



HOEKSTRA & ASSOCIATES, INC.

FARMLAND, COMMERCIAL, RESIDENTIAL REAL ESTATE

FOR SALE

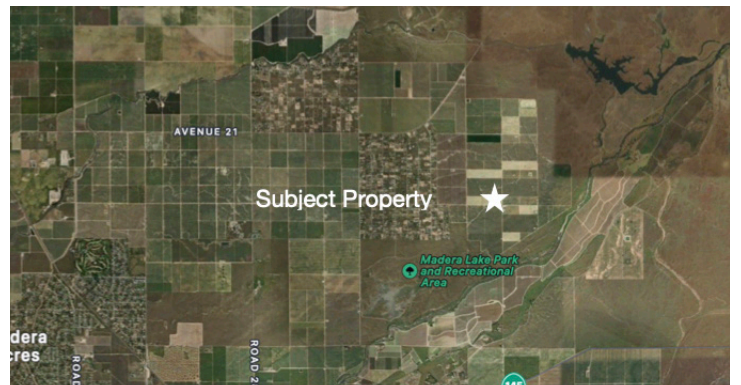
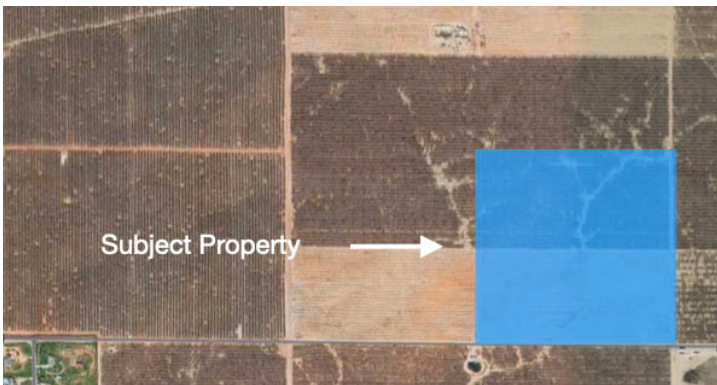
\$564,920

Haley Ranch

38.96 ACRES



PRICE REDUCED



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AGRICULTURAL REAL ESTATE PROFESSIONALS

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\$564,920

Haley Ranch

38.96 ACRES

LOCATION

The Haley Ranch is located on the north side of Avenue 20 approximately 3/4 of a mile east of Road 31 in Madera CA 93638.

DESCRIPTION

This opportunity is 38.96 +/- acres that consists of two parcels adjacent to each other with Grade 3 soils. Both parcels are planted to pistachios.

PARCEL #'S

Madera County APN's: 031-121-019 & 020

ZONING

AEX - 20

CROPS

Each of the two parcels are planted half to Kerman pistachios on Atlantica rootstock established in the 1970's and half to Golden Hills pistachios on UCB-1 rootstock established in 2018. The newer Golden Hills plantings should expect their first crop in 2024.

SOIL

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

WATER & IRRIGATION

There are multiple sources of water on the Haley Ranch. Water can be pumped from the Madera Canal or the Fresno River when available. Water from the Fresno Canal is purchased from Madera Irrigation District. There are additional opportunities to purchase water from MID as well. There are 15 wells that provide water to the Haley orchards. The wells are shared amongst all the parcels on the Haley Ranch. In addition there is a reservoir that holds approximately 450 acre feet that stores water in the Winter for use during the growing season.

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

\$564,920 (\$14,500 per acre) cash due at close of escrow.



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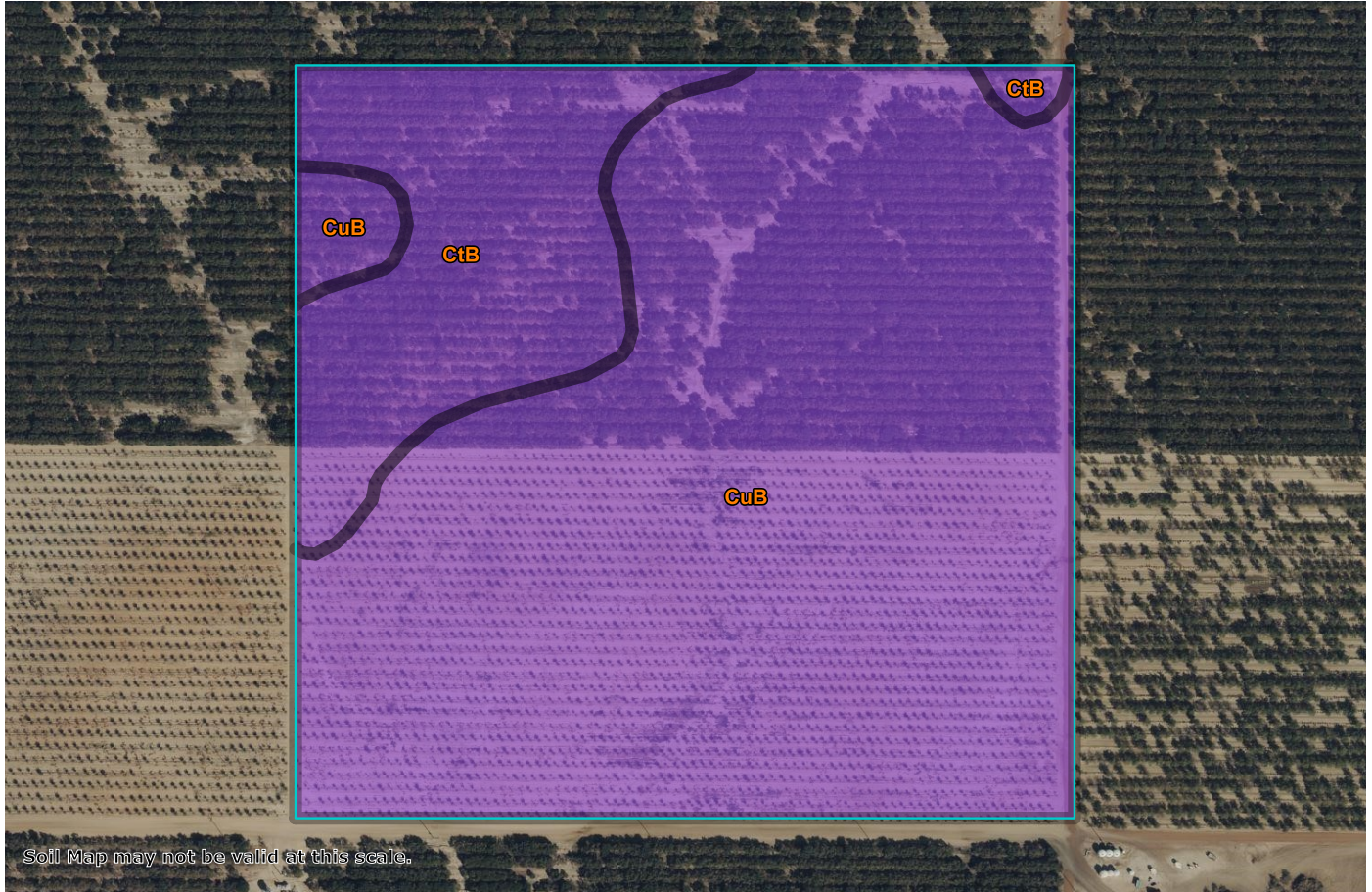




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SOILS MAP



CALIFORNIA REVISED STORIE INDEX (CA)

Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
CtB	Cometa loam, 3 to 8 percent slopes	Grade 3 - Fair	Cometa (85%)	8.1	20.0%
CuB	Cometa sandy loams, 3 to 8 percent slopes	Grade 3 - Fair	Cometa (85%)	32.2	80.0%
Totals for Area of Interest				40.3	100.0%



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ASSESSORS MAP

