



HOEKSTRA & ASSOCIATES, INC.

FARMLAND, COMMERCIAL, RESIDENTIAL REAL ESTATE

FOR SALE

\$550,000

Avenue 11 Pistachios

40 ACRES



PRICE REDUCED



Dan Hoekstra
(805) 839-8292 cell
dan@hoekstra.land
CalBRE-01942198

Russell Waymire
(559) 977-6000 cell
russ@hoekstra-associates.com
CalBRE-01763629

Sean Barajas
(559) 805-0179 cell
sean@hoekstra.land
CalBRE-02157022

AGRICULTURAL REAL ESTATE PROFESSIONALS

www.Hoekstra.land



HOEKSTRA & ASSOCIATES, INC.

FARMLAND, COMMERCIAL, RESIDENTIAL REAL ESTATE

FOR SALE

\$550,000

Avenue 11 Pistachios

40 ACRES

LOCATION

The subject property is located on the south side of Avenue 11 approximately one mile West of Road 38 in Madera CA 93636.

DESCRIPTION

This opportunity is 40 +/- acres that consists of one parcel with Grade 4 soils and is currently farmed to mature pistachios.

PARCEL #'S

Madera County APN: 049-610-007

ZONING

ARV - 20

CROPS

Approximately 40 acres of mature producing pistachios planted in the 1970's. The pistachios are Kerman variety on Atlantica rootstock. Yield available upon request.

SOIL

According to USDA California Revised Storie Index the subject property is 100% Grade 4 soils; see attached soil map for description.

WATER & IRRIGATION

There is one Ag well that irrigates the entire 40 acres. The well is in the process of being refurbished by lowering the pump setting 60 feet, scrubbing the well casing and replacing the bowls. The pistachios are irrigated via single line drip through dual inline spin clean filters. The subject property lies within the County of Madera GSA.

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

\$550,000 (\$13,750 per acre) cash at close of escrow.



HOEKSTRA & ASSOCIATES, INC.

FARMLAND, COMMERCIAL, RESIDENTIAL REAL ESTATE

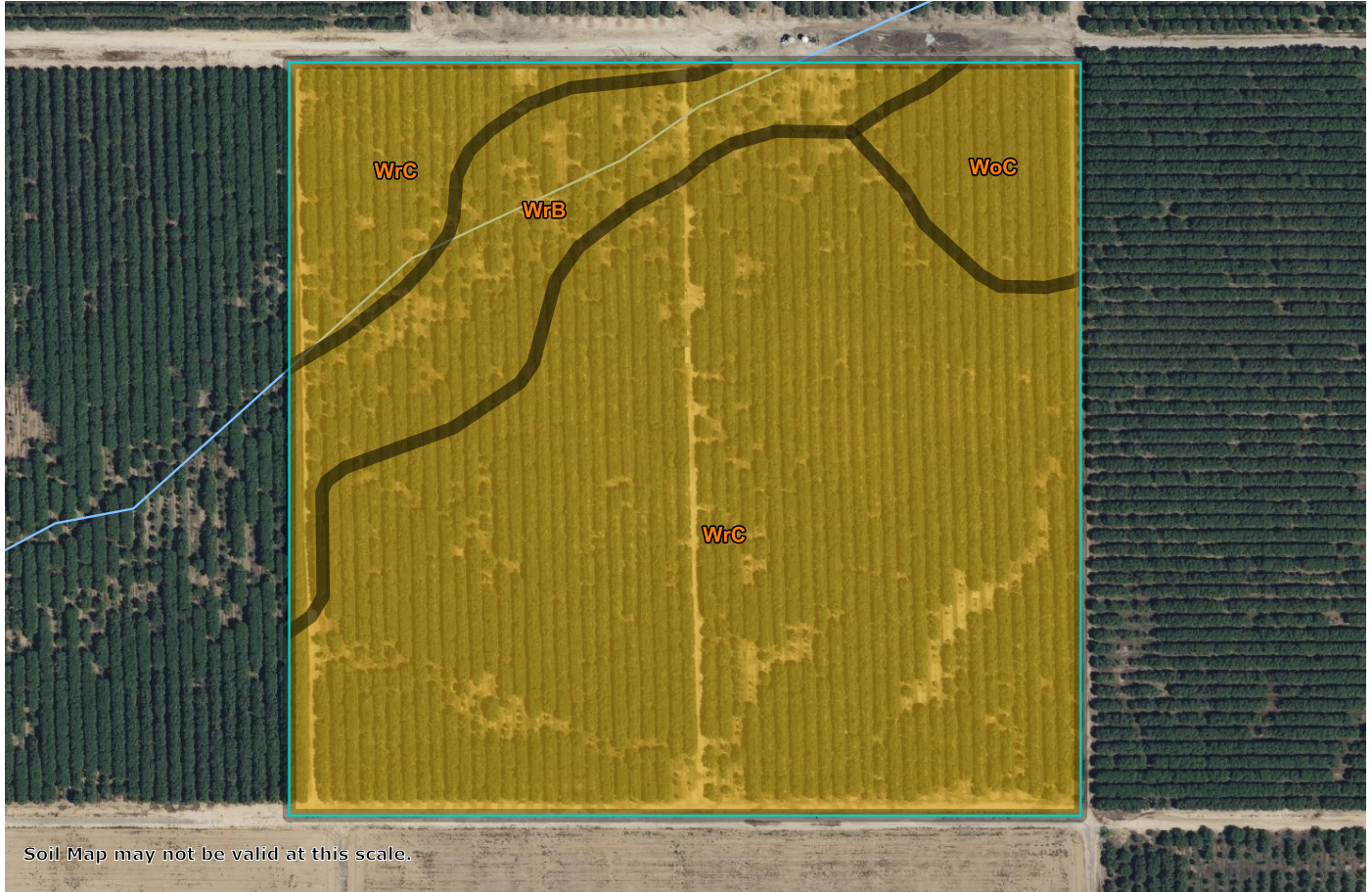




HOEKSTRA & ASSOCIATES, INC.

FARMLAND, COMMERCIAL, RESIDENTIAL REAL ESTATE

SOILS MAP



CALIFORNIA REVISED STORIE INDEX (CA)

Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
WoC	Whitney and Rocklin gravelly sandy loams, 3 to 15 percent slope	Grade 4 - Poor	Whitney (41%)	2.5	6.2%
			Rocklin (39%)		
WrB	Whitney and Rocklin sandy loams, 3 to 8 percent slopes	Grade 4 - Poor	Whitney (41%)	6.0	15.0%
			Rocklin (39%)		
WrC	Whitney and Rocklin sandy loams, 8 to 15 percent slopes	Grade 4 - Poor	Whitney (41%)	31.2	78.8%
			Rocklin (39%)		
Totals for Area of Interest				39.6	100.0%



HOEKSTRA & ASSOCIATES, INC.

FARMLAND, COMMERCIAL, RESIDENTIAL REAL ESTATE

ASSESSORS MAP

