

MADERA PISTACHIOS

Madera County, California

\$270,135

(\$13,500/Acre)

PRICE REDUCED

20.01± Acres

- Mature Pistachios
- Micro Sprinklers
- Madera Water District

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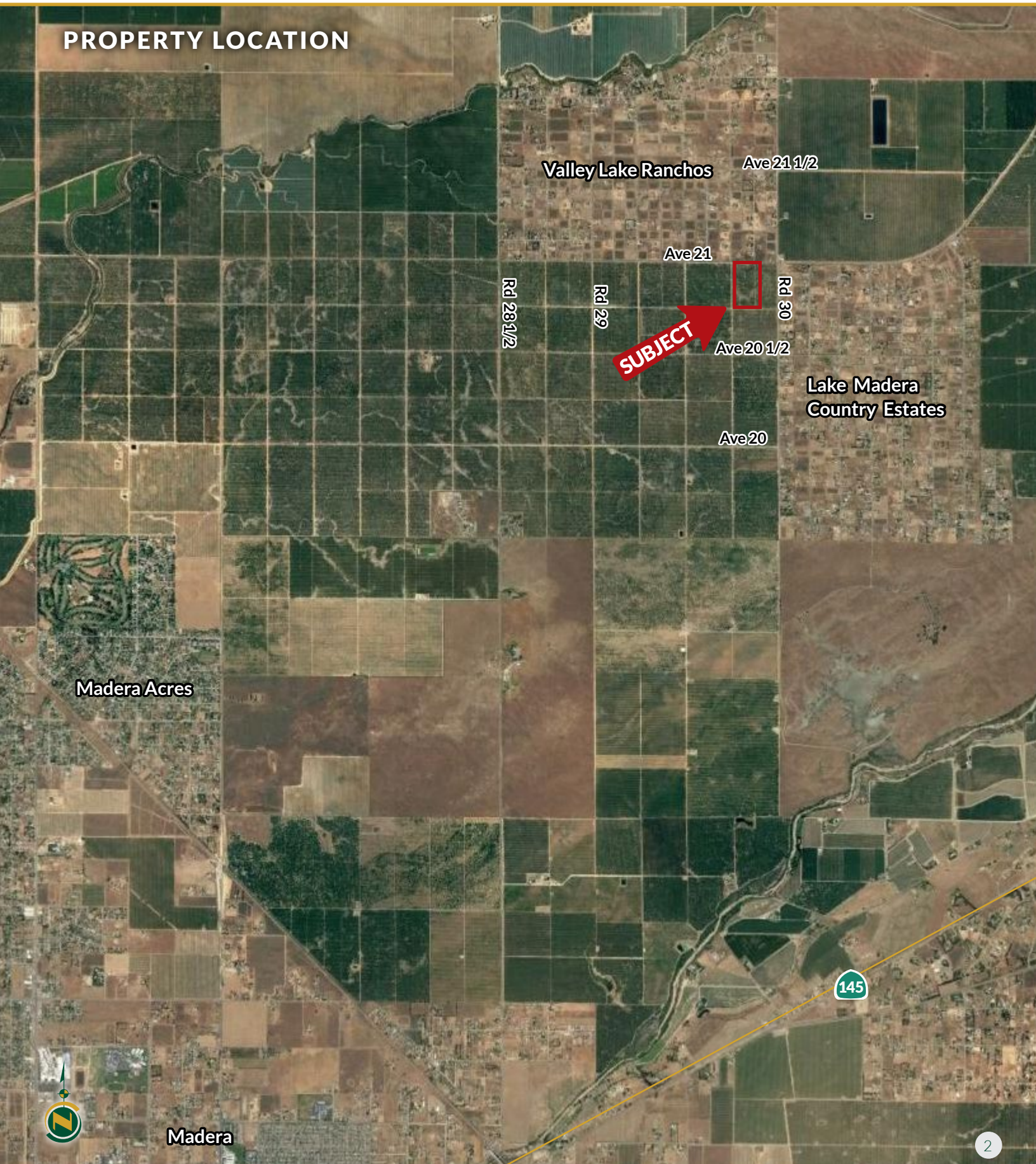
CA DRE #00020875

MADERA PISTACHIOS

20.01± Acres
Madera County, CA



PROPERTY LOCATION



Madera

PROPERTY INFORMATION

DESCRIPTION

20.01± acres of mature pistachios located in the Pacific Lighting area of northeast Madera. The pistachio trees are Kerman and Peters variety on Atlantica rootstock.

LOCATION

Located on the south side of Ave. 21, approximately 0.15± miles west of Rd 30, and approximately 0.75± miles north of Ave. 20.

LEGAL

Madera County APN: 031-111-010
Portion of Section 21, T10S, R18E, M.D.B.&M.

ZONING

ARE-20 (Agricultural Rural Exclusive – 20 Acres)
The property is not located within the Williamson Act.

PLANTINGS

20.01± acres Kerman and Peters variety pistachios on Atlantica rootstock. Approximately 4± acres were replanted with Kermans in 2019.

WATER

The property is located in Madera Water District and is irrigated with micro sprinklers. For more information about Madera Water District please contact their office at (559) 674-4944.

SOILS

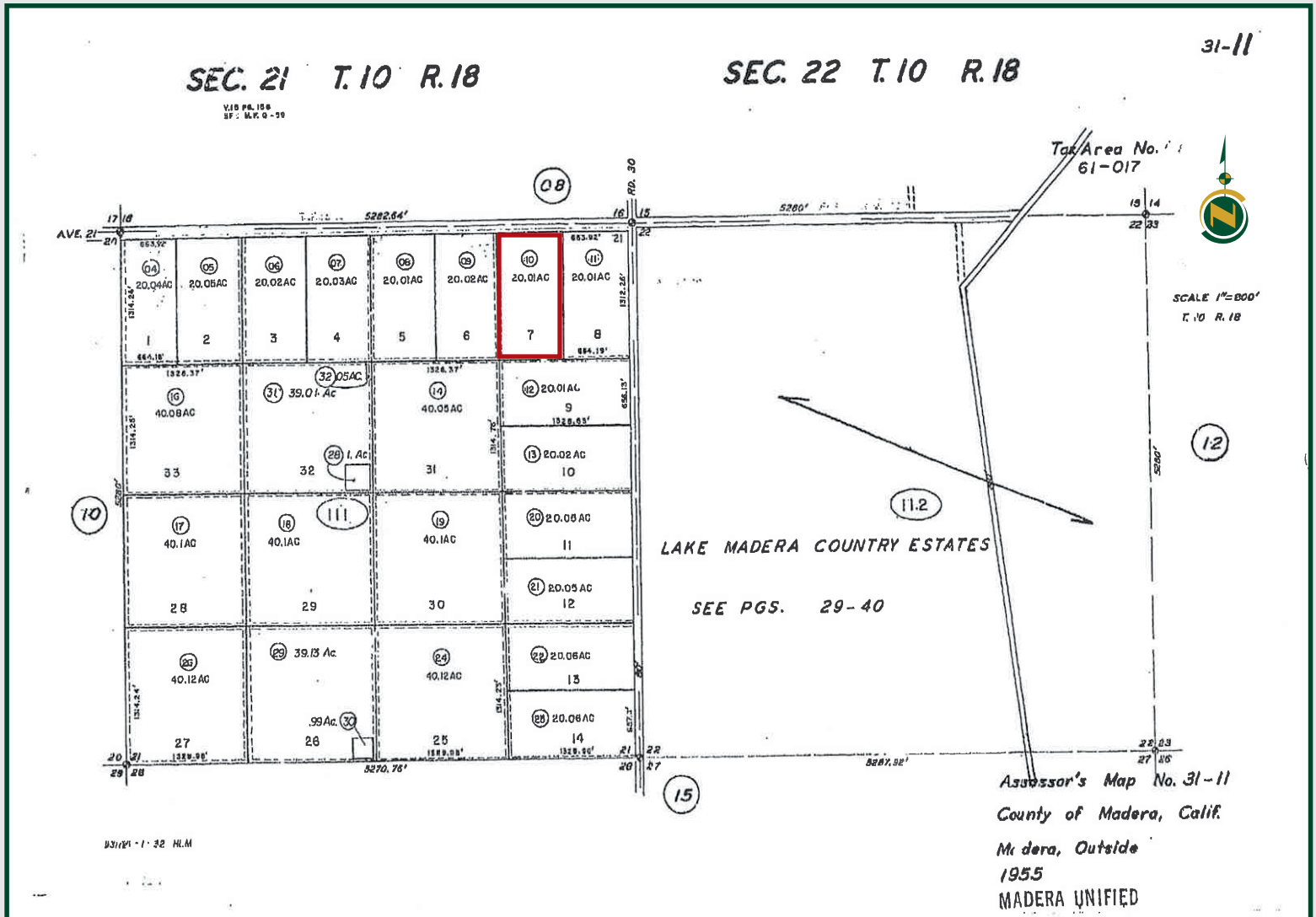
Cometa sandy loams, 3 to 8 percent slopes (90.2%)
Greenfield sandy loam, moderately deep and deep over hardpan, 3 to 8 percent slopes (0.5%)
Hanford sandy loam, moderately deep and deep over hardpan, 0 to 3 percent slopes (9.3%)

PRICE/TERMS

\$270,135 (\$13,500/acre) cash at the close of escrow.
Buyer to reimburse Seller for all cultural costs incurred towards the 2023 crop.



ASSESSOR'S PARCEL MAP



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.



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