

MADERA RANCHOS PISTACHIOS 40.00± Acres

Madera County, California

\$990,000
(\$24,750/Acre)



- Income producing pistachios
- Kerman/Peters variety, Atlantica rootstock
- Micro sprinklers



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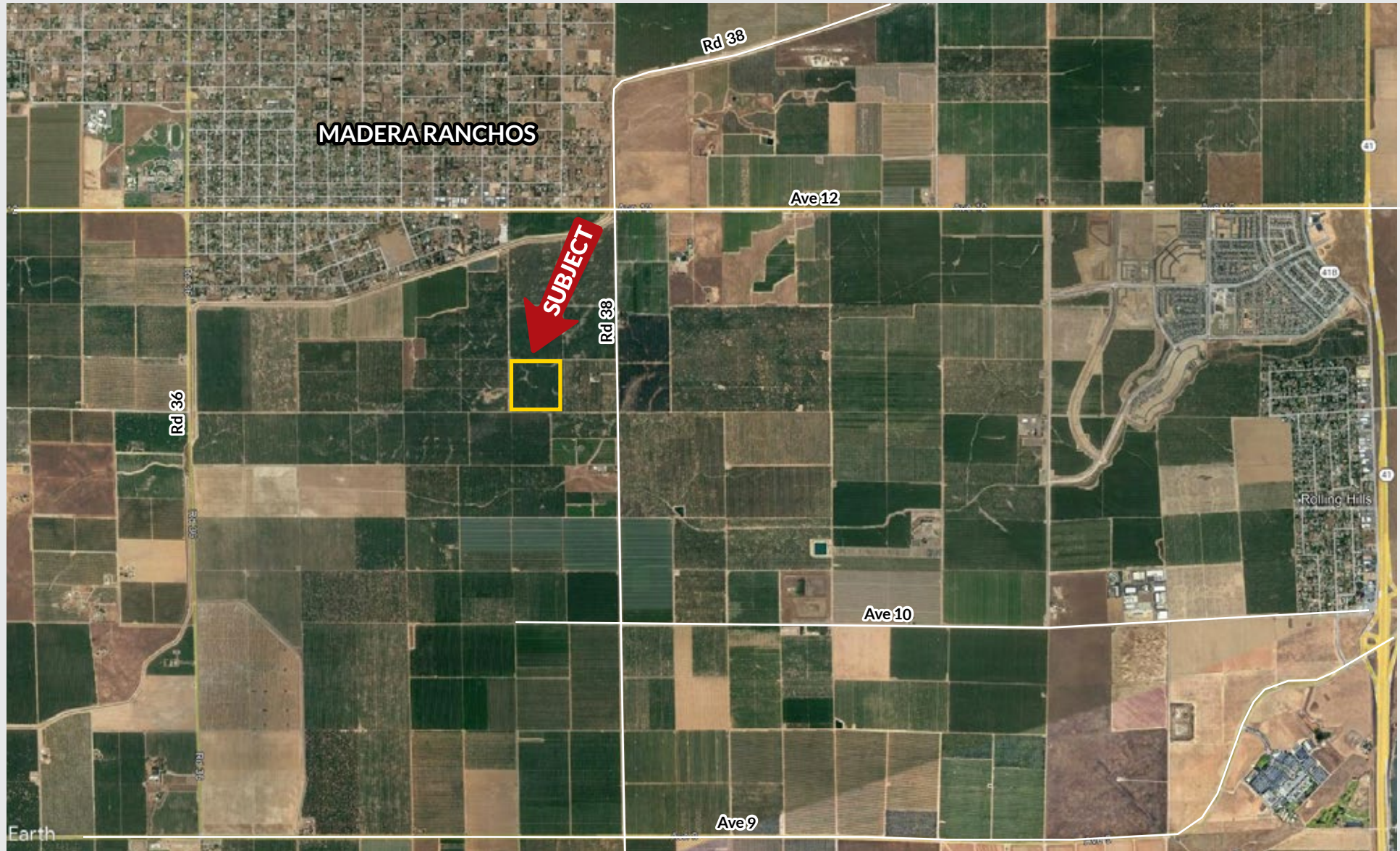


MADERA RANCHOS PISTACHIOS

40.00± Acres
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PROPERTY LOCATION



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PROPERTY INFORMATION

DESCRIPTION

The ranch consists of 40± acres of mature, producing, well maintained pistachios. The trees are planted on 11' by 22' spacing consisting of Kerman/Peters variety on Atlantica rootstock.

LOCATION

The property is located approximately 0.75 miles south of Ave 12 and approximately 0.25 miles west of Rd 38. The property can be accessed via a dirt road off Rd 38.

LEGAL

Madera County APN: 049-590-020

Located in a portion of Section 2, Township 12, Range 19, M.D.B&M.

The property is not located within the Williamson Act.

ZONING

ARE-20 (Agricultural, Rural, Exclusive, 20 acre minimum)

PRODUCTION

Year	Pounds per Acre
2021	698
2020	4,745
2019	340
2018	5,029

WATER

The ranch is located within Madera County GSA and is irrigated via micro sprinklers provided by a single ag well with a 100 HP pump. For additional information regarding Madera County GSA, please contact Julia Berry at 559-675-7821.

SOILS

Whitney and Rocklin sandy loams, 3 to 8 percent slopes
Whitney and Rocklin sandy loams, 3 to 15 percent slopes
San Joaquin sandy loam, 0 to 3 percent slopes, MLRA 17
Whitney and Rocklin sandy loams, 8 to 15 percent slopes

PRICE/TERMS

\$990,000 cash at the close of escrow.

Buyer to reimburse Seller for all cultural costs associated with the 2022 crop.



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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

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.