



HOEKSTRA & ASSOCIATES, INC.

FARMLAND, COMMERCIAL, RESIDENTIAL REAL ESTATE

FOR SALE

\$1,800,000

Madera Pistachios - Growing Residential Area

98 Acres



PRICE REDUCED



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AGRICULTURAL REAL ESTATE PROFESSIONALS

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LOCATION

The subject property is located on the west side Road 38 just south of Avenue 12 in Madera CA 93636.

DESCRIPTION

This opportunity is 98 +/- acres that consists of one parcel with most Grade 4 soils and is currently farmed to mature producing pistachios.

PARCEL #'S

Madera County APN: 049-590-010

ZONING

ARV - 20

CROPS

Approximately 98 acres of mature producing pistachios planted in the 1970's. The pistachios are Kerman variety on Atlantica rootstock. The tree spacing is 24' X 24'. Yield available upon request.

SOIL

According to USDA California Revised Storie Index the subject property consists of mostly Grade 4 soils with some Grade 1 & 5 soils; see attached soil map for description.

WATER & IRRIGATION

The subject property is irrigated with a deep well and single line drip system equipped with fan jets. There is a reservoir at the well site for storing water.

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

\$1,800,000 (\$18,367/acre) cash at close of escrow.



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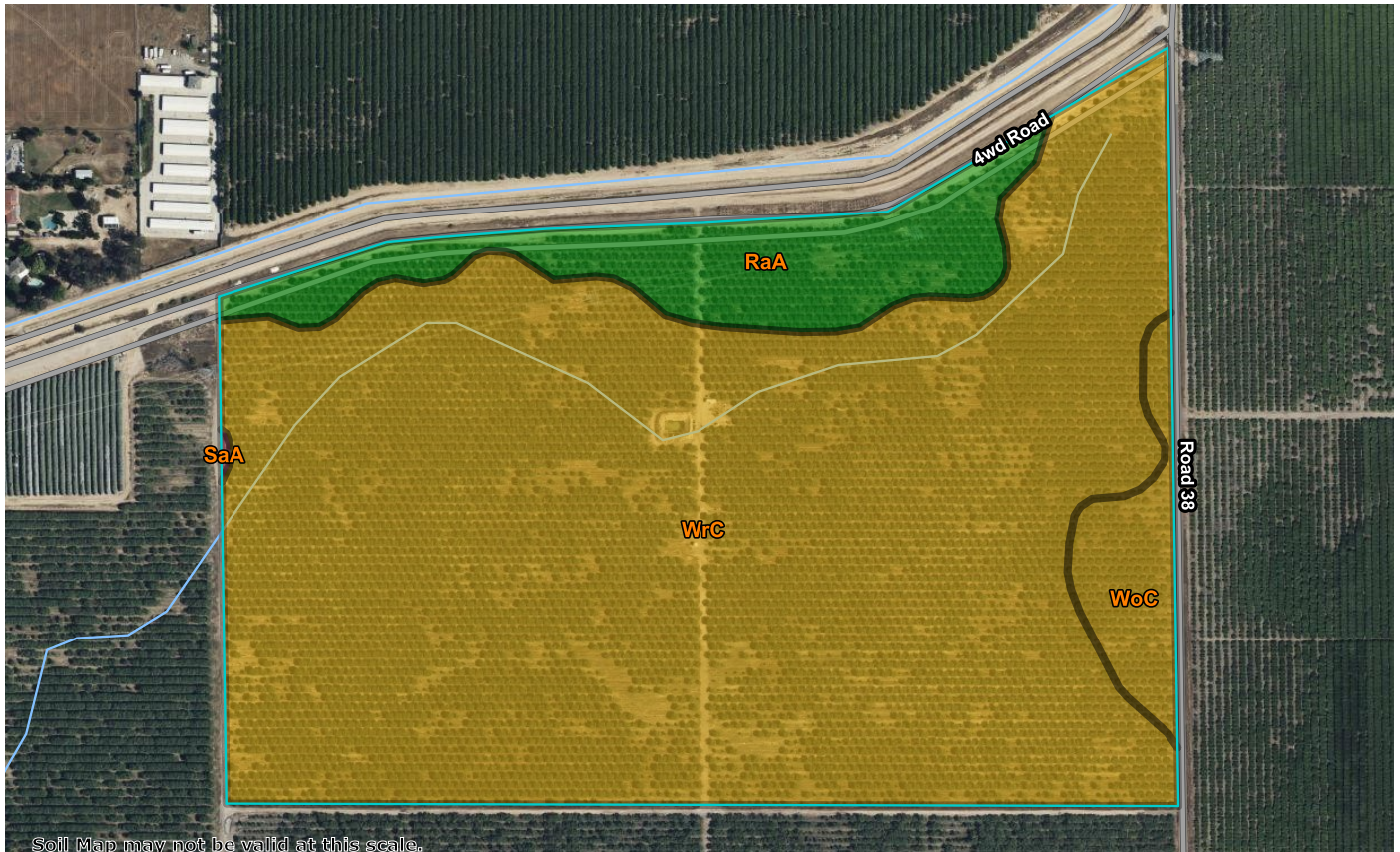




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SOILS MAP



CALIFORNIA REVISED STORIE INDEX (CA)

Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
RaA	Ramona sandy loam, 0 to 3 percent slopes	Grade 1 - Excellent	Ramona (85%)	10.6	10.4%
SaA	San Joaquin sandy loam, 0 to 3 percent slopes, MLRA 17	Grade 5 - Very Poor	San Joaquin (90%)	0.1	0.1%
WoC	Whitney and Rocklin gravelly sandy loams, 3 to 15 percent slope	Grade 4 - Poor	Whitney (41%) Rocklin (39%)	4.2	4.1%
Wrc	Whitney and Rocklin sandy loams, 8 to 15 percent slopes	Grade 4 - Poor	Whitney (41%) Rocklin (39%)	86.8	85.5%
Totals for Area of Interest				101.5	100.0%



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ASSESSORS MAP

