



HOEKSTRA & ASSOCIATES, INC.

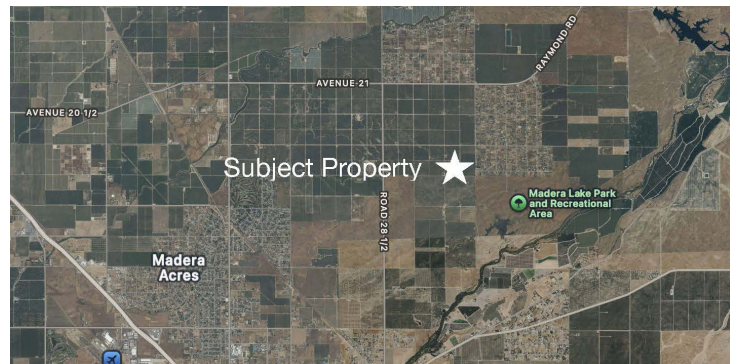
FARMLAND, COMMERCIAL, RESIDENTIAL REAL ESTATE

FOR SALE

\$511,785

Eastbay 40 Madera Pistachios

40.14 Acres



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AGRICULTURAL REAL ESTATE PROFESSIONALS

www.Hoekstra.land



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40.14 Acres

LOCATION

The subject property is located 1/4 mile south of Ave 20 on the east side of Rd 29 1/2, Madera, CA approximately 5 miles north of the City of Madera and 8 miles east of the 99 Freeway.

DESCRIPTION

This opportunity is 40.14 +/- acres on one parcel, with mature producing pistachios. The property has surface water delivered through Madera Water District and is within the boundaries of Madera Irrigation District subordinate region. This ranch offers income and potential tax benefits.

PARCEL #'S

Madera County APN: 031-151-010

ZONING

ARV-20

CROPS

Approximately 40 acres of mature pistachios. The pistachio trees are Kerman variety one Atlantica rootstock. This orchard is professionally managed & maintained by a local farm management company. This orchard has demonstrated a 1,766 pound per acre average over the past two years.

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 entire ranch has surface water delivered through the Madera Water District and lies within the boundaries of Madera Irrigation District subordinate region for a second source of water when available. The pistachios are irrigated with the district water through a drip irrigation 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

\$511,785 (\$12,750 per acre) cash at close of escrow.



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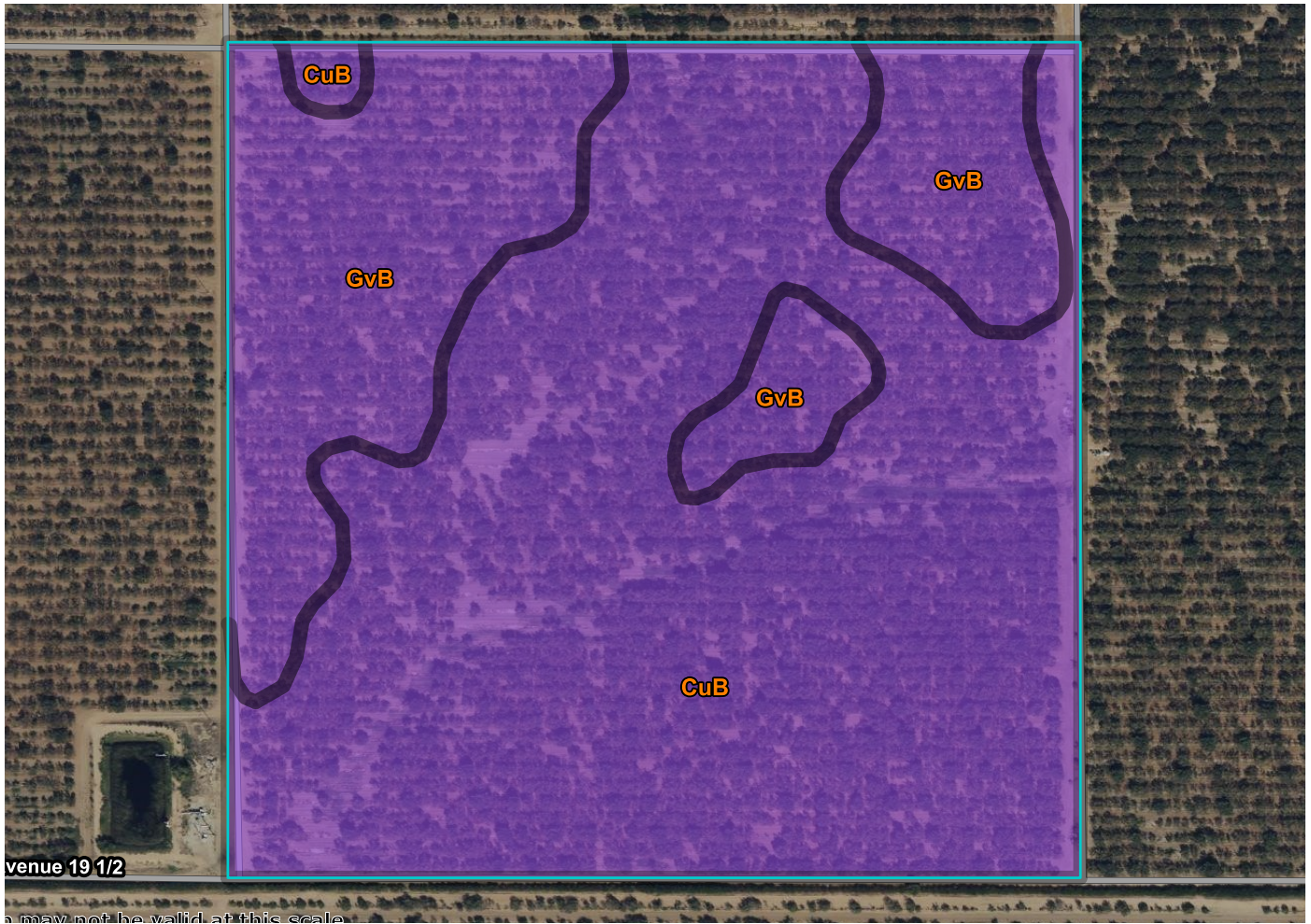




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SOILS MAP



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%)	28.4	70.8%
GvB	Greenfield sandy loam, moderately deep and deep over hardpan, 3 to 8 percent slopes	Grade 3 - Fair	Greenfield (85%)	11.7	29.2%
Totals for Area of Interest				40.0	100.0%



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ASSESSORS MAP

