



# HOEKSTRA & ASSOCIATES, INC.

FARMLAND, COMMERCIAL, RESIDENTIAL REAL ESTATE

**FOR SALE**

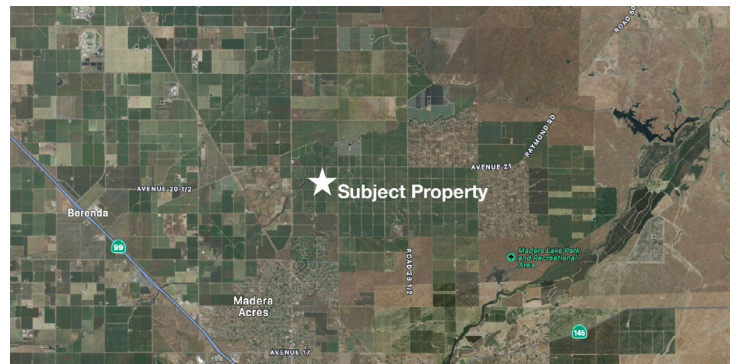
**\$320,240**

**Avenue 20½ Madera Pistachios**

**40.03 Acres**



**PRICE REDUCED**



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**AGRICULTURAL REAL ESTATE PROFESSIONALS**

**www.Hoekstra.land**



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**FOR SALE**

**\$320,240**

**Avenue 20<sup>1</sup>/<sub>2</sub> Madera Pistachios**

**40.03 Acres**

## **LOCATION**

The subject property is located on the north side of Avenue 20 1/2 approximately 1/4 of a mile west of Road 27 in the Pacific Lighting district of Madera, CA 93638.

## **DESCRIPTION**

This opportunity is approximately 40.03 acres of pistachios on 1 parcel. This orchard is professionally managed and maintained by a local farm management company.

## **PARCEL #'S**

Madera County APN: 029-160-009

## **ZONING**

MHA

## **CROPS**

Approximately 40.03 acres of Kerman pistachios on Atlantica rootstock planted in the 1970's. The tree spacing is 24' X 12'.

## **SOIL**

According to USDA California Revised Storie Index, this parcel consists of Grade 3 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>

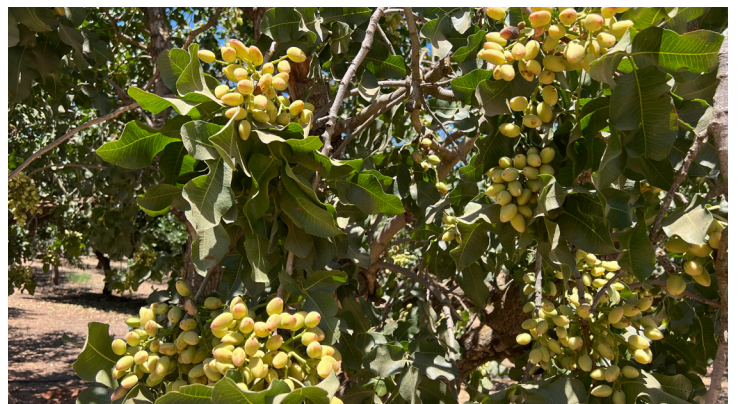
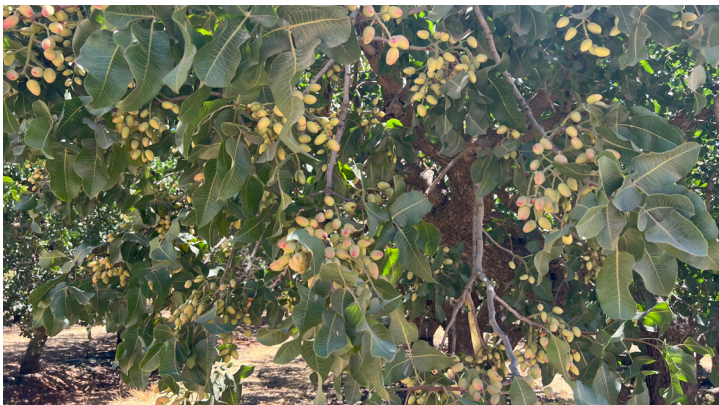
## **PRICE/TERMS**

\$392,294 (\$8,000 per acre) cash at close of escrow.



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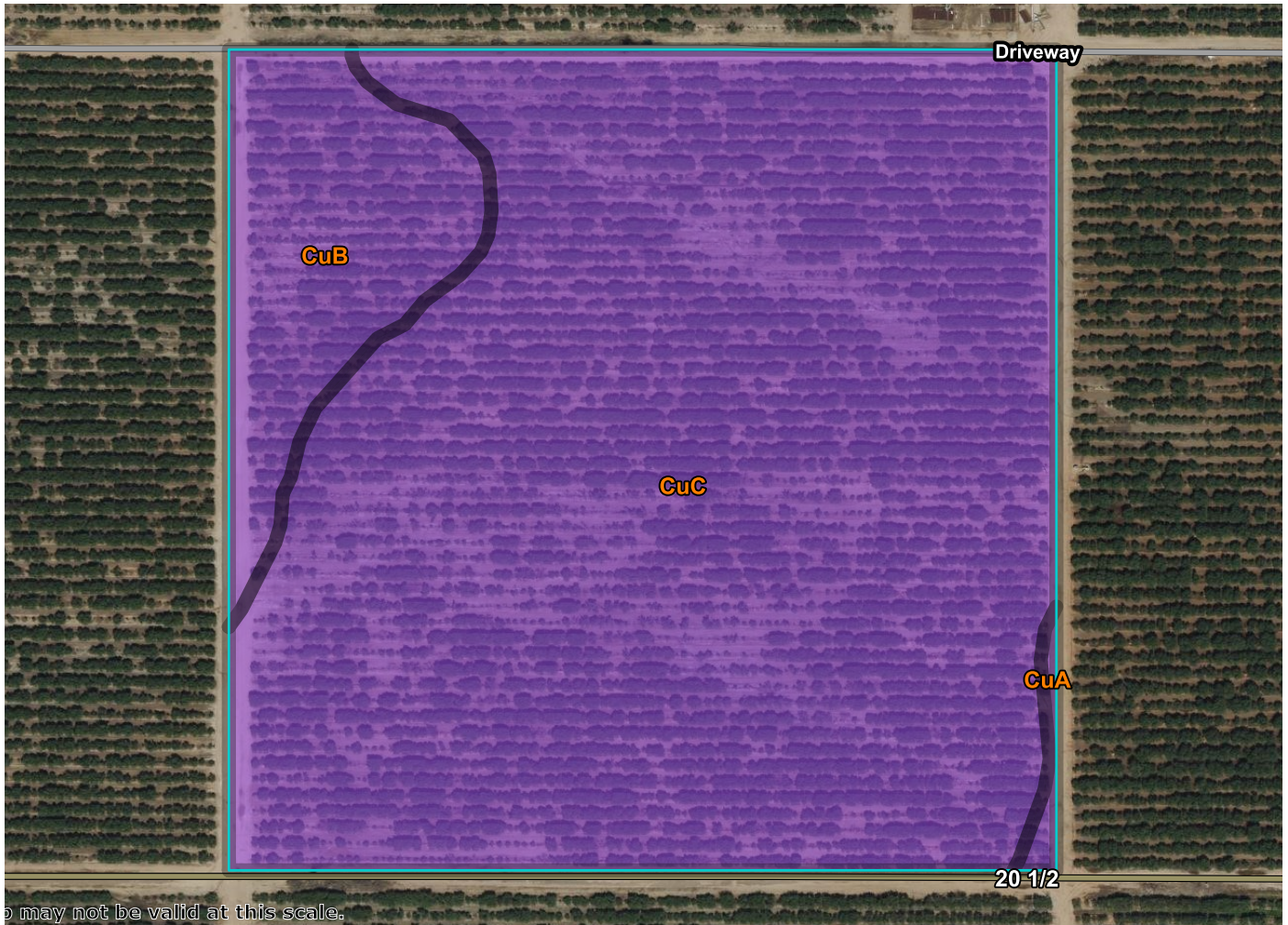




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## SOILS MAP



## CALIFORNIA REVISED STORIE INDEX (CA)

Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
CuA	Cometa sandy loams, 0 to 3 percent slopes	Grade 3 - Fair	Cometa (85%)	0.2	0.6%
CuB	Cometa sandy loams, 3 to 8 percent slopes	Grade 3 - Fair	Cometa (85%)	4.7	11.9%
CuC	Cometa sandy loams, 8 to 15 percent slopes	Grade 3 - Fair	Cometa (85%)	34.5	87.5%
<b>Totals for Area of Interest</b>				<b>39.4</b>	<b>100.0%</b>



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## ASSESSORS MAP

