



**PEARSON
REALTY**

AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

FOR SALE

Ranch 8: Terra Bella Land



10± Acres
Tulare County, California

- Land suitable for permanent planting
- Pistachio and citrus plantings nearby

Exclusively Presented By:
Pearson Realty



CALIFORNIA'S LARGEST AG BROKERAGE FIRM

www.pearsonrealty.com

CA BRE #00020875



Ranch 8: Terra Bella Land

10± Acres

\$100,000

DESCRIPTION:

This property is 10± 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 between Road 252 and Road 256, south of Avenue 76 in Terra Bella, CA.

LEGAL:

Tulare County APN: 320-280-009.

WATER:

Terra Bella Irrigation District

SOILS:

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

PRICE:

\$100,000. 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 ASSUMED 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.

SATELLITE PHOTO



LOCATION MAP



REGIONAL MAP



Offices Serving The Central Valley

FRESNO
7480 N. Palm Ave, Ste 101
Fresno, CA 93711
559.432.6200

VISALIA
3447 S. Demaree Street
Visalia, CA 93277
559.732.7300

BAKERSFIELD
1801 Oak Street, Ste 121
Bakersfield, CA 93301
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.

