



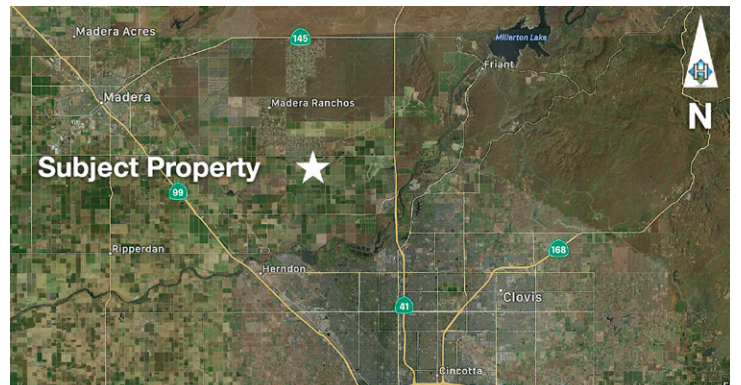
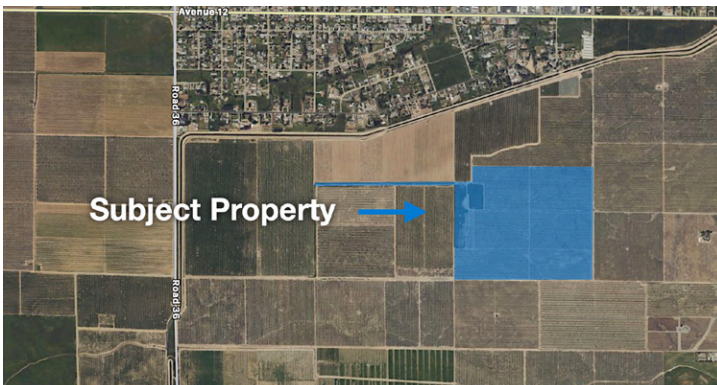
# HOEKSTRA & ASSOCIATES, INC.

**FOR SALE**

**\$2,860,000**

**MADERA PISTACHIOS**

**130.14 ACRES**



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**FOR SALE**

**\$2,860,000**

**MADERA PISTACHIOS**

**130.14 ACRES**

## **LOCATION**

The subject property is located at 11398 Road 371/2, Madera, CA 93636, approximately 1/2 mile south of Avenue 12 and 1 mile east of Road 36.

## **DESCRIPTION**

This opportunity is 130.14 +/- acres on seven parcels with approximately 120 acres of pistachios. The property has 3 water wells. This ranch offers a desirable location and provides income and tax benefits.

## **PARCEL #'S**

Madera County APNs 049-580-009; 049-590-004, 006, 007, 008, 027 & 028 (1/2 interest)

## **ZONING**

ARV-20 Exclusive Agricultural (20 Acre Minimum Parcel) ARE-40 Exclusive Agricultural (20 Acre Minimum Parcel)

## **CROPS**

Approximately, 120 acres of Kerman pistachios. The trees are professionally managed are drip irrigated with well water and have demonstrated high average yields for the area.

## **SOIL**

According to USDA California Revised Storie Index, various Grade 1, 4 and 5 soils; see attached soils map for description.

## **WATER & IRRIGATION**

This ranch has 3 wells for irrigation. 1 well is a submersible and the others are 50 hp and 200 hp. The trees are irrigated through a booster pump, sand media filters and single line drip system. The 50 hp well is shared 50% with the neighbor.

## **SGMA**

The Sustainable Groundwater Management Act passed in 2014 requires groundwater basins be sustainable by 2040 and requires Groundwater Sustainability Plans (GSP) by 2020. GSPs may limit the amount of well water pumped.

For more information go to <https://water.ca.gov/Programs/Goundwater-Management/SGMA-Groundwater-Management>

## **PRICE/TERMS**

\$2,860,000 (\$21,976/acre) cash at close of escrow



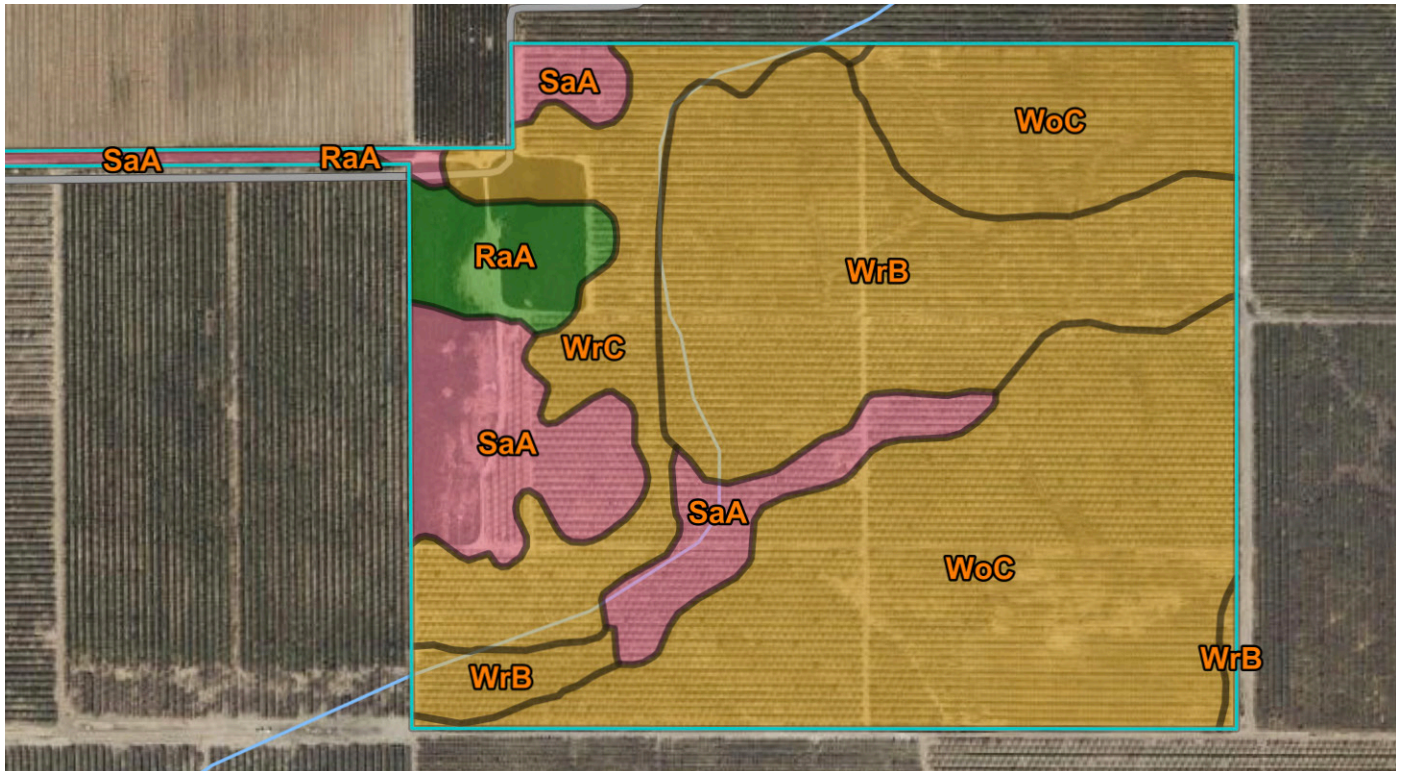
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## SOILS MAP



## CALIFORNIA REVISED STORIE INDEX (CA)

Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
RaA	Ramona sandy loam, 0 to 3 percent slopes	Grade 1 - Excellent	Ramona (85%)	6.2	4.7%
SaA	San Joaquin sandy loam, 0 to 3 percent slopes, MLRA 17	Grade 5 - Very Poor	San Joaquin (90%)	19.5	14.9%
WoC	Whitney and Rocklin gravelly sandy loams, 3 to 15 percent slope	Grade 4 - Poor	Whitney (41%) Rocklin (39%)	54.2	41.4%
WrB	Whitney and Rocklin sandy loams, 3 to 8 percent slopes	Grade 4 - Poor	Whitney (41%) Rocklin (39%)	34.6	26.5%
WrC	Whitney and Rocklin sandy loams, 8 to 15 percent slopes	Grade 4 - Poor	Whitney (41%) Rocklin (39%)	16.3	12.5%
<b>Totals for Area of Interest</b>				<b>130.9</b>	<b>100.0%</b>



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## ASSESSORS MAP

