



**PEARSON  
REALTY**

AGRICULTURAL PROPERTIES  
*A Tradition in Trust Since 1919*

**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**



**CALIFORNIA'S LARGEST AG BROKERAGE FIRM**

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CA BRE #00020875



# 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

S1/2 SEC.13, T.23S., R.27E., M.D.B.&M.

TAX CODE AREA **320-28**  
 074-002  
 074-001

**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 ASSIGNED FOR THE USE OF THE INFORMATION HEREON.  
 REVISED: 09/13/2012  
 REASON: 2010-008293  
 CAD TECH. ASD



CENTRAL LEASE, INC. SURVEY, UNREC.  
 POR. TERRA BELLA LANDS NO. 9, R.M. 9-27

VICINITY OF TERRA BELLA  
 ASSESSOR'S MAPS BK. 320, PG. 28.  
 COUNTY OF TULARE, CALIF.

## SATELLITE PHOTO



# LOCATION MAP



# REGIONAL MAP



## Offices Serving The Central Valley

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661.334.2777



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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.

