

## **FOR SALE**

# Ranch 7: Terra Bella Land



# 28.19± Acres Tulare County, California

- Land suitable for planting
- Citrus and pistachio plantings nearby

Exclusively Presented By: Pearson Realty



### Ranch 7: Terra Bella Land

28.19± Acres

\$280,000

**DESCRIPTION:** This property is 28.19± assessed acres. The ranch was formerly planted

to Kiwi vines but are now available to be planted to other crops.

Neighboring properties are planted to pistachios and citrus orchards.

**LOCATION:** The property is located on the southeast corner of Avenue 76 and Road 248

in Terra Bella, CA.

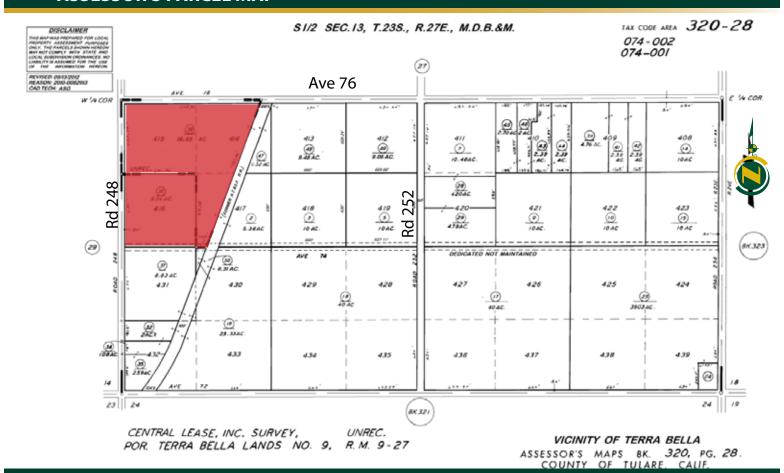
**LEGAL:** Tulare County APN: 320-280-038, 036.

**WATER:** Terra Bella Irrigation District

**SOILS:** Centerville clay, 2 to 9% slopes. San Joaquin loam, 2 to 9% slopes.

**PRICE:** \$280,000. Offer/Sale is subject to court approval.

### **ASSESSOR'S PARCEL MAP**



### **SATELLITE PHOTO**



#### **LOCATION MAP** 큠 Avenue 90 22 Avenue 88 venue 88 County Road 35 Avenue 86 Avenue 84 Avenue 84 Avenue 84 234 228 238 272 Avenue 82 Avenue 82 Road Road Road Road Avenue 80 252 Avenue 78 Avenue 76 Avenue 74 Avenue 72 Avenue 72 Avenue 72 267 Avenue 70 Road Avenue 68 Avenue 68 Avenue 68 Avenue 66 venue 64 Avenue 64 Avenue 60 Avenue 58 **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.

