

TERRA BELLA AREA CITRUS, HOME AND BARN

\$1,500,000

PRICE REDUCED



39.98± Acres
Tulare County, California

- Mature Producing Washington Navels
- T.B.I.D. Water
- Remodeled Home
- Classic Barn

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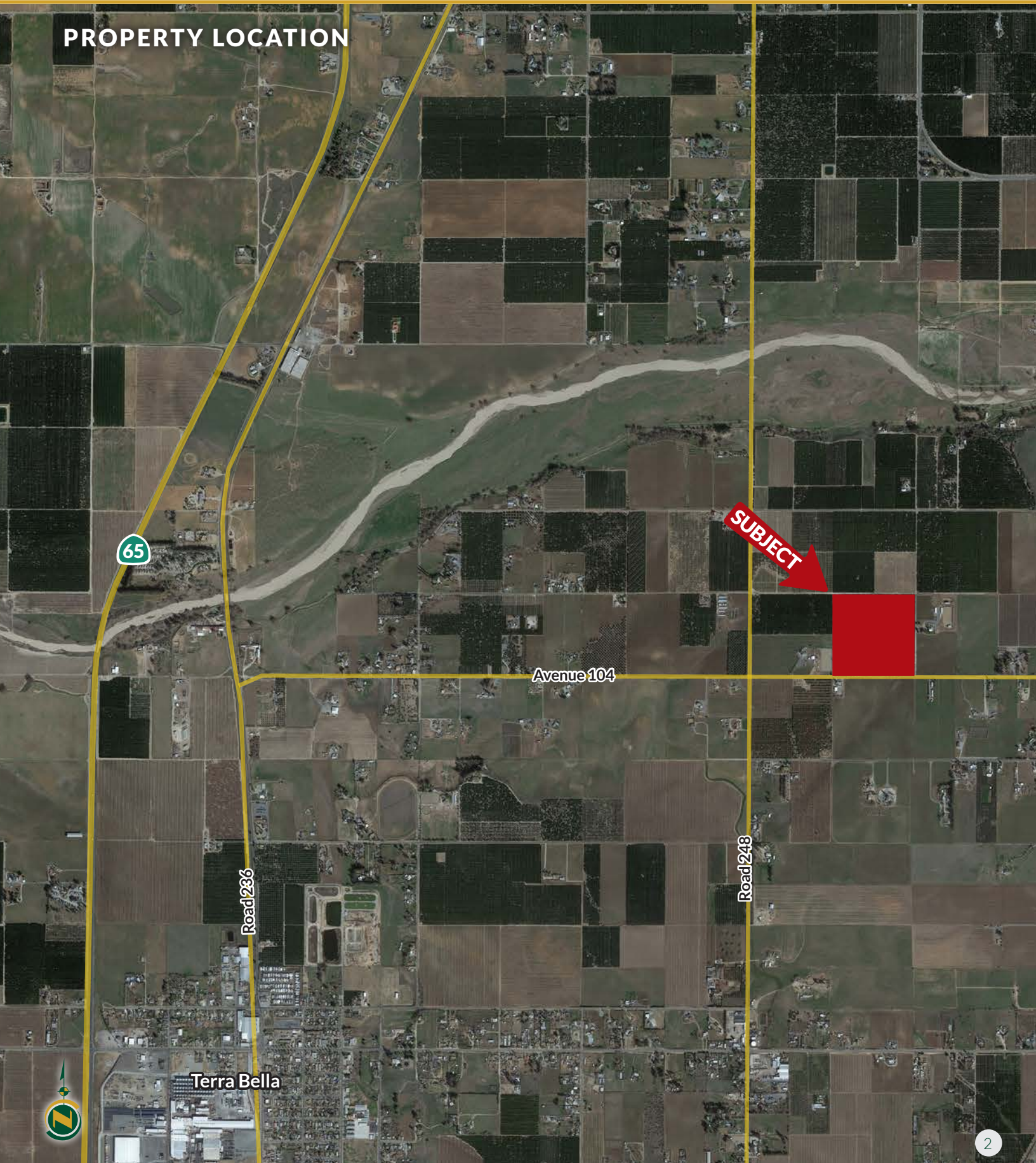
CA DRE #00020875

TERRA BELLA AREA CITRUS, HOME AND BARN

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Tulare County, CA



PROPERTY LOCATION



65

SUBJECT

Avenue 104

Road 236

Road 248

Terra Bella



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Tulare County, CA



PROPERTY INFORMATION

DESCRIPTION

This Terra Bella opportunity consists of a recently remodeled attractive home along with a classic barn. The ranch is planted with approximately 30± acres of mature Old Line Washington navels and 10± acres of Oro Blanco grapefruit inter-planted with Atwood navels. The farm has two district ag meters along with newer underground piping to irrigate the citrus with a sprinkler system. The property also has a newer filter system to help with irrigation. This offering also has four working propane powered wind machines.

LOCATION

The property is located on the north side of Avenue 104 between Road 248 and Road 252. The street address is 25000 Avenue 104, Terra Bella, CA 93270.

LEGAL

Tulare County APN 304-080-001 Lot 19, 20 subdivision El A Cierto.

ZONING

AE-10 The property is under the Williamson Act.

PLANTINGS

30± acres - mature Washington navels
10± acre - mature Oro Blanco grapefruit inter-planted with mature Atwood navels.

WATER

Terra Bella Irrigation District.
2 - Ag meters
1 - Domestic meter
Irrigation of orchard has water going through a newer filter system along with newer underground piping that feeds the sprinkler system.
2 - Old wells not in use/unknown condition

FROST PROTECTION

4 - Propane powered windmachines.

SOILS

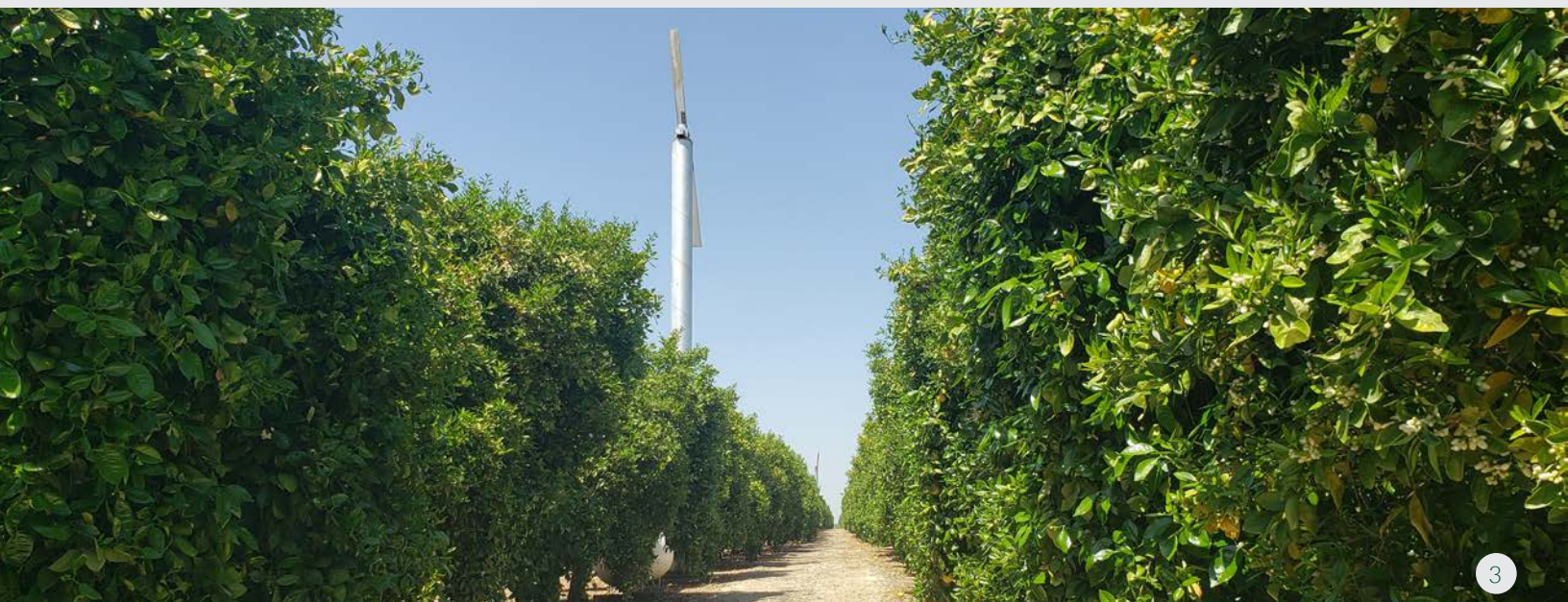
Centerville clay, 2% to 9% slopes.

BUILDINGS

A very nice recently remodeled 2,340± sq.ft. home. The home consists of 3 bedrooms and 2 bathrooms. The house has central air and heating and also features plenty of newer concrete driveways. The property also has a classic barn that can be used for storage or multiple other uses. The home has a domestic meter for water.

PRICE/TERMS

\$1,500,000. Buyer to reimburse Seller for cultural cost going towards the 2024 crop. Balance of 2023 crop proceeds shall be retained by the Seller.

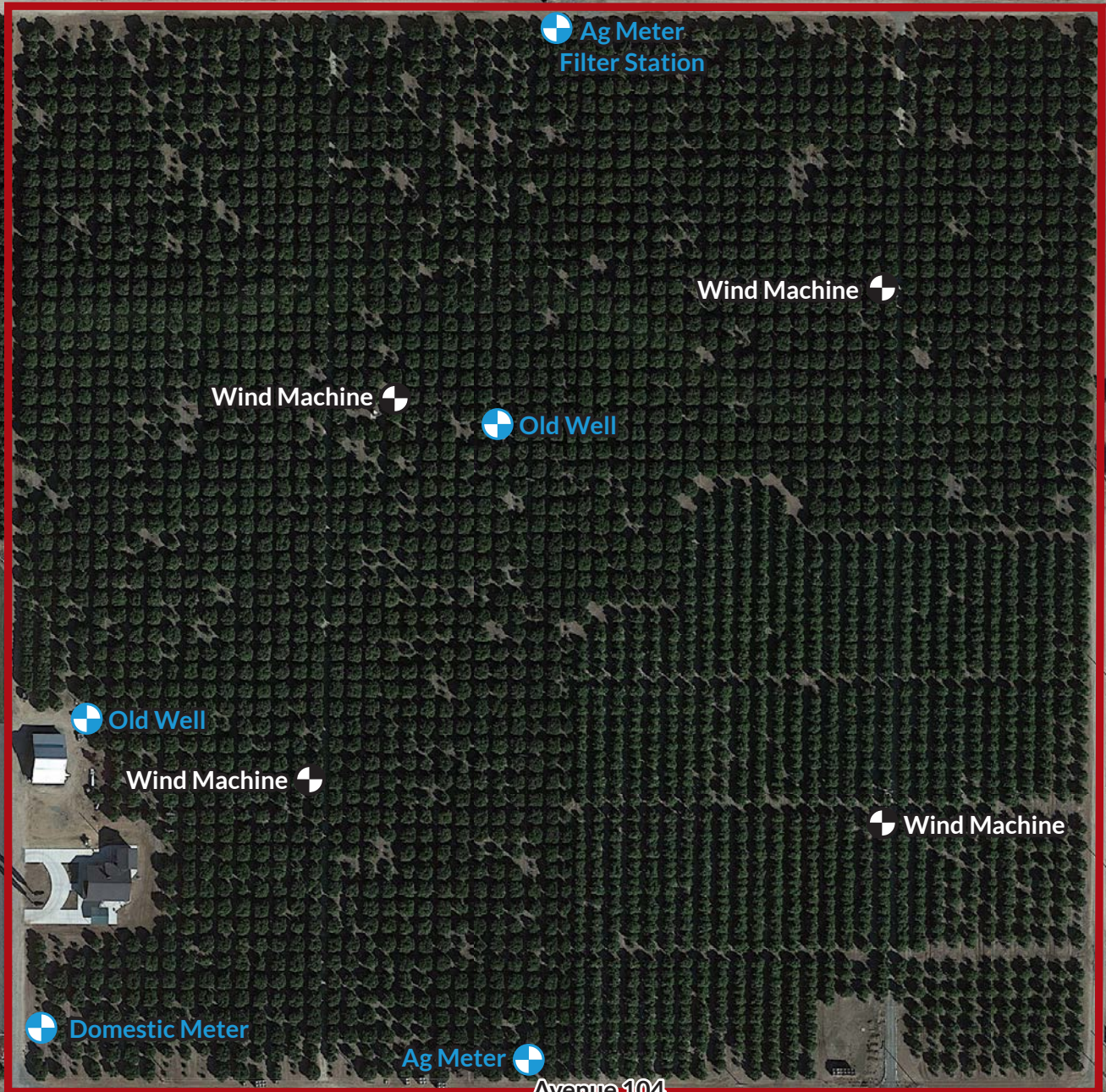


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PROPERTY OVERVIEW

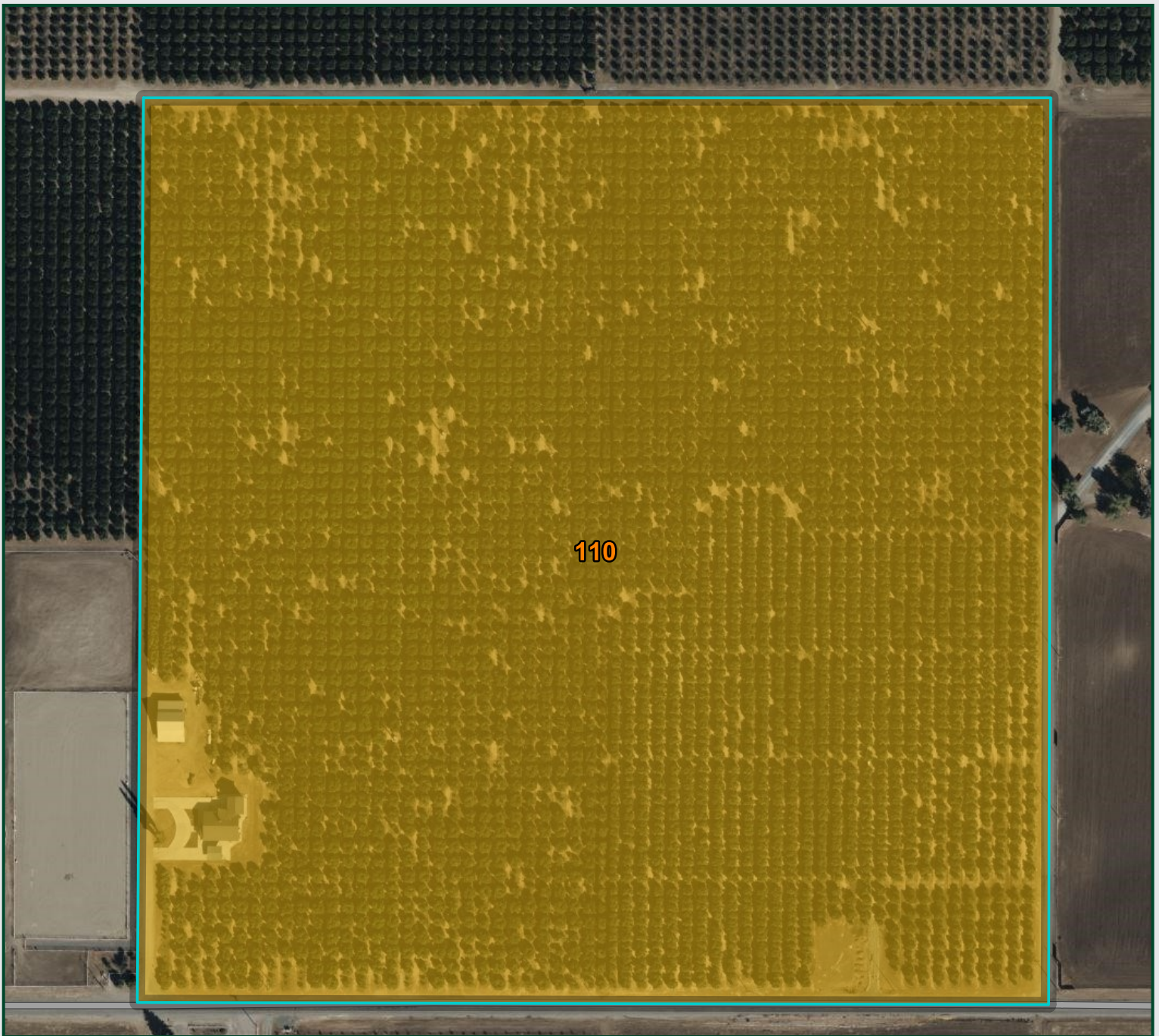


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SOIL MAP



California Revised Storie Index (CA)		
Map unit symbol	Map unit name	Percent of AOI
110	Centerville clay, 2 to 9 percent slopes	100%

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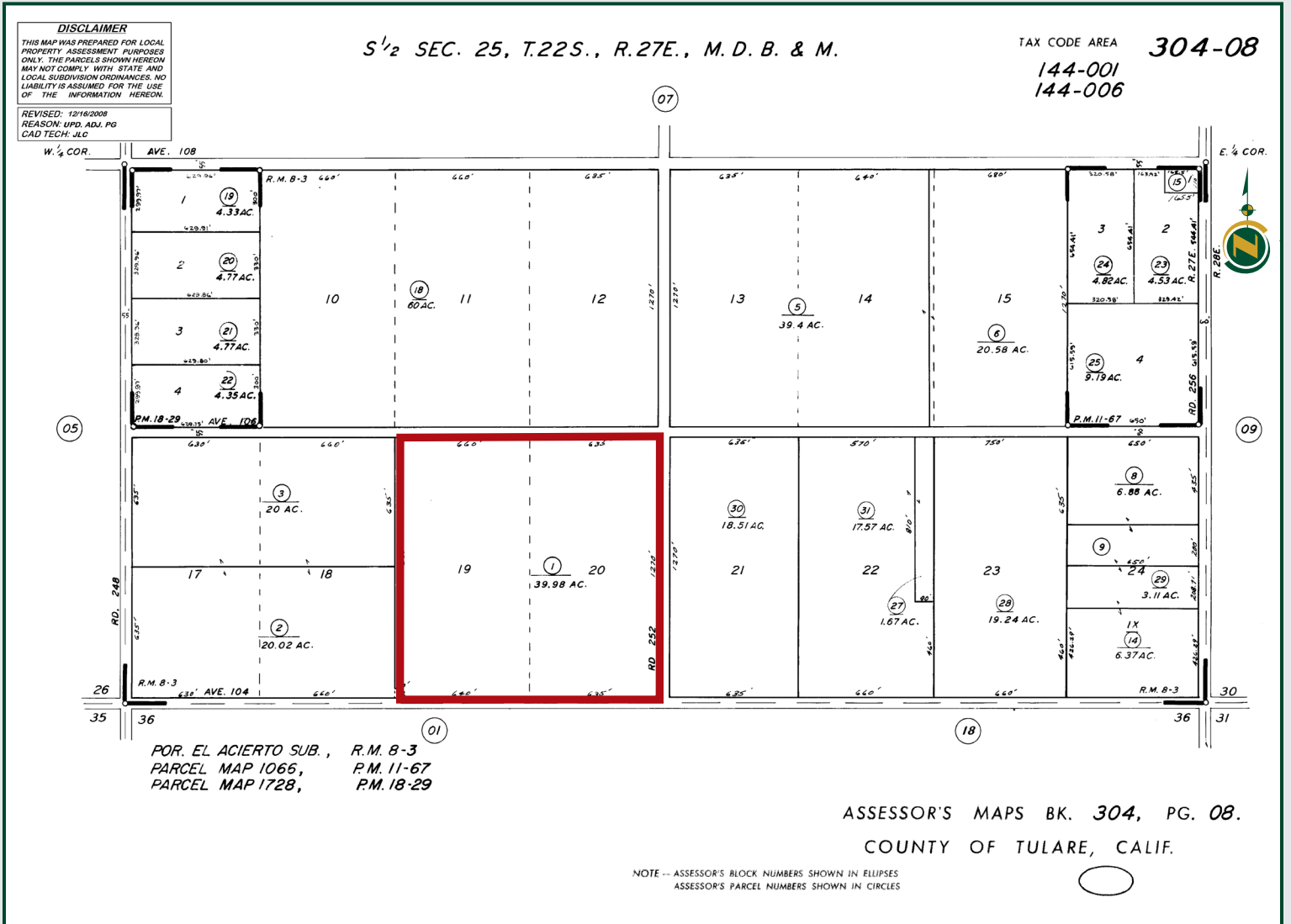


PARCEL MAP

S 1/2 SEC. 25, T.22S., R.27E., M. D. B. & M.

TAX CODE AREA **304-08**
144-001
144-006

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: 12/16/2008
REASON: UPD. ADJ. PG
CAD TECH. JLC



POR. EL ACIERTO SUB., R.M. 8-3
PARCEL MAP 1066, R.M. 11-67
PARCEL MAP 1728, P.M. 18-29

ASSESSOR'S MAPS BK. 304, PG. 08.
COUNTY OF TULARE, CALIF.

NOTE -- ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES
ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES

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PROPERTY PHOTOS



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Water Disclosure: The Sustainable Groundwater Management Act (SGMA) was passed in 2014, requiring groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. SGMA may limit the amount of well water that may be pumped from underground aquifers. Buyers and tenants to a real estate transaction should consult with their own water attorney; hydrologist; geologist; civil engineer; or other environmental professional.

Additional information is available at:
California Department of Water Resources Sustainable Groundwater Management Act Portal - <https://sgma.water.ca.gov/portal/>
Telephone Number: (916) 653-5791

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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