



HOEKSTRA & ASSOCIATES, INC.

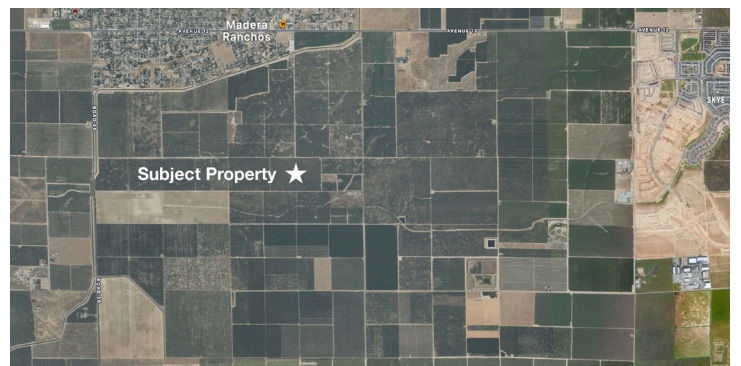
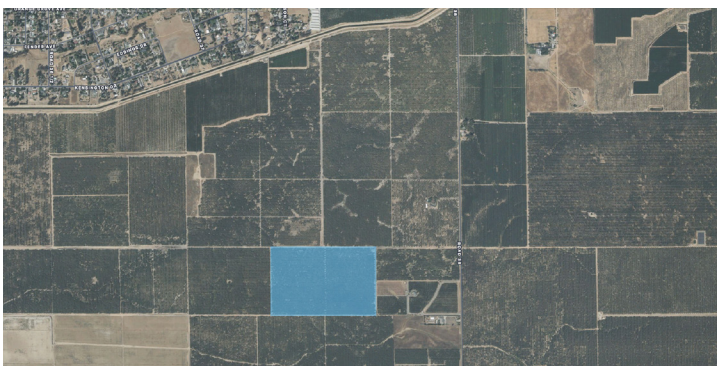
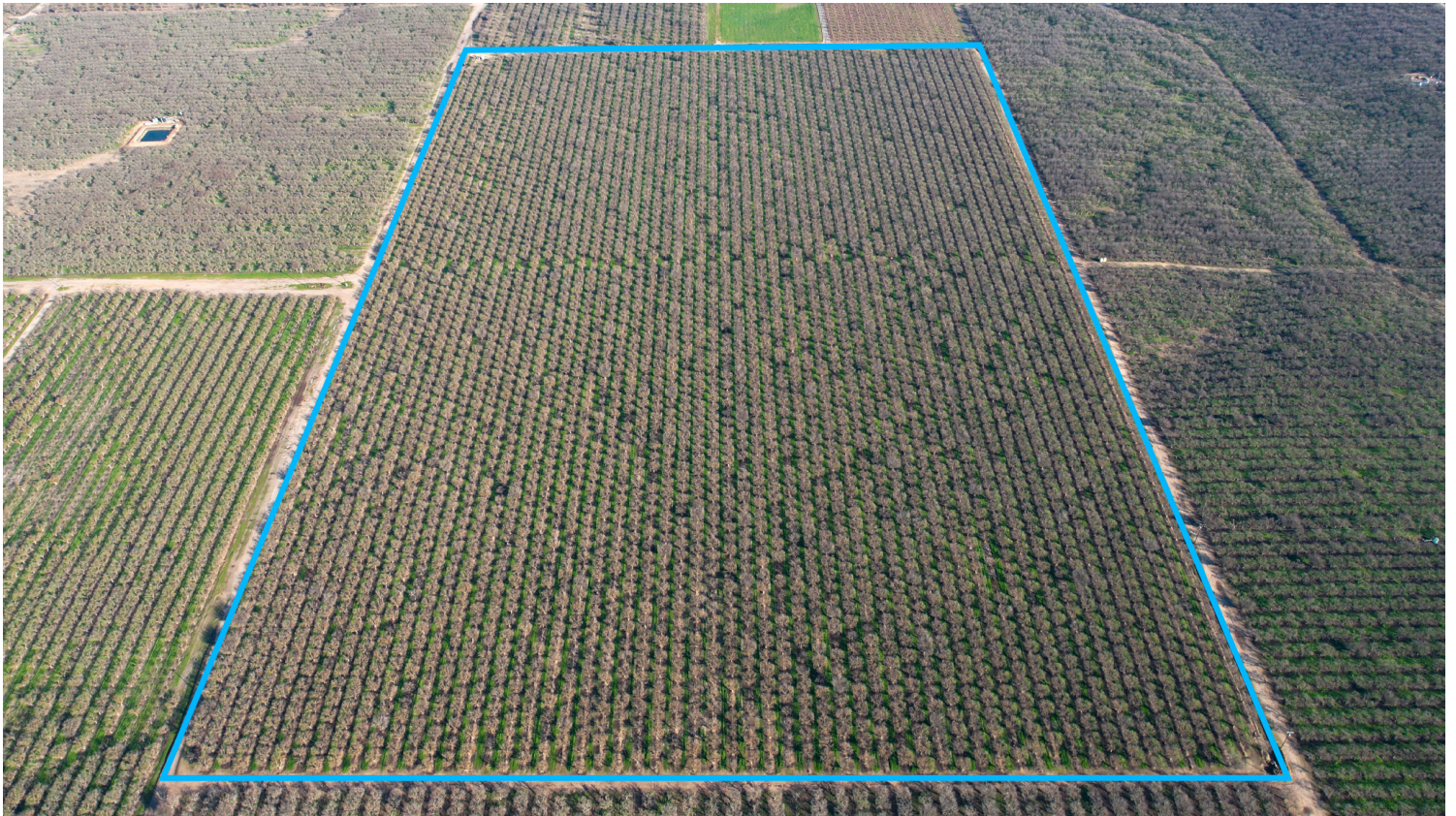
FARMLAND, COMMERCIAL, RESIDENTIAL REAL ESTATE

FOR SALE

\$1,472,160

PRJ Pistachios

61.34 Acres



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AGRICULTURAL REAL ESTATE PROFESSIONALS

www.Hoekstra.land



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FOR SALE

\$1,472,160

PRJ Pistachios

61.34 Acres

LOCATION

The subject property is located on the south side of Avenue 11 approximately a third of a mile west of Road 38 in Madera CA 93636.

DESCRIPTION

This opportunity is a quality 61.34 +/- acre pistachio orchard that consists of one parcel. This orchard is professionally managed & maintained by a local farm management company.

PARCEL #'S

Madera County APN: 049-620-002

ZONING

ARV - 20

CROPS

Approximately 61.34 acres of mature producing pistachios planted in the 1970's. The pistachios are Kerman variety on Atlantica rootstock spaced at 24' X 12'. Yield available upon request.

SOIL

According to USDA California Revised Storie Index the subject property consists of Grade 4 & 5 soils; see attached soil map for description.

WATER & IRRIGATION

The Orchard is irrigated with a 50 horsepower well that connects to a drop screen filter and the water is delivered via a single line drip irrigation system with fan jets. The orchard also features optional flood irrigation valves on the head end of the field as well as flood valves midway down the rows to irrigate each half separately if so desired.

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>

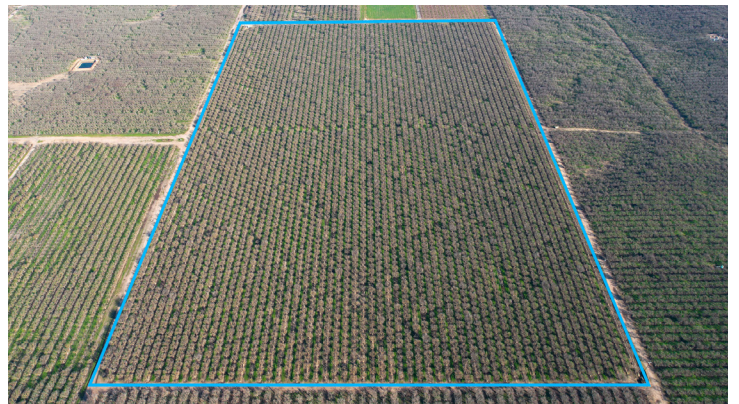
PRICE/TERMS

\$1,472,160 (\$24,000/acre) cash at close of escrow.



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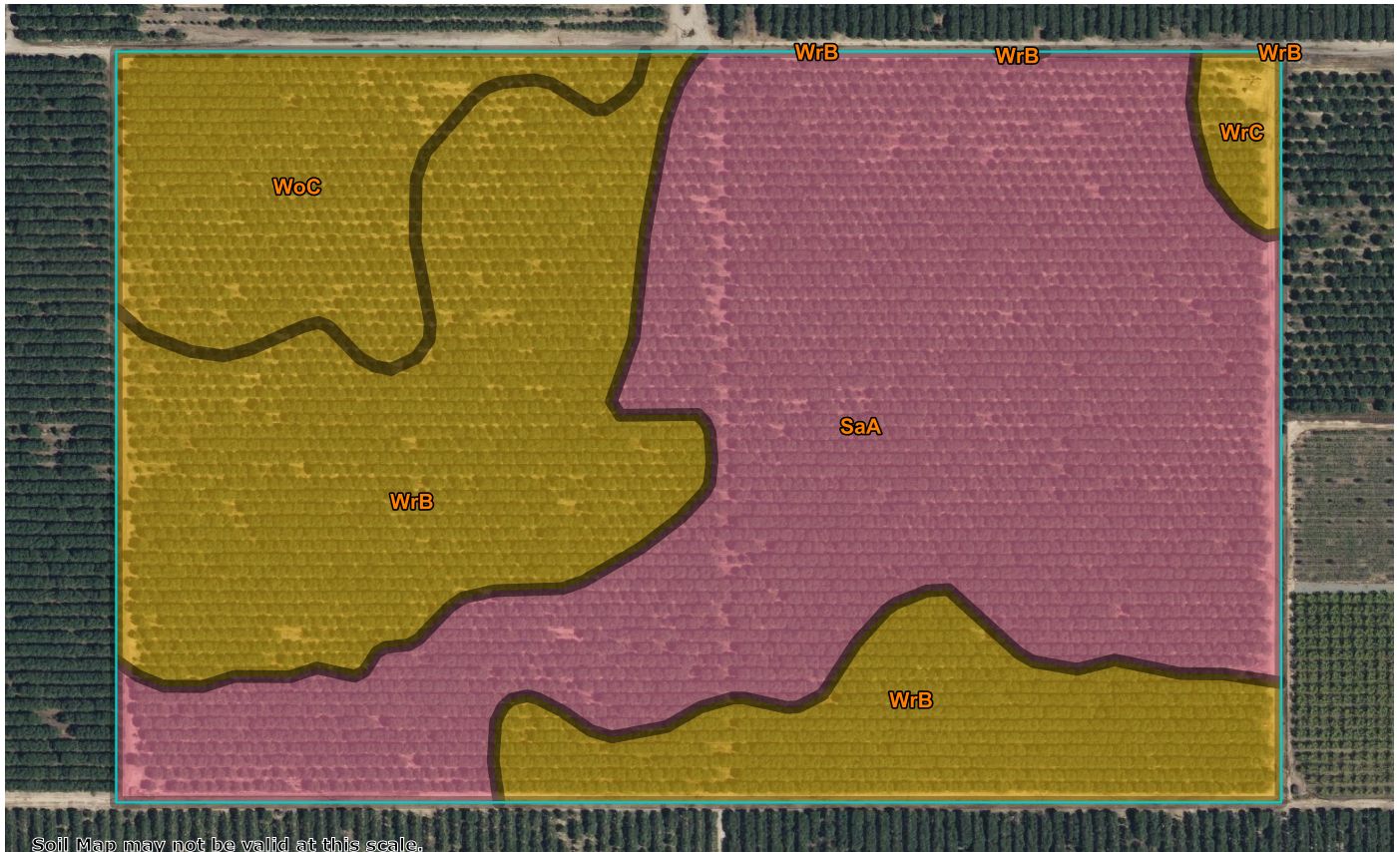




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SOILS MAP



CALIFORNIA REVISED STORIE INDEX (CA)

Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
SaA	San Joaquin sandy loam, 0 to 3 percent slopes, MLRA 17	Grade 5 - Very Poor	San Joaquin (90%)	31.8	50.8%
WoC	Whitney and Rocklin gravelly sandy loams, 3 to 15 percent slope	Grade 4 - Poor	Whitney (41%) Rocklin (39%)	7.2	11.4%
WrB	Whitney and Rocklin sandy loams, 3 to 8 percent slopes	Grade 4 - Poor	Whitney (41%) Rocklin (39%)	22.7	36.2%
WrC	Whitney and Rocklin sandy loams, 8 to 15 percent slopes	Grade 4 - Poor	Whitney (41%) Rocklin (39%)	1.0	1.5%
Totals for Area of Interest				62.6	100.0%



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ASSESSORS MAP

