



# HOEKSTRA & ASSOCIATES, INC.

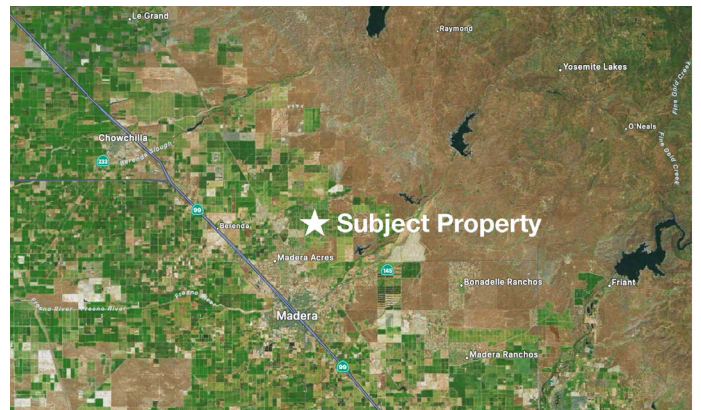
FARMLAND, COMMERCIAL, RESIDENTIAL REAL ESTATE

**FOR SALE**

**\$183,500**

**Madera Pistachios**

**18.35 Acres**



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**AGRICULTURAL REAL ESTATE PROFESSIONALS**

**www.Hoekstra.land**





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**Madera Pistachios**

**18.35 Acres**

**LOCATION**

The subject property is located on the east side of Road 27 a quarter of a mile south of Avenue 21 in the Pacific Lighting district of Madera, CA.

**DESCRIPTION**

This opportunity is 18.35 +/- acres of pistachios on 1 parcel, Field M25.

**PARCEL #'S**

Madera County APN: 031-101-026

**ZONING**

ARE 40 Exclusive Agriculture  
(20 Acre Minimum Parcel)

**CROPS**

Approximately 18.35 acres of Kerman pistachios on Atlantica rootstock. The orchard is professionally managed. The trees are drip irrigated with district water.

**SOIL**

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

**WATER & IRRIGATION**

This ranch is irrigated with water from the Madera Water District. A second source of water comes from Madera Irrigation District and is utilized when available. The water is delivered to the trees via a single line drip system.

**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/Groundwater-Management/SGMA-Groundwater-Management>

**PRICE/TERMS**

\$183,500 (\$10,000/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
AsA	Alamo clay, 0 to 1 percent slopes	Grade 6 - Nonagricultural	Alamo (85%)	0.0	0.1%
CuA	Cometa sandy loams, 0 to 3 percent slopes	Grade 3 - Fair	Cometa (85%)	10.8	55.7%
CuB	Cometa sandy loams, 3 to 8 percent slopes	Grade 3 - Fair	Cometa (85%)	8.6	44.2%
<b>Totals for Area of Interest</b>				<b>19.4</b>	<b>100.0%</b>



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## ASSESSORS MAP

