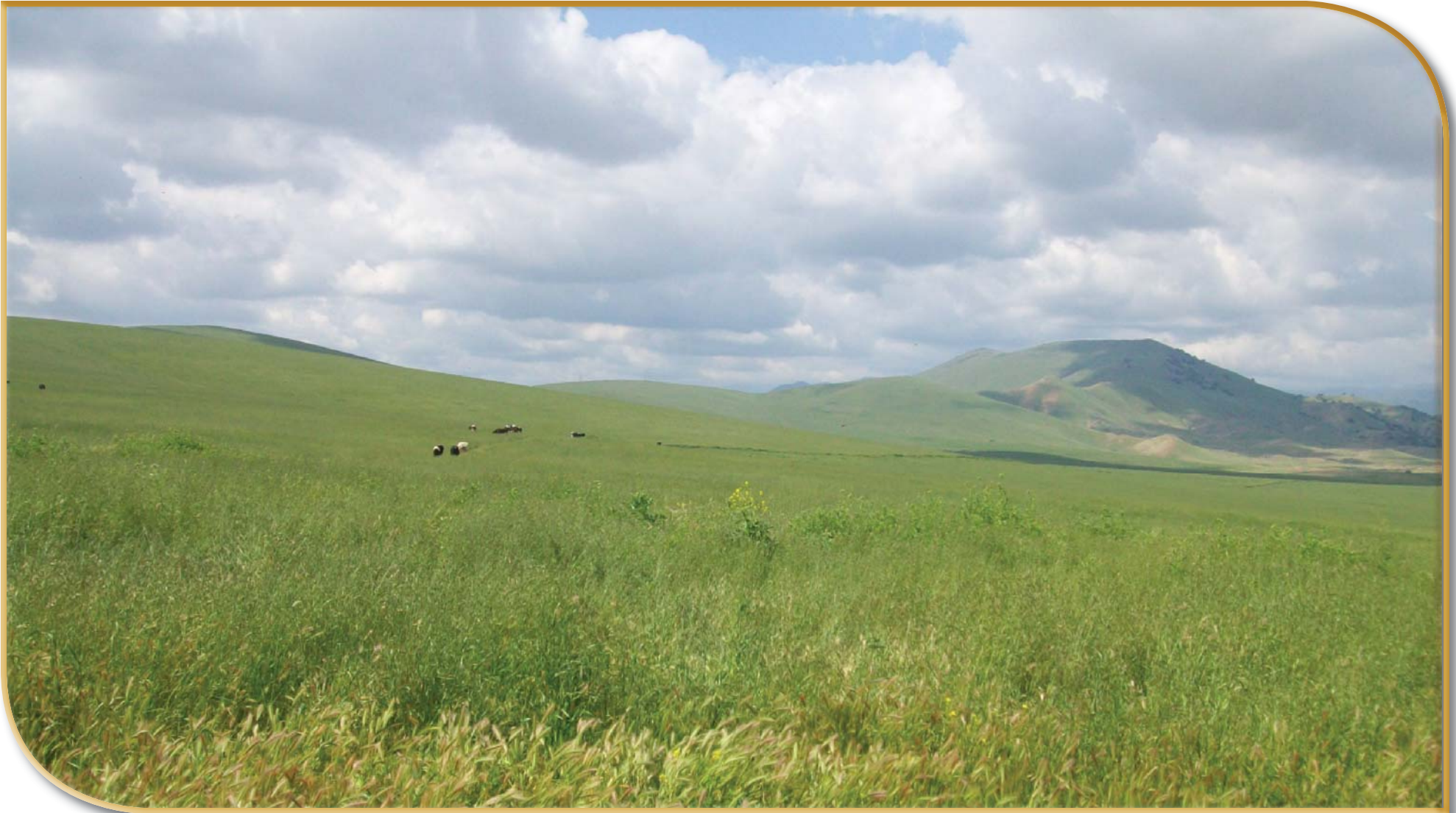


FOR SALE CATTLE RANCH



PEARSON
REALTY
AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919



TULARE COUNTY, CA

5,828.03± ACRES

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.

PROPERTY DETAILS

DESCRIPTION:

The ranch consists of 5,828.03±acres of contiguous grazing land conveniently located with over a mile of frontage on Old Stage Coach Rd. The Seller has historically ran up to 2,000± steers or 600± cow/calves. The ranch is perimeter fenced and cross fenced into 7 pastures to maximize its use. Livestock water is provided by springs, wells and Terra Bella Water District. The terrain varies from gently rolling to moderately rolling with two hilltops at Tennessee Knob on the northwest corner and the east boundary rising to 500±feet. Metal corrals are located on the west side of Old Stage Coach Rd and in the northeast quadrant near a major spring. Surrounding land uses include but are not limited to; agricultural, rural home sites and life style, mining, recreation, mitigation, and open space.

LOCATION:

This land opportunity is 4±miles east of Tella Bella, Ca, Tulare County. It is best accessed from Avenue 96 which dead ends into a ranch gate. The ranch can be accessed in 4 other locations south of Stage Coach Rd.

LEGAL:

According to the Tulare County website all of the land is zoned AF (Agricultural Foothill) except APN; 305-030-019 which is zoned AE-40 (Agricultural Exclusive, 40 acre minimum parcel). According to the same site all of the property is enrolled in the Williamson Act according, except APN: 305-040-000. The ranch includes ptn's and/or all of; Sections 28, 33 & 34, Township 22S, Range 28E, MDB&M and Sections 1, 2, 3, 4, 10, 11, 12, 14, 15 & 22, Township 23S, Range 28E, MDB&M Tulare County, California. The site consists of 19 APN's: 305-030-019 & 028; 305-040-001; 323-102-003; 323-010-012; 323-110-001, 002, 006, 007, 008, 009, 010, 012, 015, 021; 323-152-007; 323-180-010; 323-250-002; 323-270-002.

WATER:

Livestock water is provided by 4 wells, 3 springs and 2 Terra Bella Water District outlets. Three of the wells are powered by solar systems, and one by electricity. The Seller has contracted for livestock water from the Terra Bella Water District.

PRICE/TERMS:

\$7,577,000 cash or terms acceptable to Seller. Seller to retain any remaining mineral, oil and gas rights.

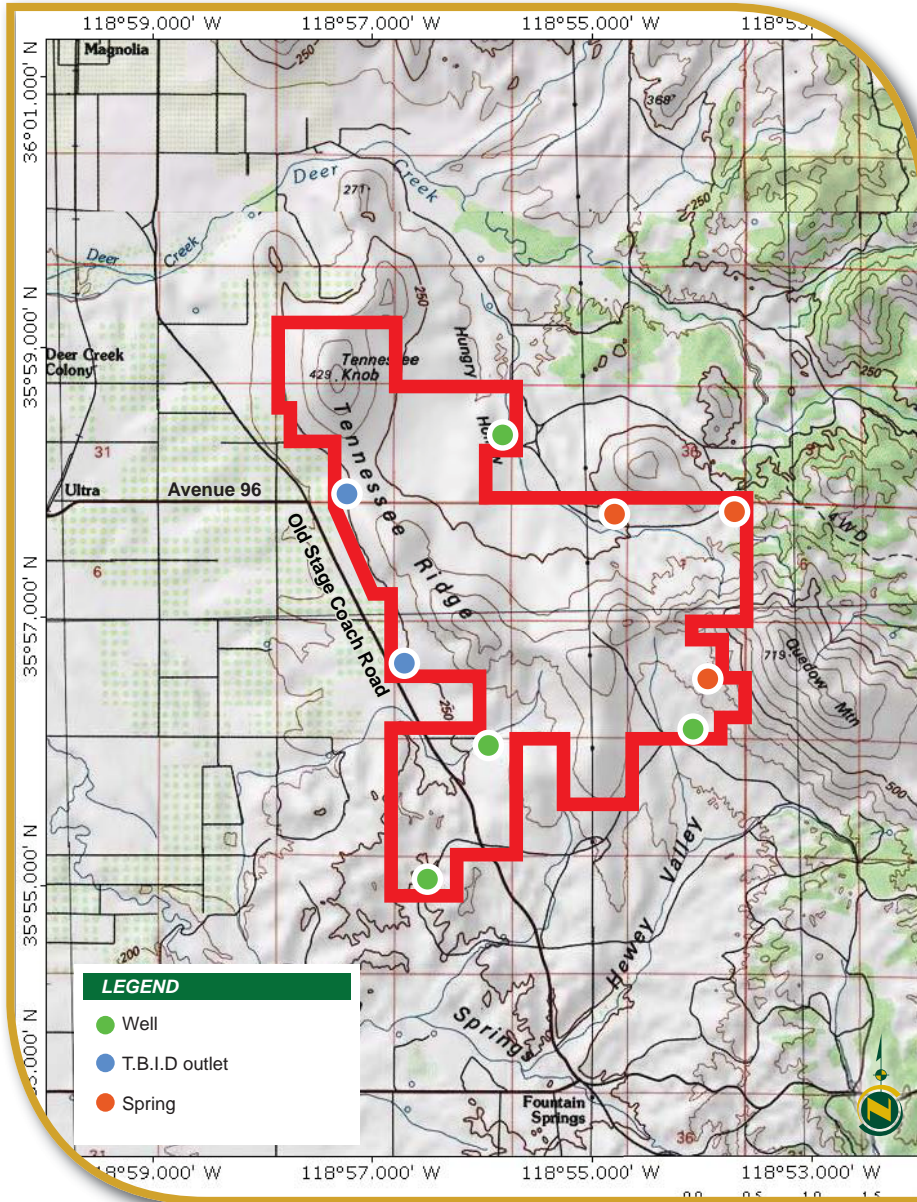


CATTLE RANCH

5,828.03± ACRES
TULARE COUNTY, CA



IRRIGATION MAP



LOCATION MAP

