



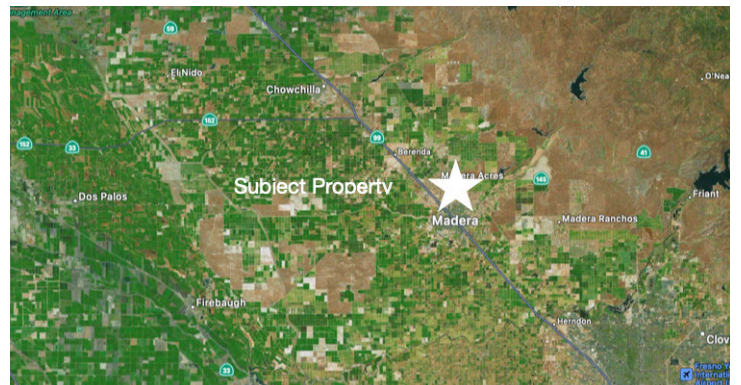
HOEKSTRA & ASSOCIATES, INC.

FOR SALE

\$462,000

AVENUE 21 PISTACHIOS

38.5 ACRES



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AVENUE 21 PISTACHIOS

38.5 ACRES

LOCATION

The subject property is located on the South side of Avenue 21 half a mile East of Road 27 or 3/4 of a mile West of Road 27 1/2 Madera, CA approximately 6 miles north of the City of Madera and 7 miles east of the 99 Freeway.

DESCRIPTION

This opportunity is 38.5 +/- acres on 2 parcels, 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's 031-101-015 & 016

ZONING

ARV-20, Agricultural, rural, valley (twenty acre)

CROPS

Approximately 38.5 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, mostly Grade 3 - fair with some Grade 4 - poor 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

\$462,000 (\$12,000/acre) cash at close of escrow.



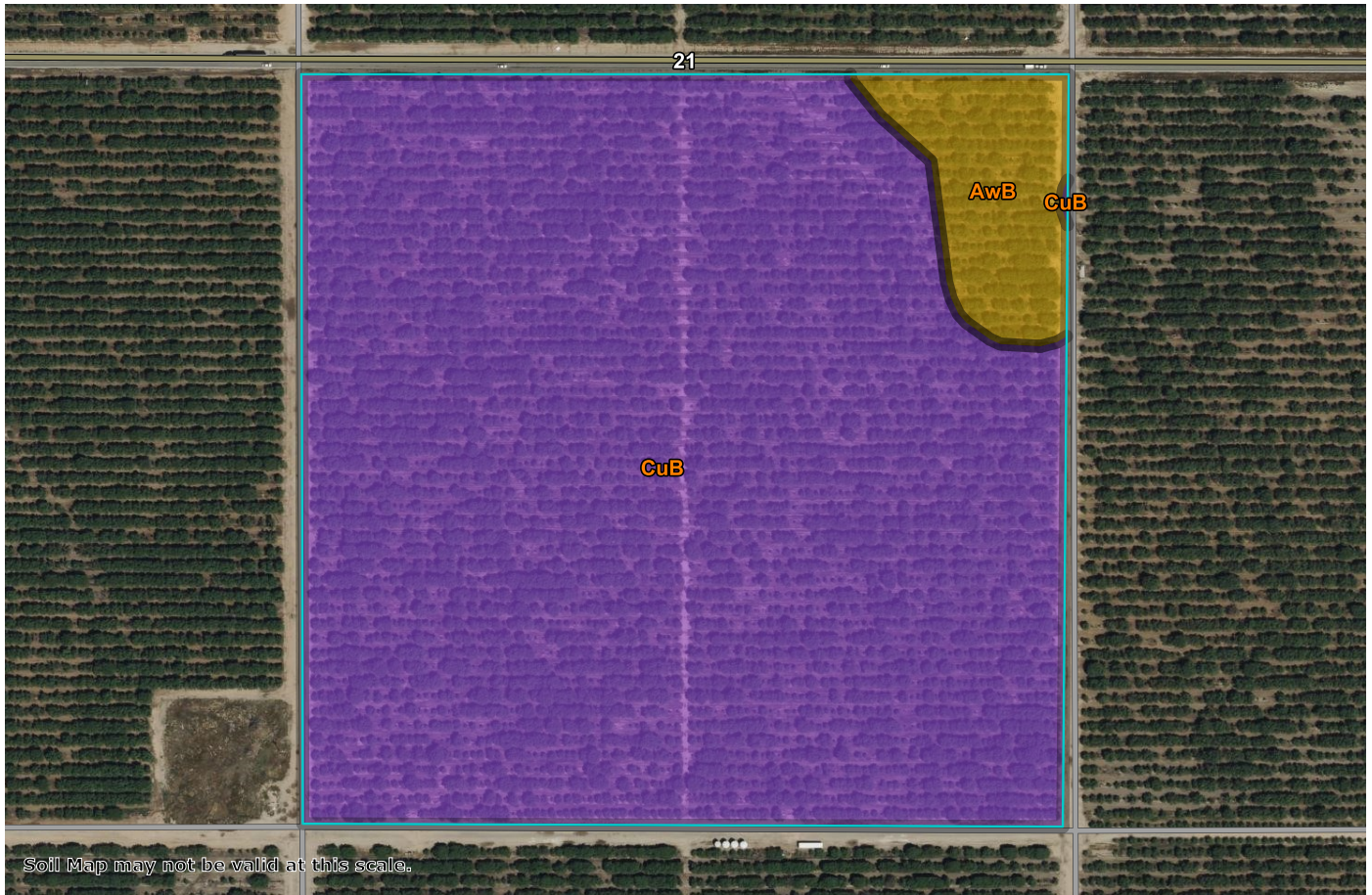
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SOILS MAP



CALIFORNIA REVISED STORIE INDEX (CA)

Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
AwB	Atwater loamy sand, moderately deep and very deep over hardpan, 3 to 8 percent slopes	Grade 4 - Poor	Atwater (85%)	2.5	6.6%
CuB	Cometa sandy loams, 3 to 8 percent slopes	Grade 3 - Fair	Cometa (85%)	35.8	93.4%
Totals for Area of Interest				38.3	100.0%



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ASSESSORS MAP

