



FOR SALE

**18.45+/- Acres of Navel Citrus in Terra Bella
Irrigation District**



LOCATION

Between Road 236 and 238 approximately one-quarter (1/4) of a mile to the south of the intersection of Avenue 88 and Road 236 to the south of the City of Terra Bella in the County of Tulare and State of California

DESCRIPTION

Producing Tulare County citrus with access via Avenue 236 and water supplied via Terra Bella Irrigation District

LEGAL

Tulare County Assessor Parcel Number(s): 320-110-017; 320-110-019

CITRUS

13 +/- acres of Atwood Navels planted in 1998 on Trifoliate Rootstock via a 20' x 20' spacing
5 +/- acres of Washington Navels planted in 1945 on Old Line Rootstock via a 22' x 21' spacing

WATER

Property is located in the boundaries of Terra Bella Irrigation District with surface water delivered via turnout no. 10-1. The property is subject to a District assessment equivalent to \$3.33 per acre per month that is payable to the District on a monthly basis. The water rate for the 2022 – 2023 crop year is \$322.82 per acre foot of delivered water to the property.

SOILS

(110) Centerville clay, 2 to 9 percent slope(s)
(155) San Joaquin loam, 2 to 9 percent slope(s)

PRICE/TERMS

\$553,500.00 or \$30,000.00 per acre (All cash to be paid at close of escrow)

