



HOEKSTRA & ASSOCIATES, INC.

FOR SALE

\$194,800

PACIFIC LIGHTING

19.48 ACRES

LOCATION

The subject property is located on the north side of Avenue 20 1/2 approximately one quarter mile east of Road 27 in the Pacific Lighting region of Madera, CA 93638.

DESCRIPTION

This opportunity is 19.48 +/- acres that consists of one parcel currently farmed to mature pistachios.

PARCEL #'S

Madera County APN: 031-101-024

ZONING

ARE - 40

CROPS

The subject property is currently planted to mature producing pistachios. The orchard was established in the 1970's with Kerman variety budded onto budded onto Atlantica rootstock. Yield available upon request.

SOIL

According to USDA California Revised Storie Index the subject property consists of Grade 3 & 4 soils; see attached soil map for description.

WATER & IRRIGATION

The subject property lies within and receives water from the Madera Water District and is a part of the Madera Water District GSA. The orchard is irrigated via single line drip.

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

\$194,800 (\$10,000 per acre) cash at close of escrow.



HOEKSTRA & ASSOCIATES, INC.





HOEKSTRA & ASSOCIATES, INC.

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%)	6.8	33.8%
CuA	Cometa sandy loams, 0 to 3 percent slopes	Grade 3 - Fair	Cometa (85%)	0.1	0.7%
CuB	Cometa sandy loams, 3 to 8 percent slopes	Grade 3 - Fair	Cometa (85%)	13.1	65.5%
Totals for Area of Interest				20.0	100.0%



HOEKSTRA & ASSOCIATES, INC.

ASSESSORS MAP

