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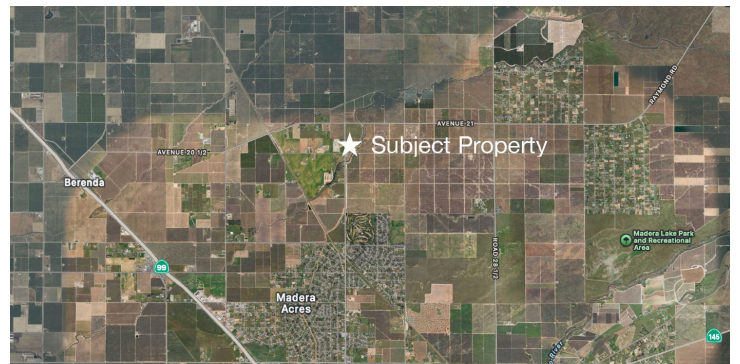
FARMLAND, COMMERCIAL, RESIDENTIAL REAL ESTATE

FOR SALE

\$640,400

Eastbay 32 Madera Pistachios - Housing/Development Potential

32.02 Acres



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AGRICULTURAL REAL ESTATE PROFESSIONALS

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32.02 Acres

LOCATION

Exciting Opportunity! The subject property is located at 20636 Road 26, Madera CA 93638. Located just north of the expanding areas of Madera Acres and the Madera Golf and country Club. The west end of the property is along Road 26 and the east edge of the property borders Dry Creek.

DESCRIPTION

This opportunity is a 32.02 +/- acre pistachio orchard that consists of one parcel. This orchard is professionally managed & maintained by a local farm management company. This ranch offers income and potential tax benefits.

PARCEL #'S

Madera County APN: 029-160-017

ZONING

MHA - Manufactured Housing Architectural Review Overlayed District

CROPS

Approximately 32 acres of mature producing pistachios planted in the 1970's. The pistachios are Kerman variety on Atlantica rootstock. The tree spacing is 25' X 13'. Yield available upon request.

SOIL

According to USDA California Revised Storie Index the subject property consists of Grades 1 - 5 soils; see attached soil 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 single line fan jet 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

\$640,400 (\$20,000 per acre) cash at close of escrow.



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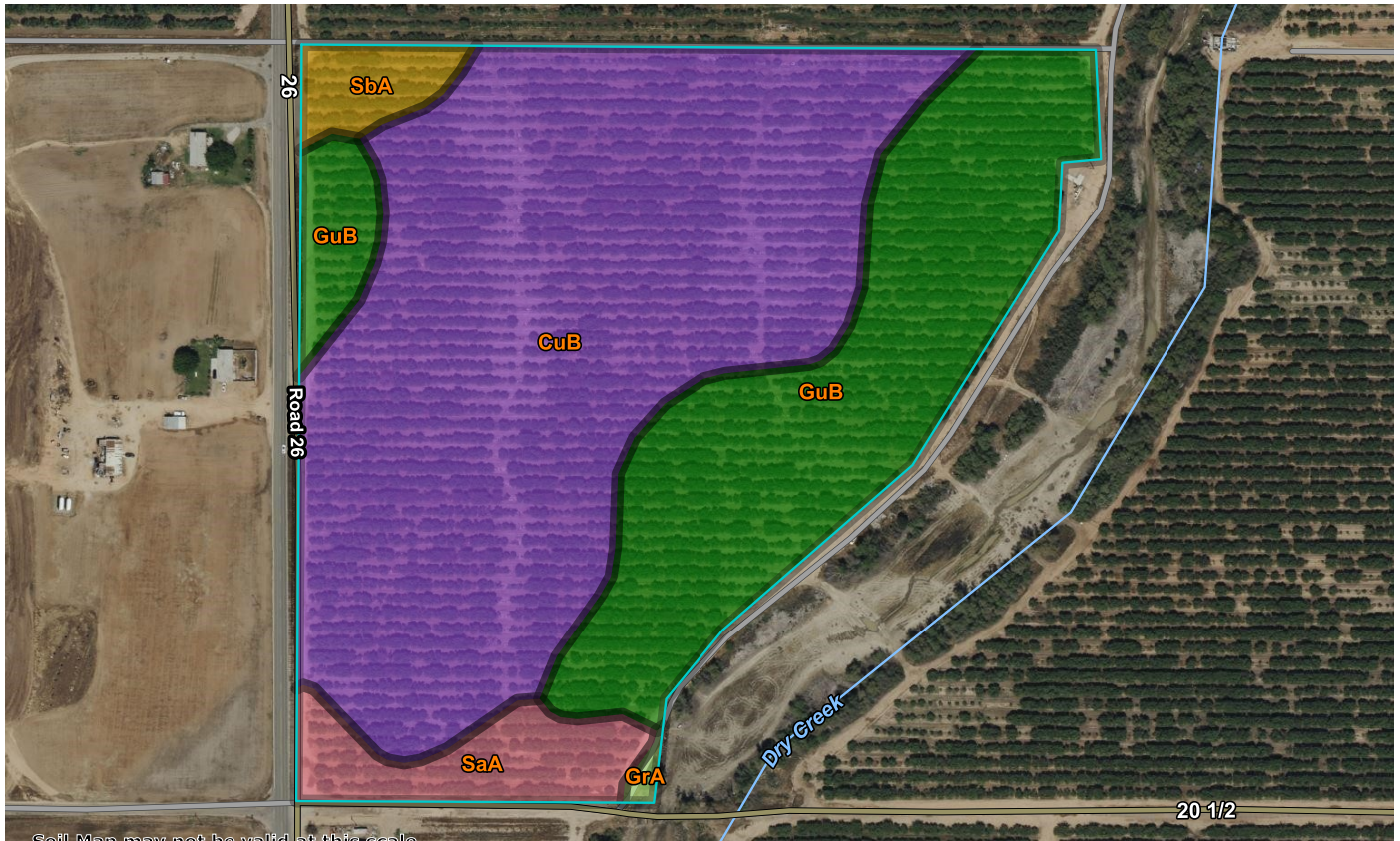




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SOILS MAP



CALIFORNIA REVISED STORIE INDEX (CA)

Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
CuB	Cometa sandy loams, 3 to 8 percent slopes	Grade 3 - Fair	Cometa (85%)	18.6	59.7%
GrA	Greenfield coarse sandy loam, 0 to 3 percent slopes	Grade 2 - Good	Greenfield (85%)	0.1	0.3%
GuB	Greenfield sandy loam, 3 to 8 percent slopes	Grade 1 - Excellent	Greenfield (85%)	9.9	31.5%
SaA	San Joaquin sandy loam, 0 to 3 percent slopes, MLRA 17	Grade 5 - Very Poor	San Joaquin (90%)	1.8	5.8%
SbA	San Joaquin-Alamo complex, 0 to 3 percent slopes	Grade 4 - Poor	San Joaquin (60%)	0.8	2.7%
Totals for Area of Interest				31.3	100.0%



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ASSESSORS MAP

