



HOEKSTRA & ASSOCIATES, INC.

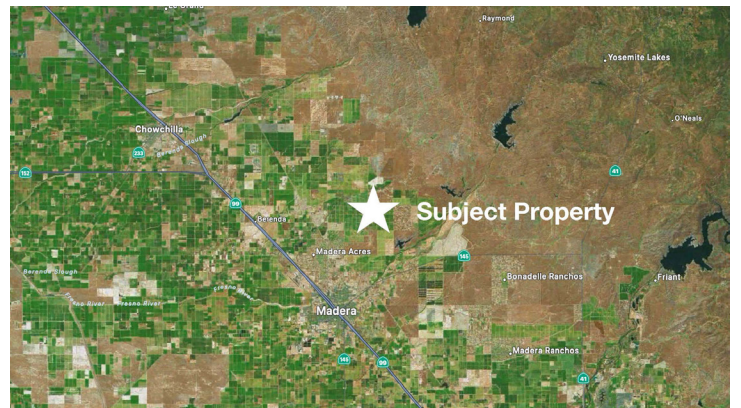
FARMLAND, COMMERCIAL, RESIDENTIAL REAL ESTATE

FOR SALE

\$1,002,750

Madera Pistachios

80.22 Acres



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AGRICULTURAL REAL ESTATE PROFESSIONALS

www.Hoekstra.land



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FARMLAND, COMMERCIAL, RESIDENTIAL REAL ESTATE

FOR SALE

\$1,002,750

Madera Pistachios

80.22 Acres

LOCATION

The subject property is located on the south side of Avenue 20 1/2 one quarter of a mile west of Road 30 in the Pacific Lighting district of Madera, CA

DESCRIPTION

This opportunity is 80.22 +/- acres of pistachios on 2 parcels. Fields K25 and K30.

PARCEL #'S

Madera County APN's: 031-111-019 & 031-111-024

ZONING

ARV-20

CROPS

Approximately 80.22 acres of Kerman pistachios on Atlantica rootstock. The orchard is professionally managed. The trees are irrigated with district water delivered through micro-sprinklers.

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 from a district turnout at each parcel through micro-sprinklers.

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>

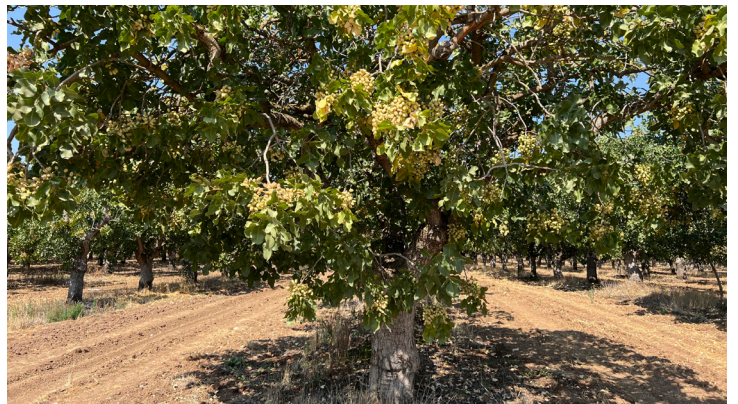
PRICE/TERMS

\$1,002,750 (\$12,500/acre) cash at close of escrow.



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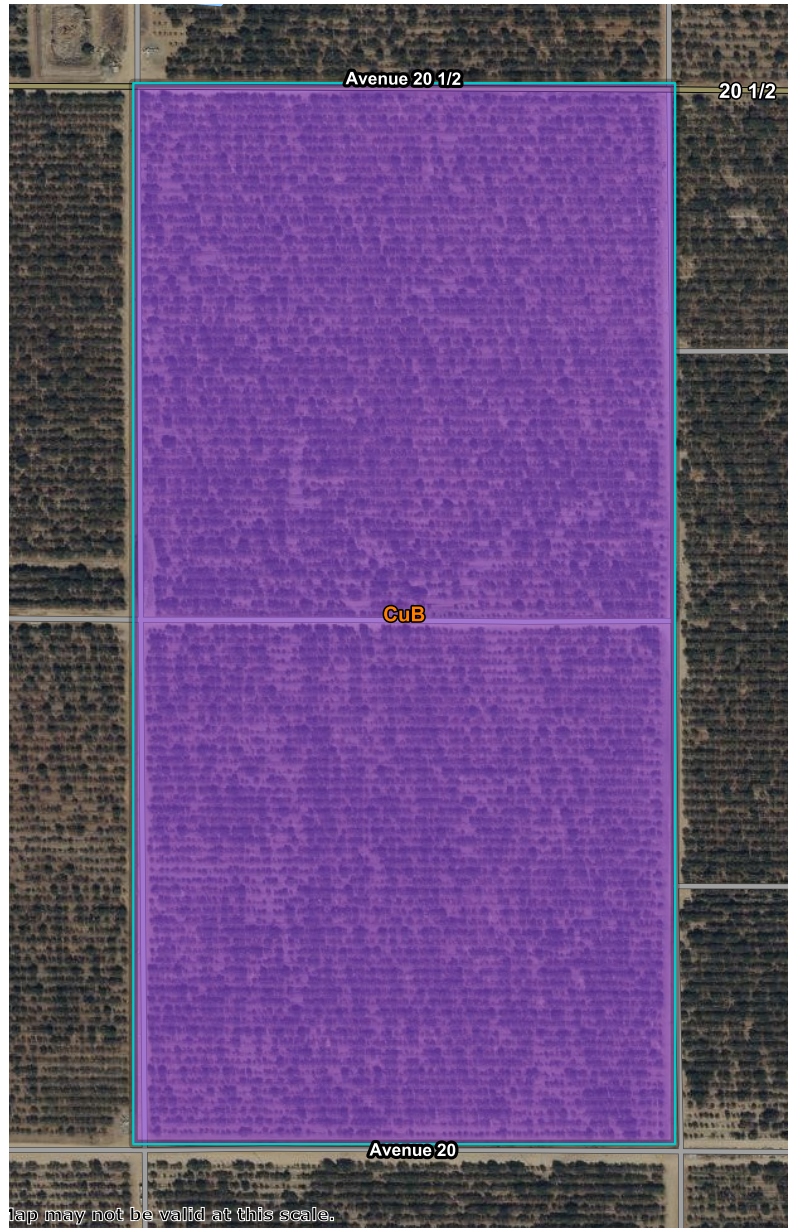




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SOILS MAP



CALIFORNIA REVISED STORIE INDEX (CA)

Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
CuB	Cometa sandy loams, 3 to 8 percent slopes	Grade 3 - Fair	Cometa (85%)	81.5	100.0%
Totals for Area of Interest				81.5	100.0%



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ASSESSORS MAP

