



# HOEKSTRA & ASSOCIATES, INC.

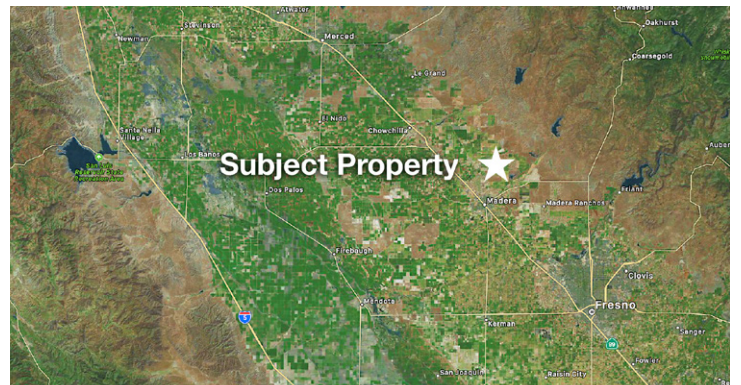
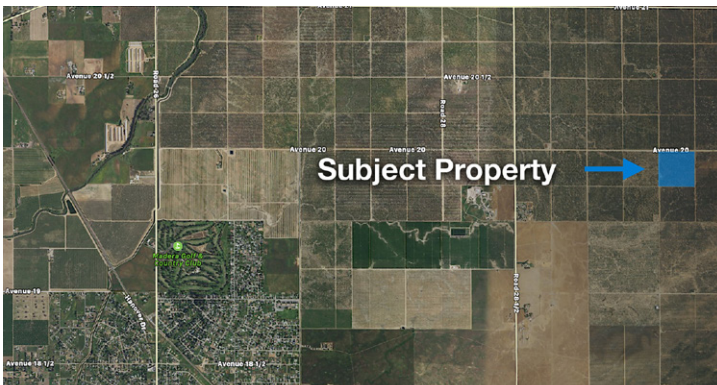
**FOR SALE**

**\$601,800**

**SUNDBERG PISTACHIOS**

**40.12 ACRES**

**PRICE REDUCED**



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**FOR SALE**

**\$601,800**

**SUNDBERG PISTACHIOS**

**40.12 ACRES**

## **LOCATION**

The subject property is located on the southeast corner of Ave 20 and Rd 29 1/2, Madera, CA approximately 5 miles north of the City of Madera and 8 miles east of the 99 Freeway.

## **DESCRIPTION**

This opportunity is 40.12 +/- acres on one parcel, with mature producing pistachios. The property has surface water delivered through Madera Water District and is within the boundaries of Madera Irrigation District subordinate region. This ranch offers income and potential tax benefits.

## **PARCEL #'S**

Madera County APN 031-151-005

## **ZONING**

MHA - Manufactured Housing Architectural Review Overlay District

## **CROPS**

Approximately, 40 acres of mature pistachios. The pistachio trees are Kerman variety on Atlantica rootstock. This block is professionally managed and historic yields are available upon request.

## **SOIL**

According to USDA California Revised Storie Index, Class 3 soils; see attached soils map for description.

## **WATER & IRRIGATION**

This entire ranch has surface water delivered through the Madera Water District and is within the boundaries of Madera Irrigation District subordinate region. The pistachios are irrigated with the District water through drip irrigation.

## **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**

\$601,800 (\$15,000/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
CuB	Cometa sandy loams, 3 to 8 percent slopes	Grade 3 - Fair	Cometa (85%)	31.2	77.4%
GvB	Greenfield sandy loam, moderately deep and deep over hardpan, 3 to 8 percent slopes	Grade 3 - Fair	Greenfield (85%)	9.1	22.6%
<b>Totals for Area of Interest</b>				<b>40.3</b>	<b>100.0%</b>



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## ASSESSORS MAP

