

TERRA BELLA PISTACHIOS

Tulare County, California

10± Acres

\$300,000
(\$30,000/Acre)

PRICE REDUCED



- Potential Homesite
- Terra Bella Irrigation District
- Mature Pistachios
- Utilities Nearby



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Exclusively Presented by:



TERRA BELLA PISTACHIOS

10± Acres
Tulare County, CA



PROPERTY INFORMATION

DESCRIPTION

Available for sale is a 10± acre parcel planted to pistachios. This property would be ideal for someone looking to build a country home.

LOCATION

The property is located on the southwest corner of Avenue 88 and Road 238, south of Terra Bella, California.

LEGAL AND ZONING

Tulare County APN: 320-110-006
R-A-M 100

PLANTINGS

The property is fully planted to mature Kerman pistachios with newer Kerman interplants.

WATER

Irrigation water is provided by Terra Bella Irrigation District. The property is located in the Eastern Tule GSA.

SOILS

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

PRICE/TERMS

\$300,000

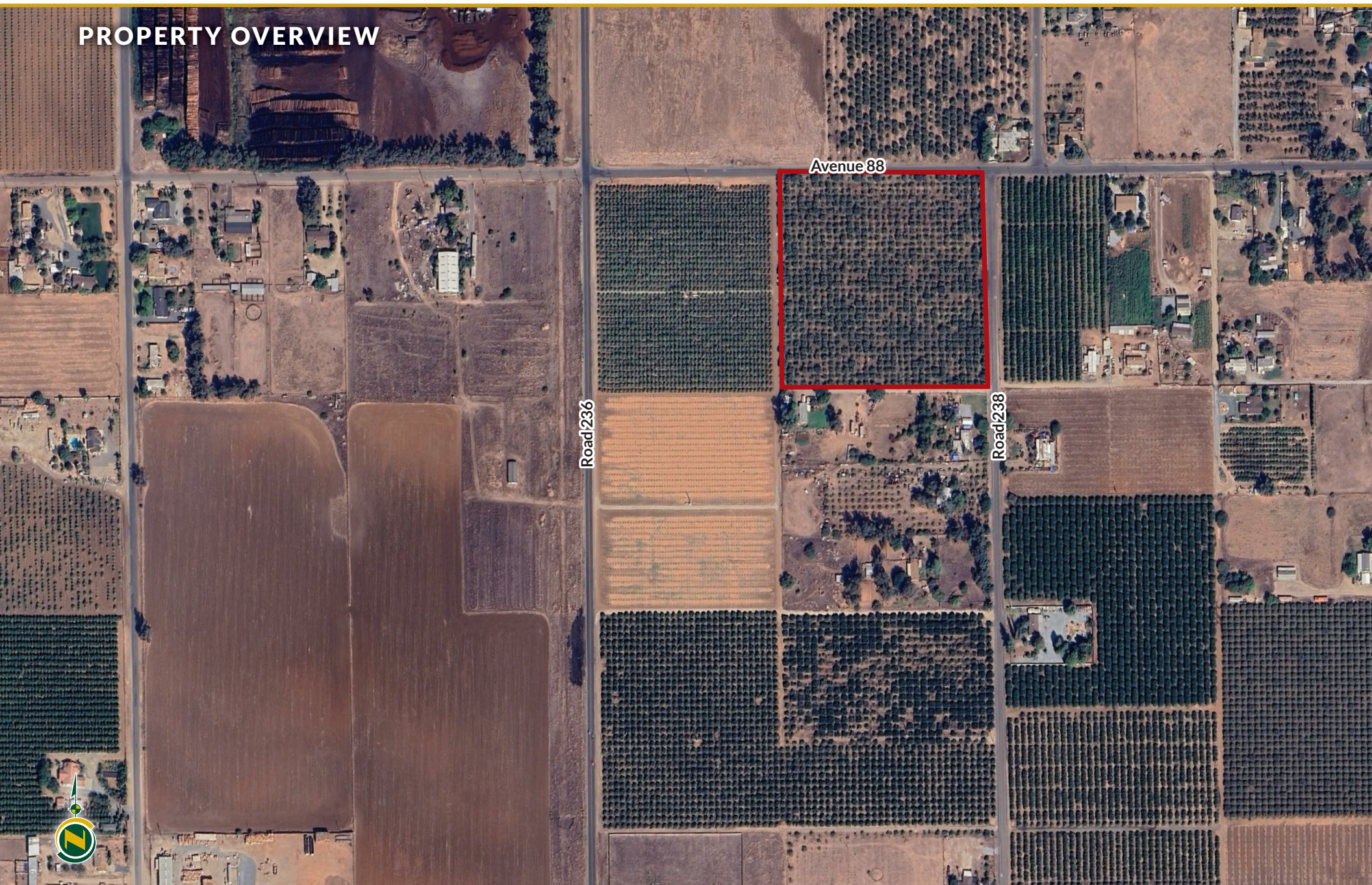


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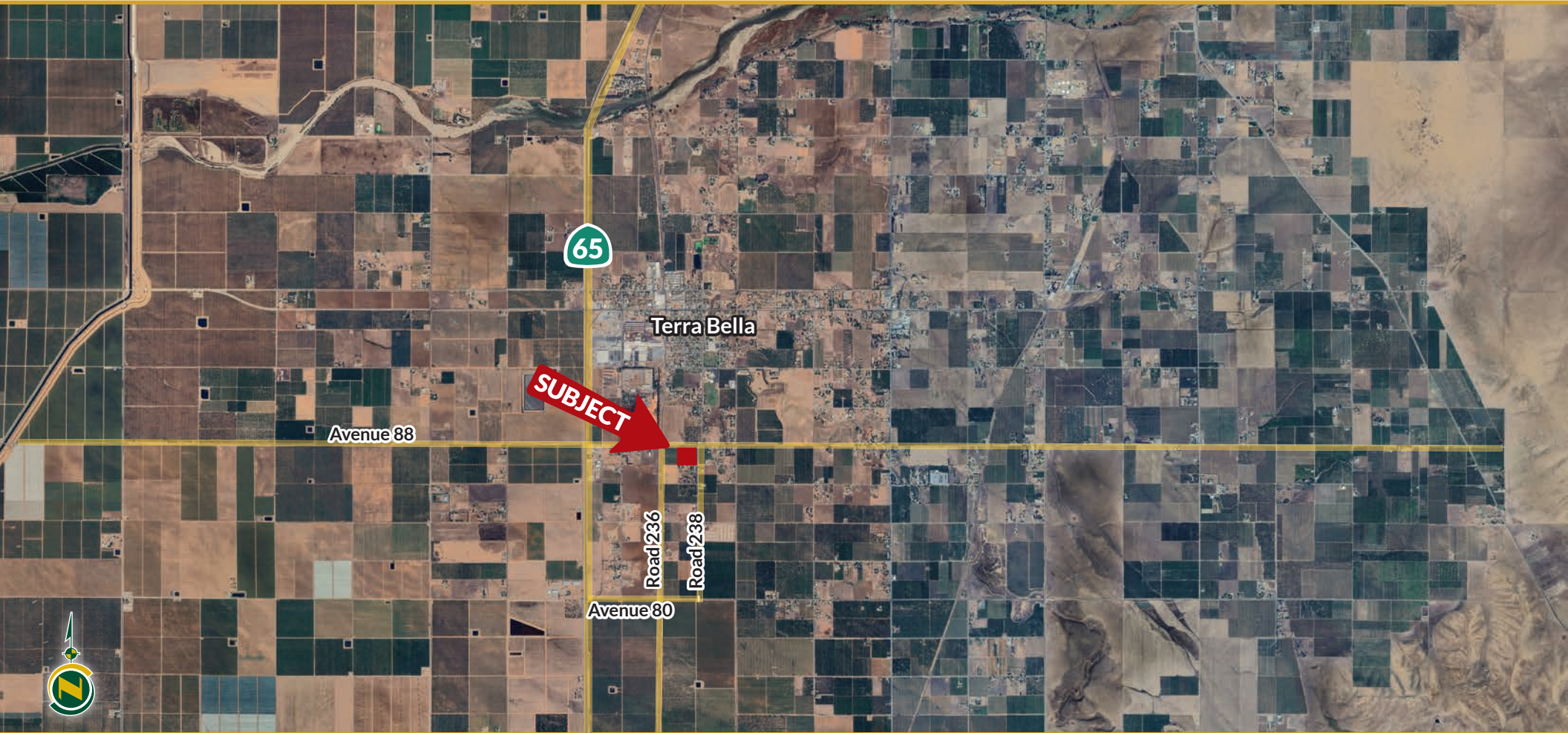


PROPERTY OVERVIEW



TERRA BELLA PISTACHIOS

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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.