



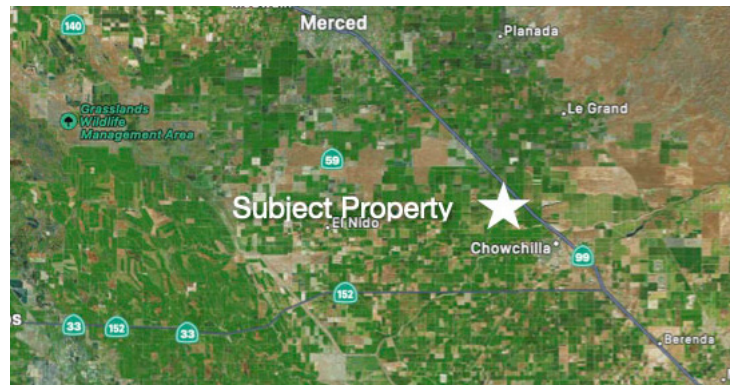
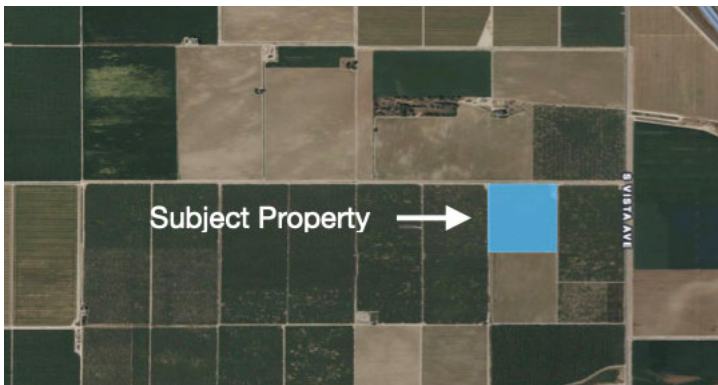
HOEKSTRA & ASSOCIATES, INC.

FOR SALE

\$1,400,000

CHOWCHILLA PISTACHIOS

40 ACRES



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LOCATION

The subject property is located at 9005 S. Vista Rd, Chowchilla CA 93610. From Vista road head West 1/4 of of a mile on the dirt avenue.

DESCRIPTION

This opportunity is 40 +/- acres on one parcel planted to mature pistachios. The ranch has a 1,040 square foot 2 bed 1 bath log cabin inspired home with a river rock fireplace, laundry room and a 576 square foot 2 car garage. The house was built in 1979. There is a domestic well for the house and equipment yard.

PARCEL #'S

Madera County APN: 075-130-021

ZONING

A1

CROPS

This well maintained block established in 1980 is planted to Kerman variety pistachios on Atlantica rootstock with a tree spacing of 16' x 18'. The six year yield average is 3,363 pounds per acre.

SOIL

According to USDA California Revised Storie Index, Grade 1 and Grade 5 soils; see attached soil map for description.

WATER & IRRIGATION

There are multiple sources of irrigation water on the ranch. The property lies within and receives water from the Chowchilla Irrigation District through a lift pump on the canal and is a part of the CWD GSA. The property shares an ag well with adjacent pistachio orchards.

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

\$1,400,000 (\$35,000 per acre) cash due at close of escrow.



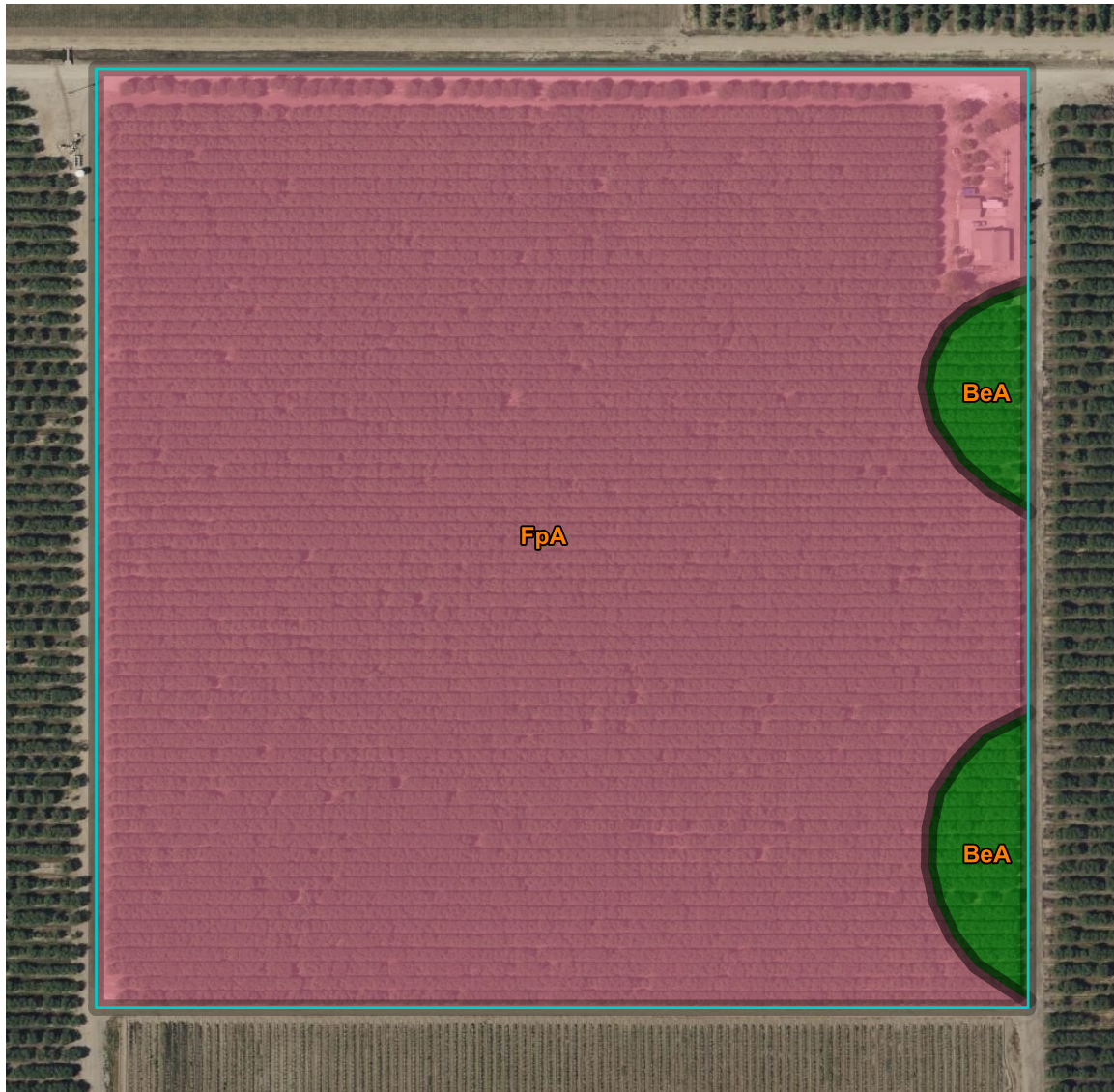
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SOILS MAP



CALIFORNIA REVISED STORIE INDEX (CA)

Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
BeA	Borden fine sandy loam, 0 to 2 percent slopes	Grade 1 - Excellent	Borden (85%)	1.7	4.2%
FpA	Fresno loam, slightly saline-sodic, 0 to 1 percent slopes	Grade 5 - Very Poor	Fresno (85%)	38.2	95.8%
Totals for Area of Interest				39.9	100.0%

