



Valley Real Estate

Home With 7+ Acres In Terra Bella Could Be Your Future Boutique Farm!



APN: 304-140-035

This property is loaded with potential! Use your imagination to create your own perfect boutique farm. There is already a 1,501 sq ft home with 3 bedrooms and a bonus room (bonus room could become a fourth bedroom); 3 baths and a laundry room with new floor covering plus an additional toilet and sink; Two of the bedrooms are Master Bedrooms — one has a walkout and the other has a jetted tub! Newer windows throughout. Already plenty of mature fruit trees to get you started, plus ample open acreage for planting your own orchard. Add to this some spectacular mountain views and you have a property inviting BIG dreams!

\$257,000

Acreage:	7.46 Acres
Location:	27186 Avenue 96, Terra Bella, CA 93270
Directions:	From Old Stage Road, go west a half mile to the property. (The property sits on the north side of the road)
Williamson Act:	No
Soil:	Porterville Clay, 0-2 percent slopes Porterville Clay, 2-9 percent slopes
Water District:	Terra Bella Irrigation District — Ag Water & Domestic Water
Note:	The domestic water in Terra Bella is not filtered for drinking. The owner uses bottled water for drinking.
Home:	3 Bedroom, 3 Bathrooms, 40 year roof (with 30 years left!)
Square Feet:	1,501 square feet



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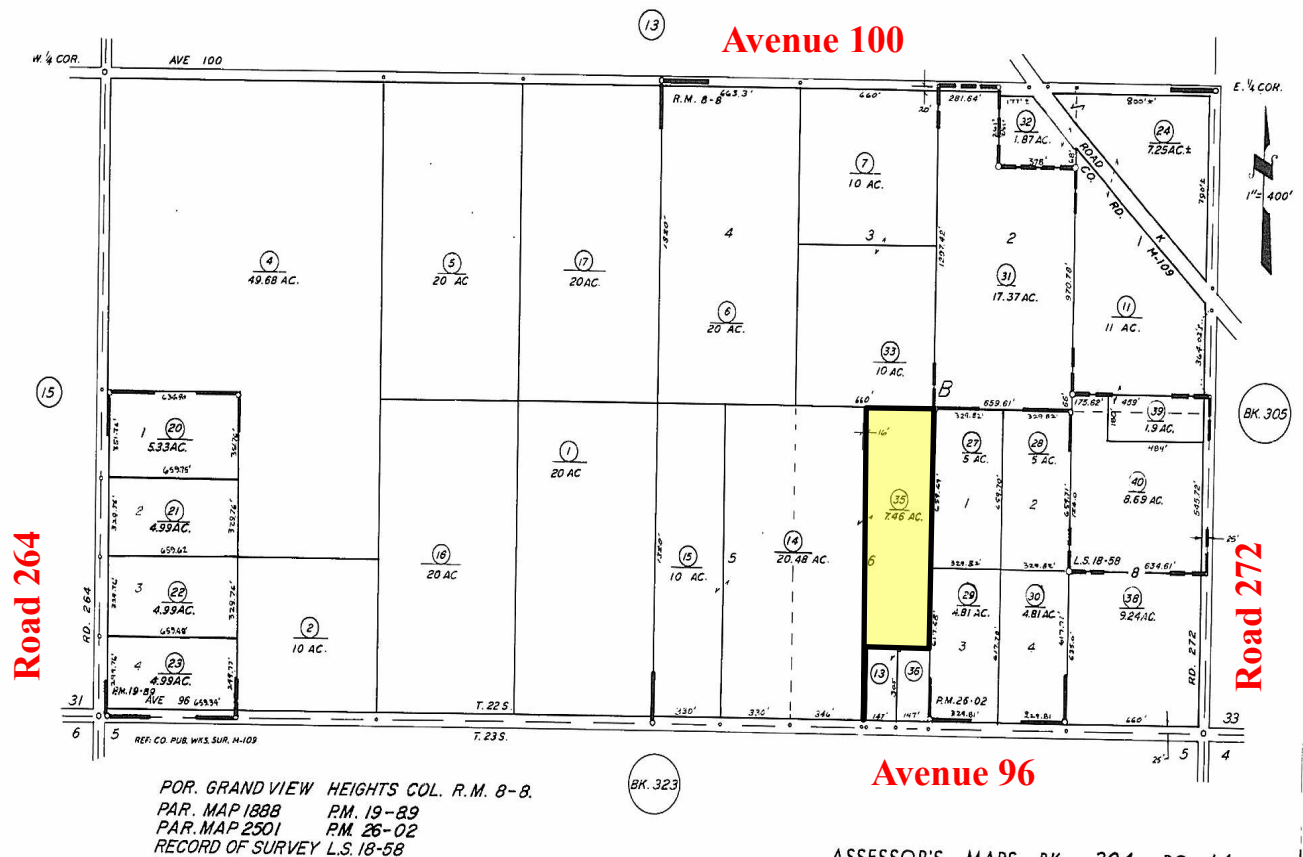
Above information has been obtained from sources deemed reliable but not guaranteed, including but not limited to: Water Availability and ingress/egress to the subject property. California's Sustainable Groundwater Management Act (SGMA), requires Governments and Water Agencies to halt overdraft and bring groundwater basins into balanced levels of pumping/recharge within 20 years of implementation of Groundwater Sustainability Plans (GSP's). SGMA practices may affect this property.



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S¹/₂ SEC. 32, T.22S., R.28E., M.D.B. & M.

TAX CODE AREA 304-14
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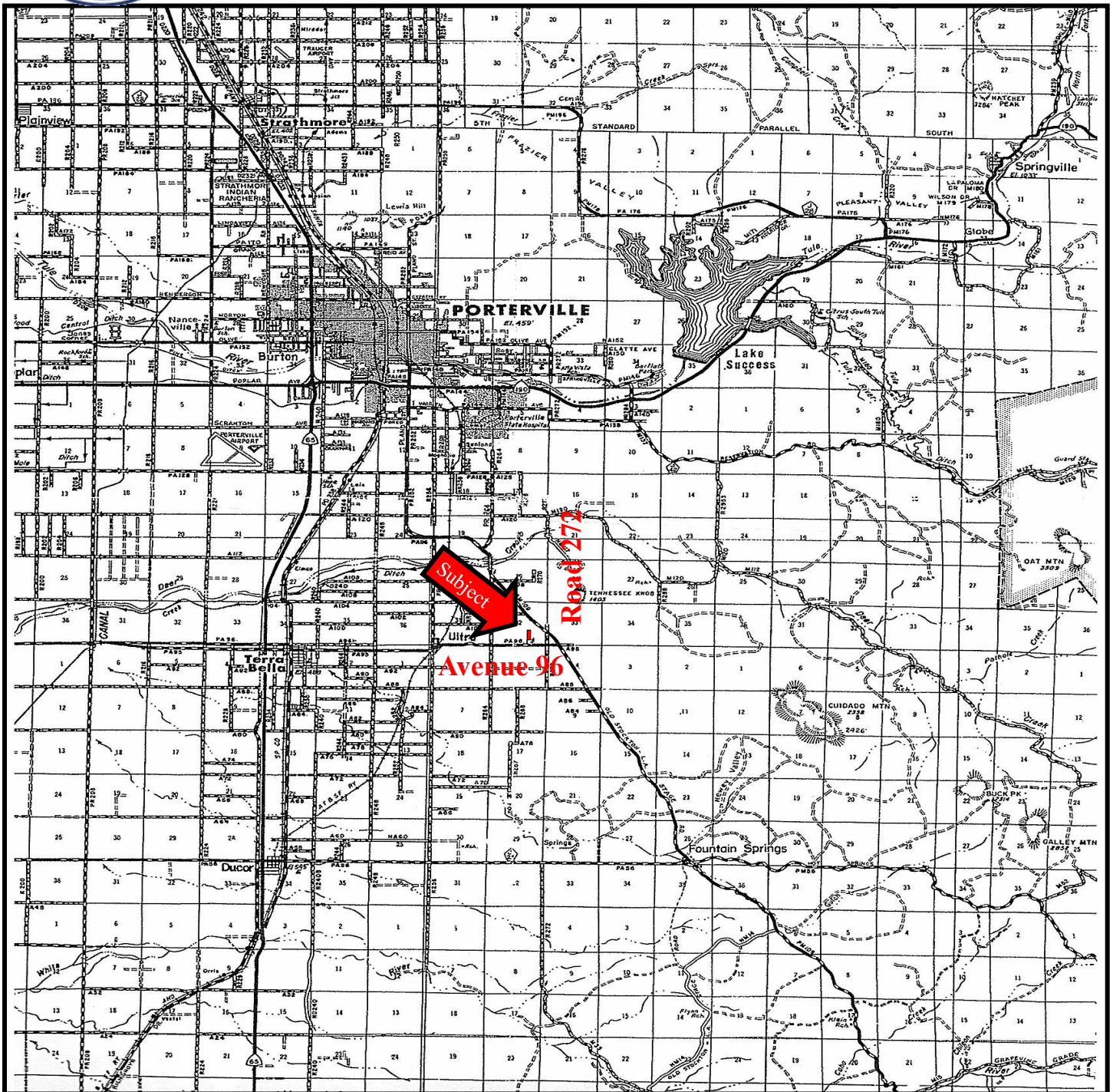


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