



HOEKSTRA & ASSOCIATES, INC.

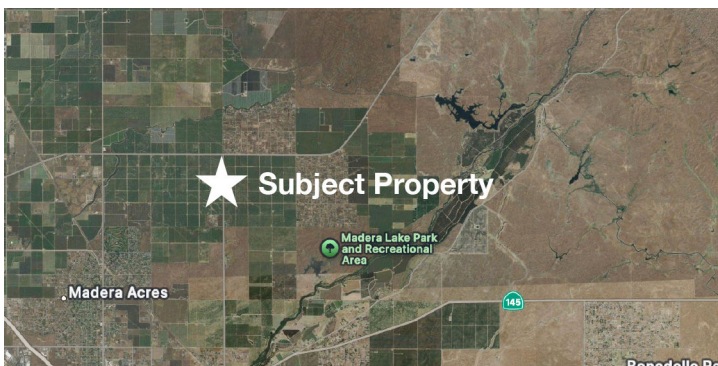
FARMLAND, COMMERCIAL, RESIDENTIAL REAL ESTATE

FOR SALE

\$382,830

PSR 36 Madera Pistachios

36.46 Acres



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AGRICULTURAL REAL ESTATE PROFESSIONALS

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LOCATION

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

DESCRIPTION

This opportunity is 36.46 +/- acres on one parcel, with mature producing pistachios. The property receives irrigation water deliveries through Madera Water District. This ranch offers income and potential tax benefits.

PARCEL #'S

Madera County APN: 031-151-013

ZONING

ARE-40

CROPS

Approximately 36 acres of mature pistachios. The pistachio trees are Kerman variety on Atlantica rootstock. The orchard is professionally managed and maintained by a local farm management company. Historic yields are 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

The entire ranch receives irrigation water deliveries through Madera Water District. 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/Groundwater-Management/SGMA-Groundwater-Management>

PRICE/TERMS

\$382,830 (\$10,500 per acre) cash at close of escrow



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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%)	23.9	62.9%
GvB	Greenfield sandy loam, moderately deep and deep over hardpan, 3 to 8 percent slopes	Grade 3 - Fair	Greenfield (85%)	14.1	37.1%
Totals for Area of Interest				38.0	100.0%



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ASSESSORS MAP

