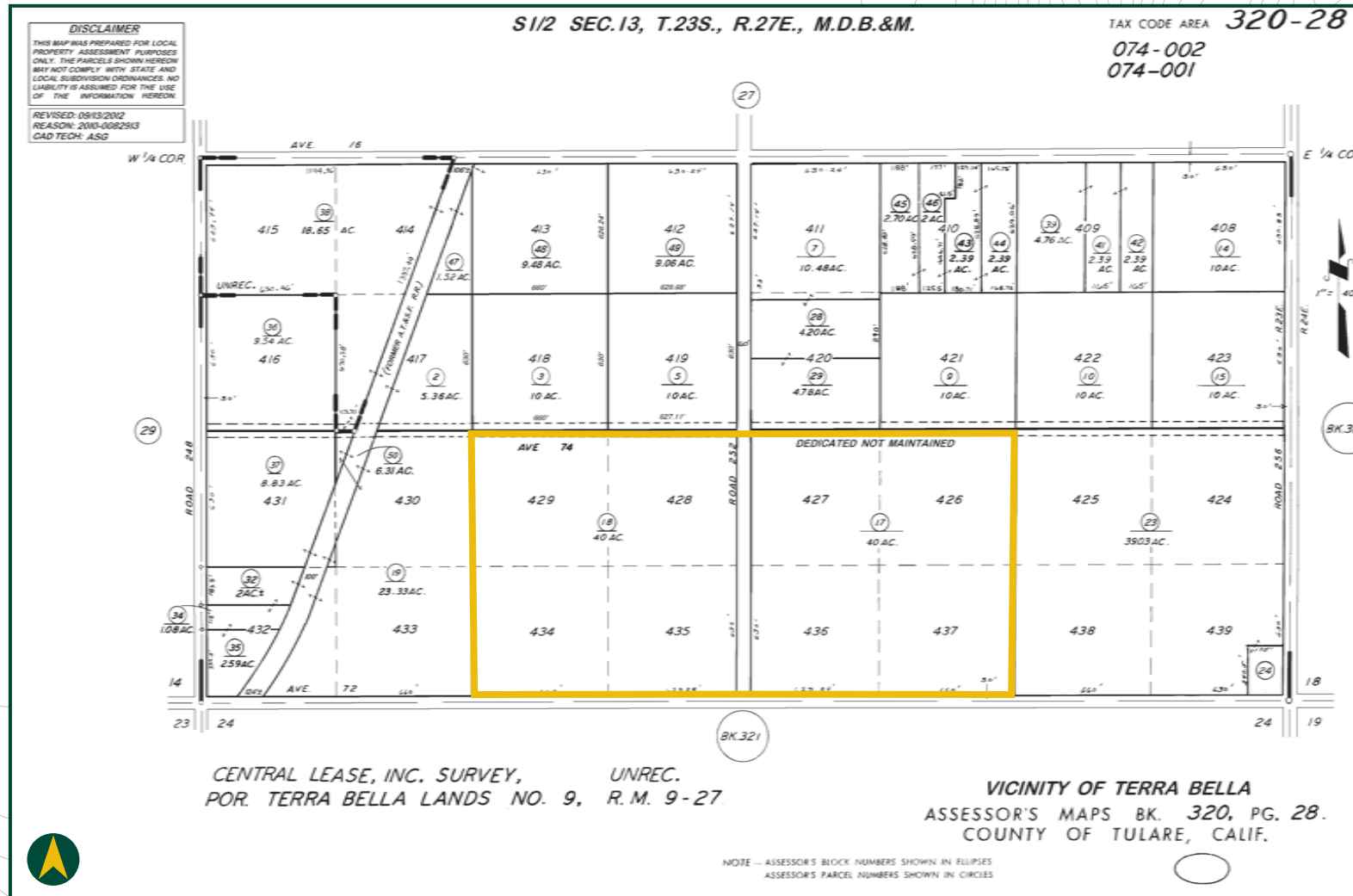
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SOILS MAP



Map Unit Symbol	Map Unit Name	Percent of AOI
109	Centerville clay, 0 to 2 percent slopes	13.2%
110	Centerville clay, 2 to 9 percent slopes	27.0%
155	San Joaquin loam, 2 to 9 percent slopes	59.8%

PARCEL MAP



PROPERTY PHOTOS



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