



HOEKSTRA & ASSOCIATES, INC.

FARMLAND, COMMERCIAL, RESIDENTIAL REAL ESTATE

FOR SALE

\$440,330

Ps2 40 Madera Pistachios

40.03 Acres



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AGRICULTURAL REAL ESTATE PROFESSIONALS

www.Hoekstra.land



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LOCATION

The subject property is located 1/4 mile south of Avenue 21 on the west side of Road 27.

DESCRIPTION

This opportunity is a 40.03 +/- 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: 029-160-004

ZONING

MHA - Manufactured Housing Architectural Review Overlayed District

CROPS

Approximately 40 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 100% Grade 3 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

\$440,330 (\$11,000 per acre) cash at close of escrow.



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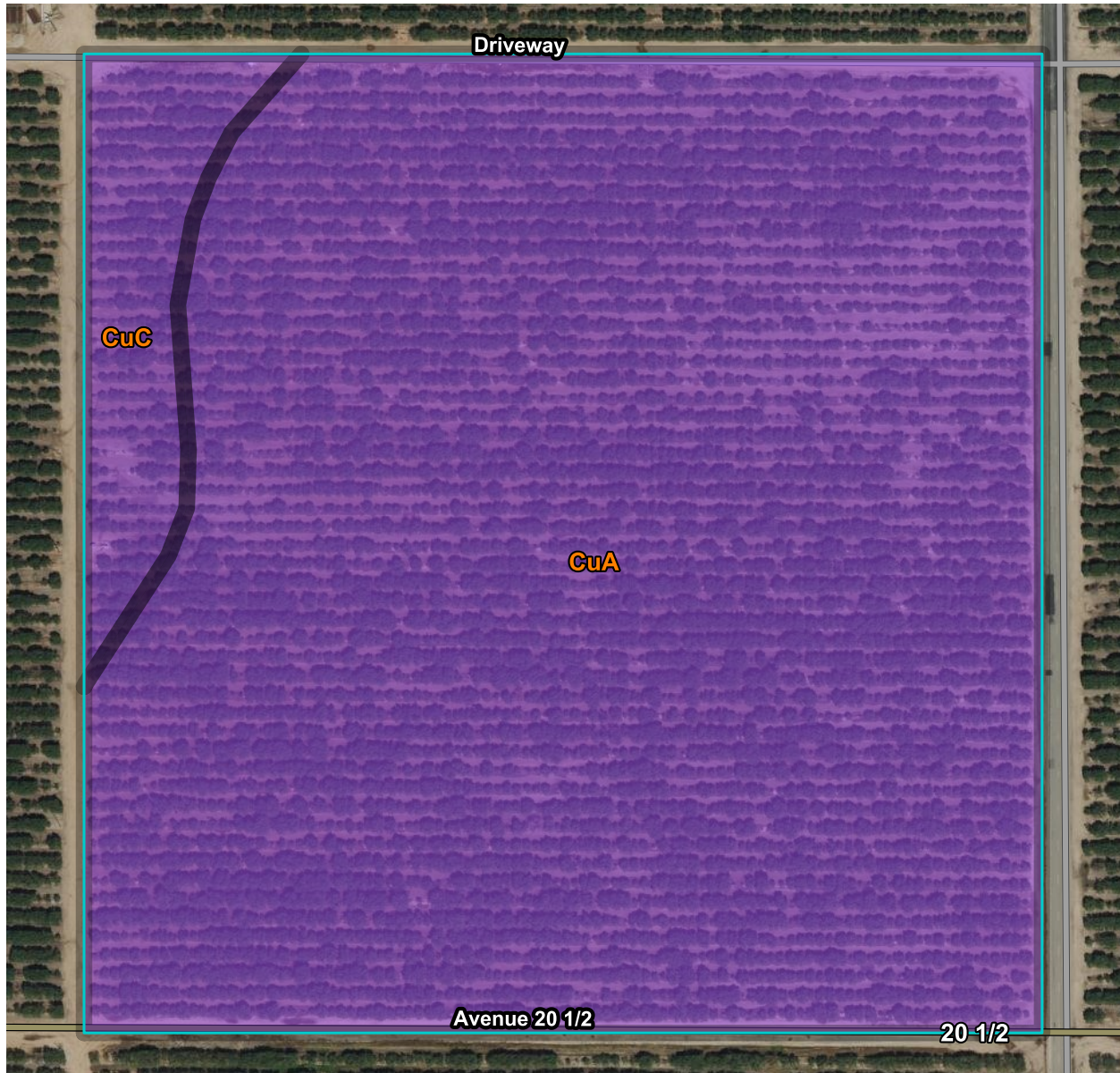




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SOILS MAP



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%)	36.8	93.1%
CuC	Cometa sandy loams, 8 to 15 percent slopes	Grade 3 - Fair	Cometa (85%)	2.7	6.9%
Totals for Area of Interest				39.5	100.0%



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ASSESSORS MAP

