



# HOEKSTRA & ASSOCIATES, INC.

FARMLAND, COMMERCIAL, RESIDENTIAL REAL ESTATE

**FOR SALE**

**\$501,250**

**VSR Pistachio Farm**

**40.1 Acres**



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**AGRICULTURAL REAL ESTATE PROFESSIONALS**

**www.Hoekstra.land**



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## VSR Pistachio Farm

**40.1 Acres**

### LOCATION

The subject property is located on the south east corner of Avenue 20 1/2 and Road 29 in the Pacific Lighting district of Madera, CA.

### DESCRIPTION

This opportunity is 40.1 +/- acres of pistachios on 1 parcel.

### PARCEL #'S

Madera County APN: 031-111-017

### ZONING

ARV - 20 Exclusive Agriculture  
(20 Acre Minimum Parcel)

### CROPS

Approximately 40.1 acres of Kerman pistachios on Atlantica rootstock planted in the 1970's. The tree spacing is 24' X 12'. The orchard is professionally managed. The trees are drip irrigated with district water.

### SOIL

According to USDA California Revised Storie Index, mostly grade 3 soils with some grade 1 soils; see 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 dual 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/Goundwater-Management/SGMA-Groundwater-Management>

### PRICE/TERMS

\$501,250 (\$12,500/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
CuB	Cometa sandy loams, 3 to 8 percent slopes	Grade 3 - Fair	Cometa (85%)	33.8	85.8%
GuB	Greenfield sandy loam, 3 to 8 percent slopes	Grade 1 - Excellent	Greenfield (85%)	1.2	3.1%
GvB	Greenfield sandy loam, moderately deep and deep over hardpan, 3 to 8 percent slopes	Grade 3 - Fair	Greenfield (85%)	4.4	11.1%
<b>Totals for Area of Interest</b>				<b>39.4</b>	<b>100.0%</b>



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## ASSESSORS MAP

Section 21, Township 10 South, Range 18 East, M.D.B&M.

31/11  
Sheet 1 of 1

Note: This map is for assessment purposes only and is not for the intent of interpreting legal boundary rights, zoning regulations and/or legality of land division laws.

Bk. 31  
Pg. 07  
Sheet 1 of 1

Bk. 31  
Pg. 50  
Sheet 1 of 1

Bk. 31  
Pg. 49  
Sheet 1 of 1

Bk. 31  
Pg. 48  
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Bk. 31  
Pg. 47  
Sheet 1 of 1

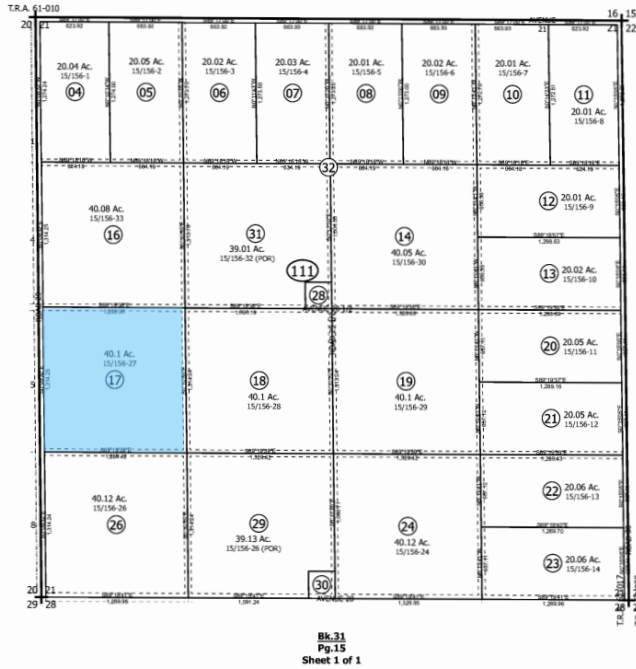
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Bk. 31  
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Tax Area Code  
61-017

BLK #	PCL	Acres
111	009	1.31
111	006	0.99
111	002	0.98



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Bk. 31  
Pg. 29  
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Pg. 15  
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Assessor's Cadastral Map	Subdivision(s)	Volume	Page(s)
Revised Date 05/10/2023	Revised By: Pro-West		

Note - Assessor's Block Shown in Ellipses  
Assessors Parcel Number Shown in Circles  
Subdivision Blocks Labeled **BLK #**

Assessor's Map of Bk. 31, Pg. 11  
Madera Unified School District  
Madera Outside  
County of Madera, California  
Sheet 1 of 1