

FOR SALE



**PEARSON
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AGRICULTURAL PROPERTIES
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Madera Pistachios



**40.04± Assessed Acres
Madera County, California**

- Income producing pistachios
- Madera Water District
- Mini-Sprinkler irrigation system

**Exclusively Presented By:
Pearson Realty**



CALIFORNIA'S LARGEST AG BROKERAGE FIRM

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Madera Pistachios

40.04± Assessed Acres

\$1,201,200
(\$30,000 per acre)

LOCATION:

The south side of Avenue 20 1/2 (dirt road), 1/4 mile west of Road 27.
Approximately 2 miles northeast of the City of Madera.

LEGAL:

40.04± assessed acres located in a portion of the NW 1/4 of the SE 1/4 of
Section 24, T10S, R17E, M.D.B.&M. Madera County APN: 029-160-020 & 021.

ZONING:

AL-40.

CURRENT USE:

The original pistachio orchard was planted in 1974 on a 13 'x 25' spacing and
consisted of Kerman variety on Atlantica Rootstock. Since then, replants have
been Kerman on UCB-1 Rootstock.

WATER:

Madera Water District.
Mini-sprinkler irrigation system.

SOILS:

Cometa sandy loams, 3-8% slopes.
Cometa sandy loams, 8-15% slopes.

**BUILDINGS/
IMPROVEMENTS:**

None.

PRICE/TERMS:

\$1,201,200 cash at the close of escrow. 2020 crop is not included in a sale.

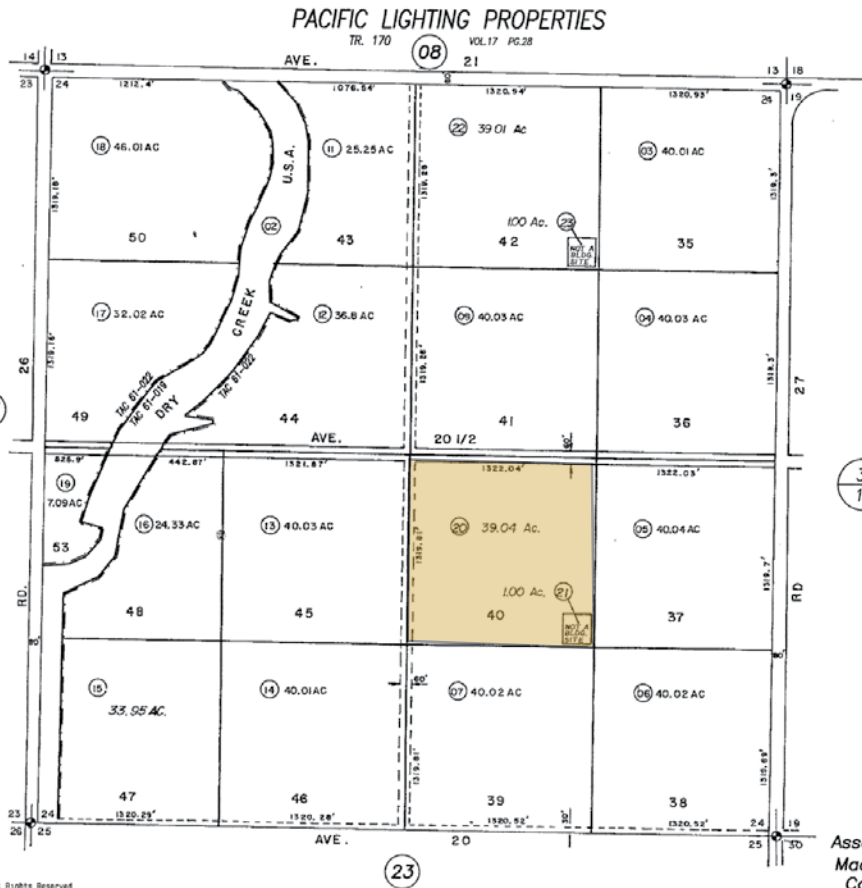
ASSESSOR'S PARCEL MAP

ORIGINAL



00180 4-00 41.0 40004 Madera County Assessor, All Rights Reserved

NOTE: This map is for assessment purposes only and is not intended for interpretation of boundary rights, zoning regulations or land division.



PROPERTY PHOTO



LOCATION MAP



AERIAL



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

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