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# **Terra Bella Diversified Farm**



**62.49± Acres  
Tulare County, California**

- 20± Acres of Pistachios
- 28± Acres of Citrus
- 13± Acres of Olives

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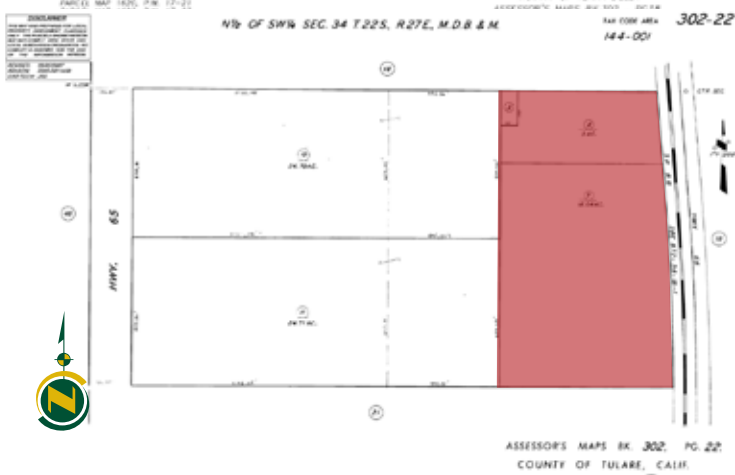
# Terra Bella Diversified Farm

**62.49± Acres**

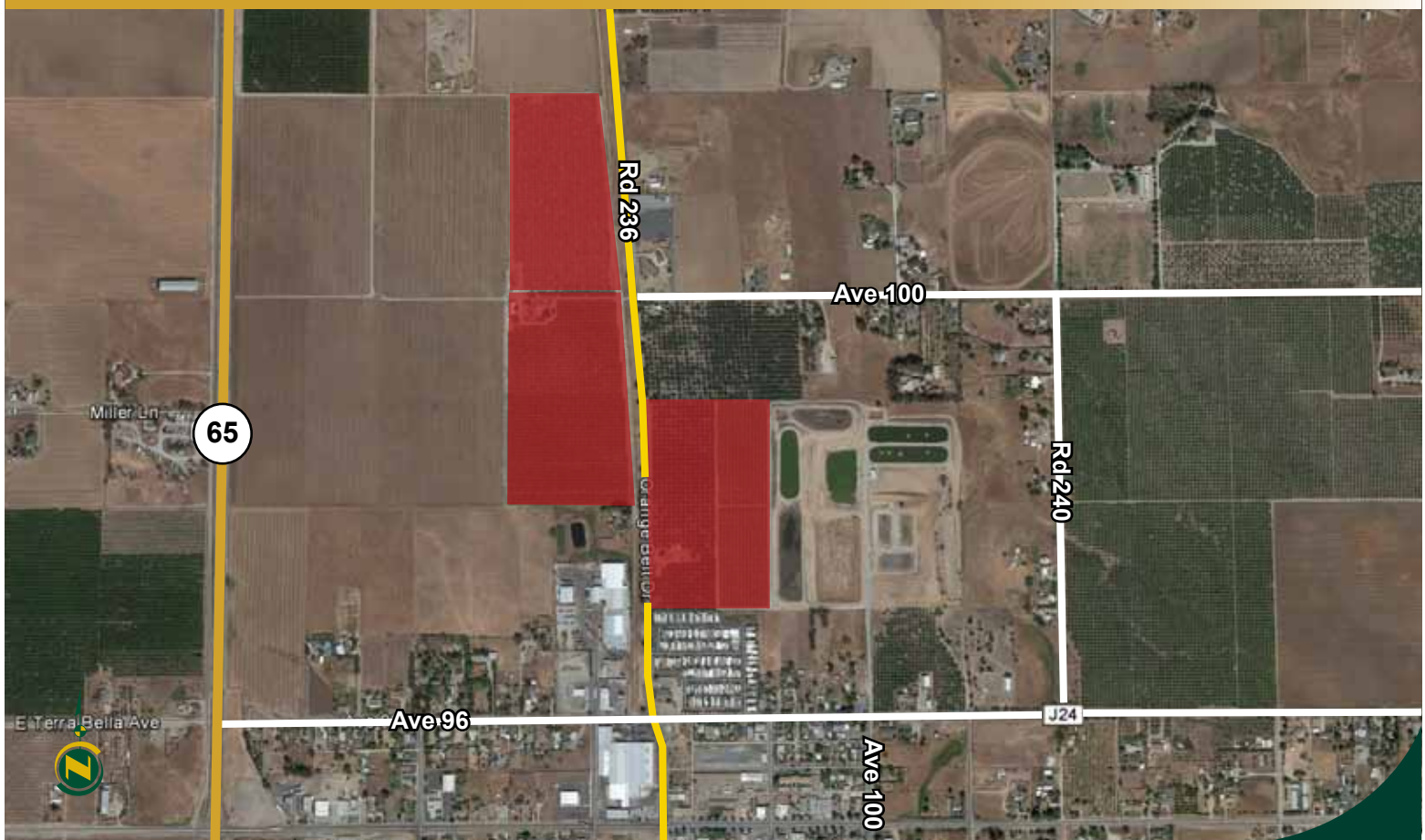
**\$1,350,000**  
**\$21,603 per AC**

<b>LOCATION:</b>	The property is located on both sides of Road 236, south of Avenue 100. The residence address is 10005 Road 236 Terra Bella, CA 93270.
<b>DESCRIPTION:</b>	This farm is planted to three commodities and is located adjacent to the community of Terra Bella, in southern Tulare County. 20± acres are planted to pistachios, 28± acres are planted to citrus, and 13± acres are planted to olives. There is also an 1,800± sqft residence on the property.
<b>LEGAL:</b>	APN: 302-180-048, 302-190-035, 302-200-038, and 302-220-007,008,009. Zoning: AE-10. The 2015/16 taxes are \$5,412.56.
<b>PLANTINGS:</b>	Block 1: 20± acres of Kerman Pistachios on Pioneer Gold rootstock Block 2a: 7.75± acres of Earli Beck navels Block 2b: 10.25± acres of Fisher navels Block 2c: 10± acres of Barnfield navels Block 3a: 9± acres of Manzanillo olives Block 3b: 4± acres of Sevillano olives Production: Available with listing agents.
<b>WATER:</b>	The property is irrigated by a 25± HP submersible pump on a 440± foot well. Standing water is at 140± feet. The estimated output of the well is 235±GPM. Irrigation is by fan-jet system on the entire property. Additionally, there is a 40±HP lift pump on the Terra Bella sewage pond located on the east side of the property. The lift pump has not been used for several years. Please contact the listing agent for details. Additionally, the seller is in the process of drilling a new 600± foot well. A test well has been drilled and the estimated capacity is 400± to 500± GPM.
<b>SOILS:</b>	Centerville clay with 2 to 9% slopes, Centerville clay with 2 to 5% slopes, San Joaquin loam with 2 to 9% slopes, and Havala loam with 2 to 5% slopes.
<b>BUILDINGS:</b>	There is one 1,800± sqft residence in fair condition. There is also an older storage building in fair condition.
<b>PRICE/TERMS:</b>	\$1,350,000 cash or terms acceptable to seller. Growing crops are negotiable with reimbursement of cultural expenses.

# ASSESSOR'S PARCEL MAPS



## AERIAL MAP



## LOCATION MAP



## REGIONAL MAP



We believe the information contained herein to be correct. It is obtained from sources which we regard as reliable, but we assume no liability for errors or omissions. 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.

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