

FOR SALE



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Terra Bella Open Ground



**17.35± Assessed Acres
Tulare County, California**

- Terra Bella Irrigation District
- Citrus Plantings Nearby
- Adaptable to Permanent Plantings

**Exclusively Presented By:
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Terra Bella Open Ground

17.35± Assessed Acres

\$195,000

DESCRIPTION:

Available for sale is a 17.35±ac open ground parcel located on Road 248 in Terra Bella. This property receives district water and is adaptable to citrus or pistachios.

LOCATION:

The property is located on Road 248, one-half mile south of Avenue 72 in Terra Bella, California.

LEGAL:

Tulare County APN: 321-050-020
Zoning is AE-10. The property is under the Williamson Act Contract.

WATER:

The property is within the Terra Bella Irrigation District. There is an off-site meter located near the northeast corner of the parcel that delivers water to the property. A buyer can apply for the installation of a meter on the west side of the property if one chooses.

SOILS:

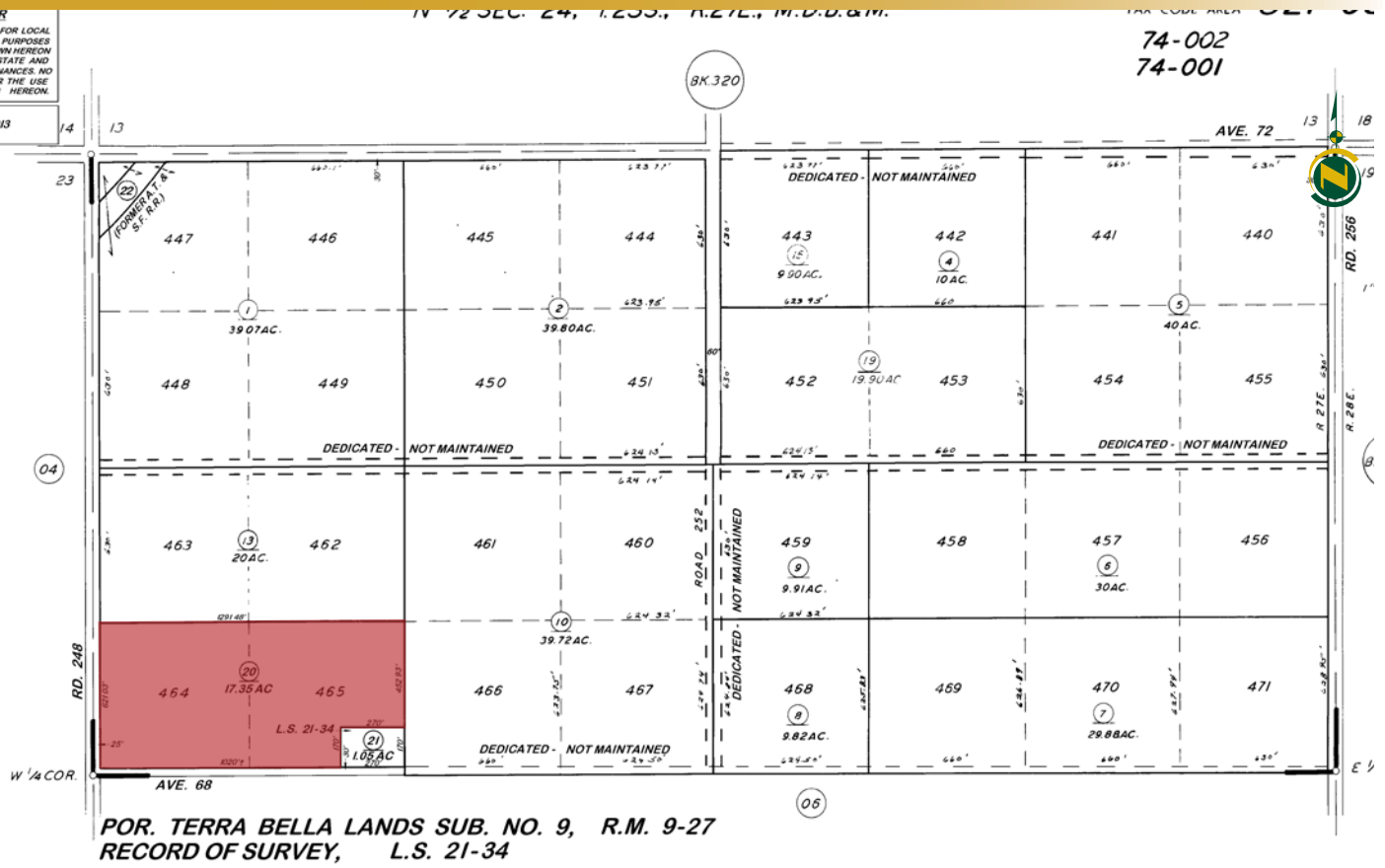
Centerville clay, 2 to 9 percent slopes.
Porterville clay, 0 to 2 percent slopes.

PRICE/TERMS:

The asking price is \$195,000.

ASSESSOR'S PARCEL MAP

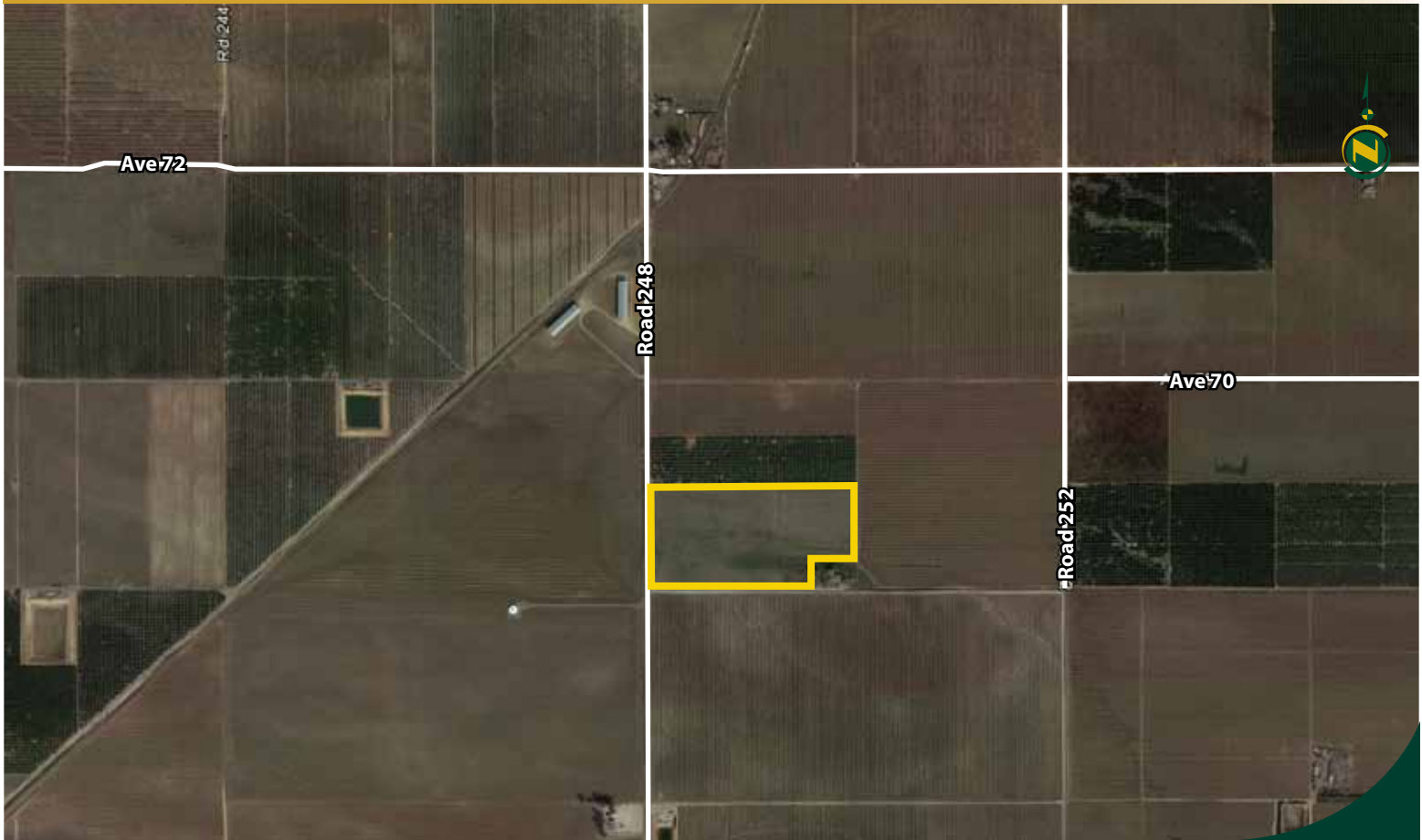
DISCLAIMER
THIS MAP WAS PREPARED FOR LOCAL PROPERTY ASSESSMENT PURPOSES ONLY. THE PARCELS SHOWN HEREON MAY NOT COMPLY WITH STATE AND LOCAL SUBDIVISION ORDINANCES. NO LIABILITY IS ASSUMED FOR THE USE OF THE INFORMATION HEREON.
REVISED: 09/13/2012
REASON: 2010-0082913
CAD TECH: ASG



POR. TERRA BELLA LANDS SUB. NO. 9, R.M. 9-27
RECORD OF SURVEY, L.S. 21-34

ASSESSOR'S MAPS RK 321 PG 05

AERIAL MAP



LOCATION MAP



REGIONAL MAP



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.

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