

FOR SALE



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Terra Bella Area Strite Ranch



288.15± Acres
Tulare County, California

- Citrus and Adaptable Open Land
- Terra Bella Irrigation Water
- New Well

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CA BRE #00020875



Terra Bella Area Strite Ranch

288.15± Assessed Acres

\$1,500,000

DESCRIPTION:

This farm consists of 49.4± acres of land planted to citrus with the balance being open land. With further development of irrigation water, it is adaptable to citrus, pistachios, or vineyard plantings.

LOCATION:

The property is located on the southwest corner of avenue 80 and road 264, southeast of Terra Bella in southern Tulare County.

LEGAL:

The property has recently been assigned new parcel numbers following a parcel split. They are 323-070-003, 031, and 050. The 2016/17 taxes, before the parcel map was prepared, was \$9391.56 on 317.88± assessed acres. The property is under the Williamson Act contract, except for parcel 323-070-003. The zoning is AE-10.

PLANTINGS:

49.4± acres are planted to citrus with the following varieties:

- 4.4±ac Pomelos
- 4.4±ac Beck navels
- 4.4±ac Washington navels
- 4.4± Fisher navels
- 9.8±ac Minneolas
- 22.0±ac Valencias

WATER:

90± acres of the 288.15± acres are within the Terra Bella Irrigation District. In 2016, TBID water cost \$215.39 per acre foot. The 2017 cost is estimated to be less, but has not been set as of March 3, 2017. Additionally, there is a new well producing an estimated 100± GPM as of June 2017.

SOILS:

- 110: Centerville clay, 2 to 9% slopes
- 111: Centerville clay, 9 to 15% slopes
- 147: Porterville clay, 0 to 2% slopes
- 125: Exeter loam, 2 to 9% slopes

PRICE/TERMS:

\$1,500,000 cash. The growing citrus crop is negotiable with reimbursement of the cultural expenses. The open ground is leased to an area grain and hay farmer.

ASSESSOR'S PARCEL MAP

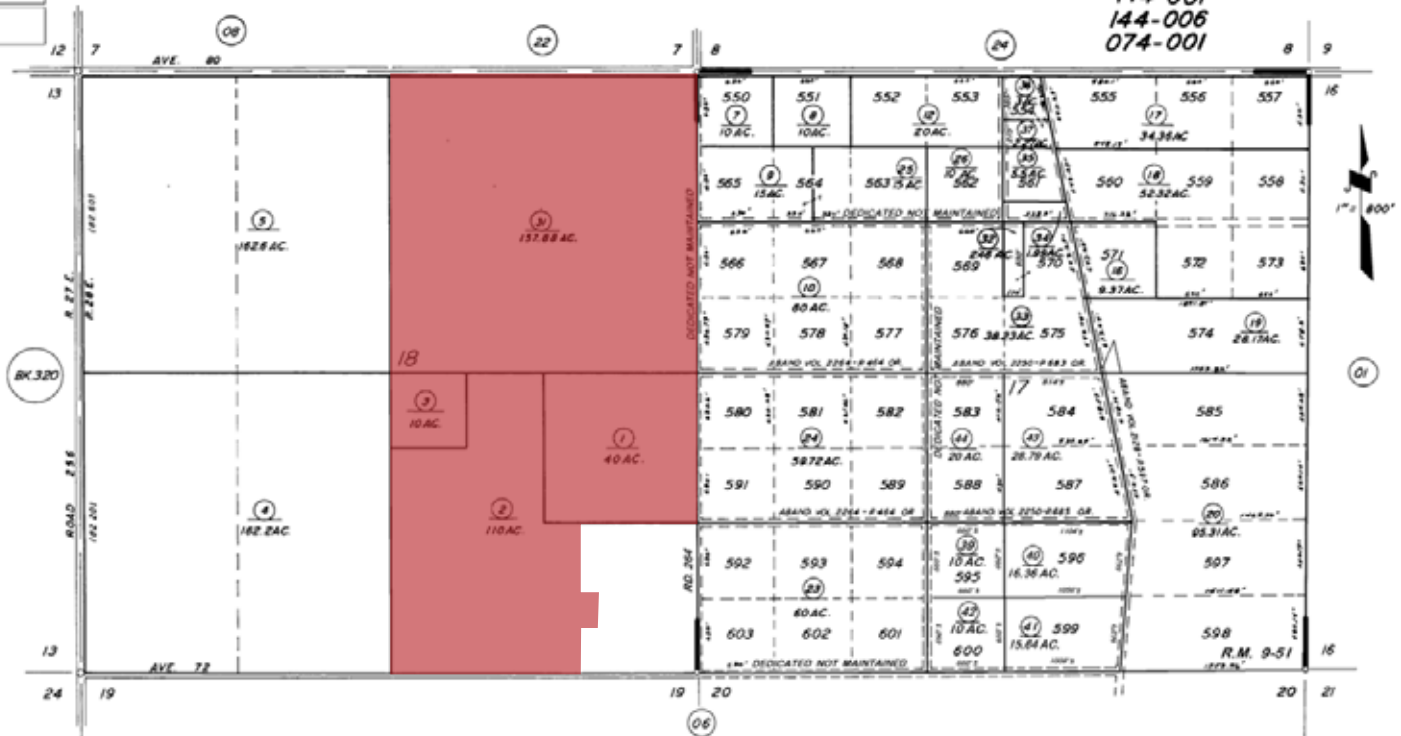
DISCLAIMER
THIS MAP WAS PREPARED FOR LOCAL
PROPERTY ASSESSMENT PURPOSES
ONLY. THE PARCELS SHOWN HEREON
MAY NOT COMPLY WITH STATE AND
LOCAL SUBDIVISION ORDINANCES. NO
LIABILITY IS ASSUMED FOR THE USE
OF THE INFORMATION HEREON.

REVISED: 07/18/2011
REASON: 2011-0027103
TECHNICIAN: MLD

SEC'S. 17 & 18, T.23S., R.28E., M.D.B.&M.

TAX CODE AREA 323-07

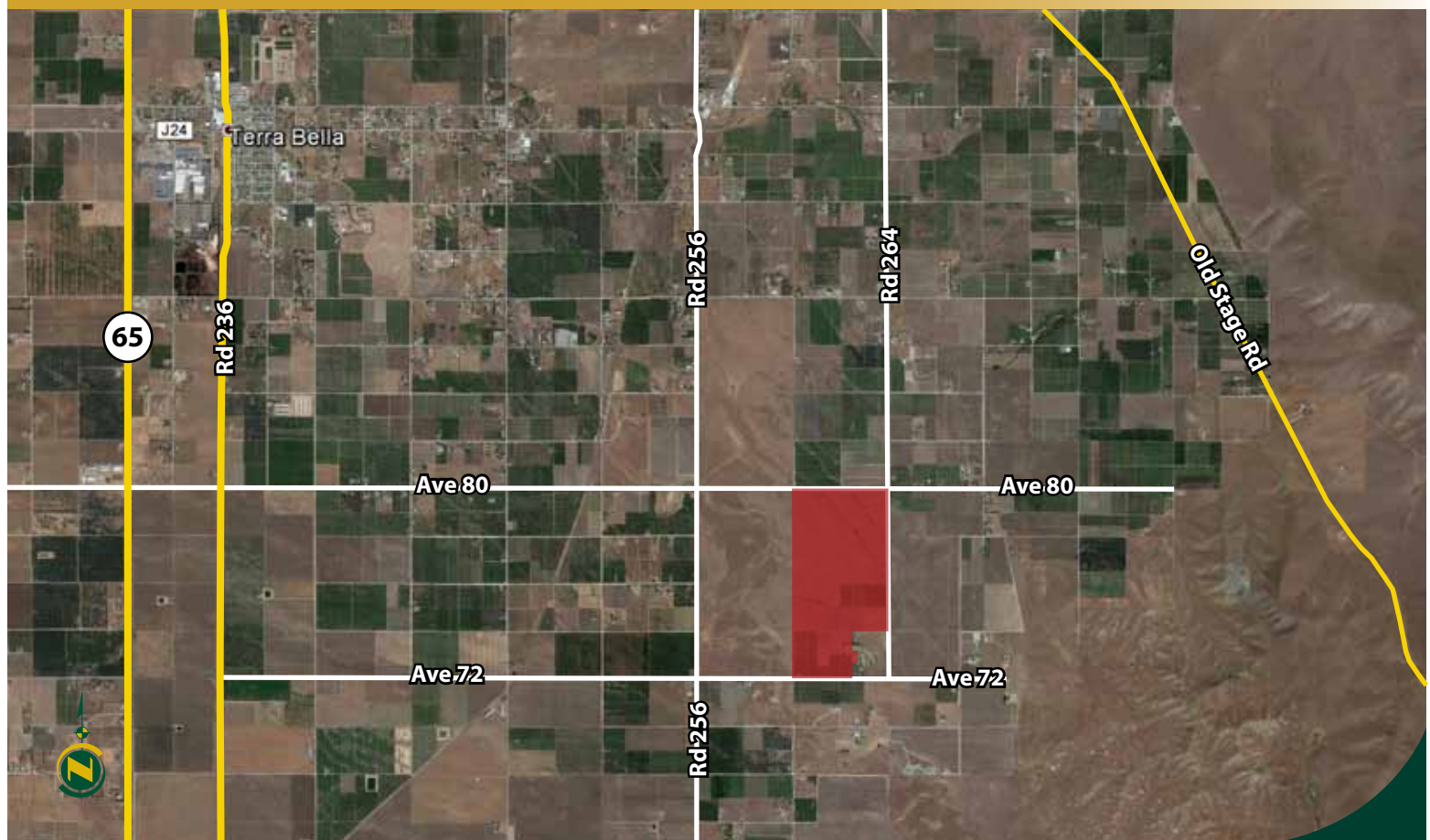
074-002
144-001
144-006
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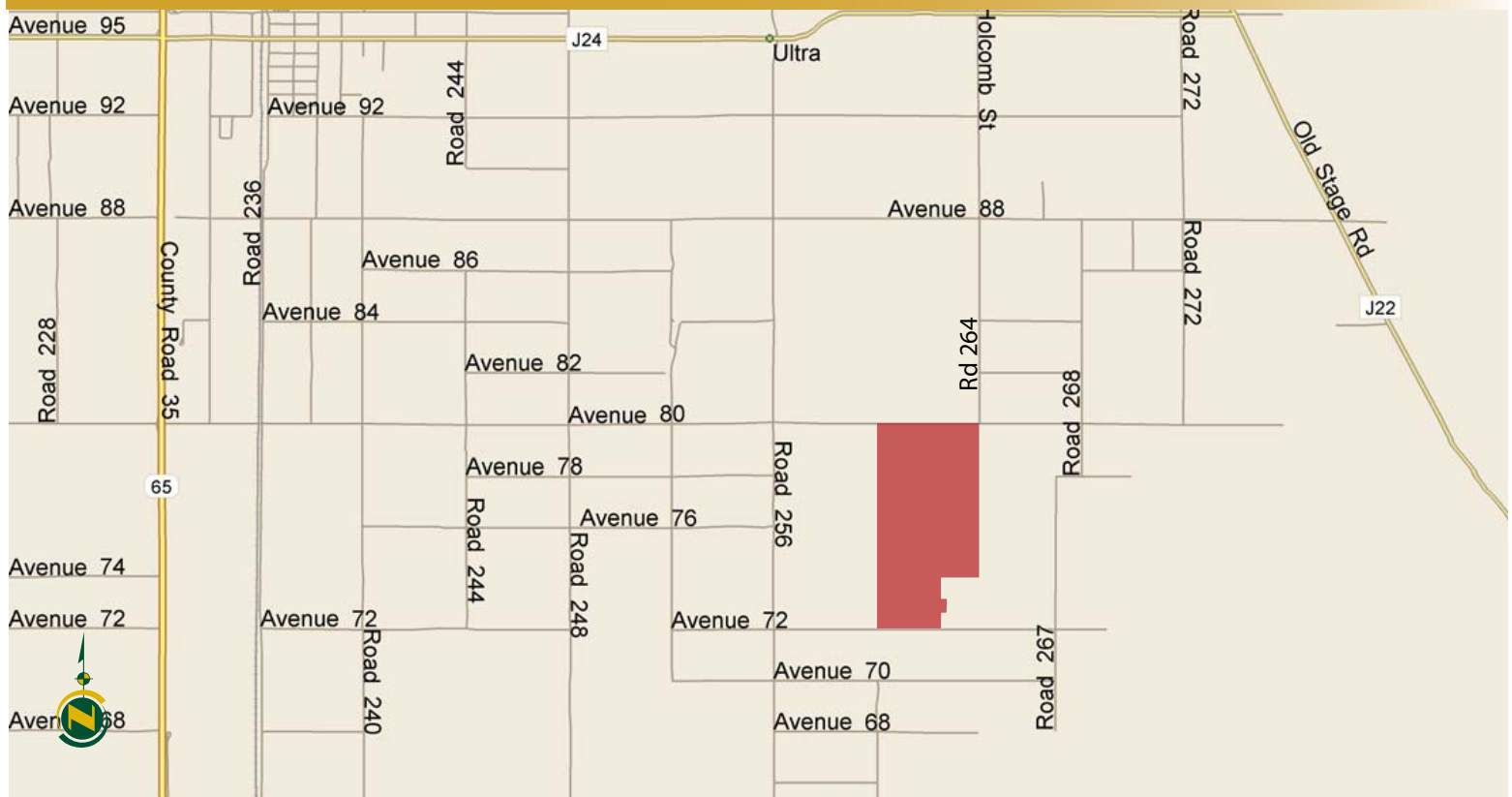
POR. TERRA BELLA LANDS SUB. 11 R.M. 9-51

VICINITY OF TERRA BELLA
ASSESSOR'S MAPS BK. 323, PG. 07.

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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