



# HOEKSTRA & ASSOCIATES, INC.

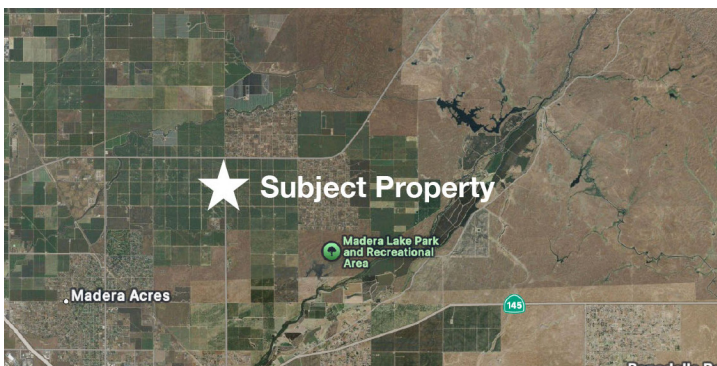
FARMLAND, COMMERCIAL, RESIDENTIAL REAL ESTATE

**FOR SALE**

**\$463,910**

**PSR 40 Madera Pistachios**

**40.34 Acres**



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**AGRICULTURAL REAL ESTATE PROFESSIONALS**

**www.Hoekstra.land**



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**FOR SALE**

**\$463,910**

**PSR 40 Madera Pistachios**

**40.34 Acres**

## **LOCATION**

The subject property is located 1/4 mile south of Ave 20 on the west side 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 40.34 +/- acres on one parcel, with mature producing pistachios. The property receives irrigation water deliveries 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: 031-142-017

## **ZONING**

MHA - Manufactured Housing Architectural Review Overlayed District

## **CROPS**

Approximately 40 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 Grades 2, 3 & 4 soils; see attached soil map for description.

## **WATER & IRRIGATION**

The entire ranch receives irrigation water deliveries through Madera Water District and is within the boundaries of Madera Irrigation District subordinate region. 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**

\$463,910 (\$11,500 per acre) cash at close of escrow.





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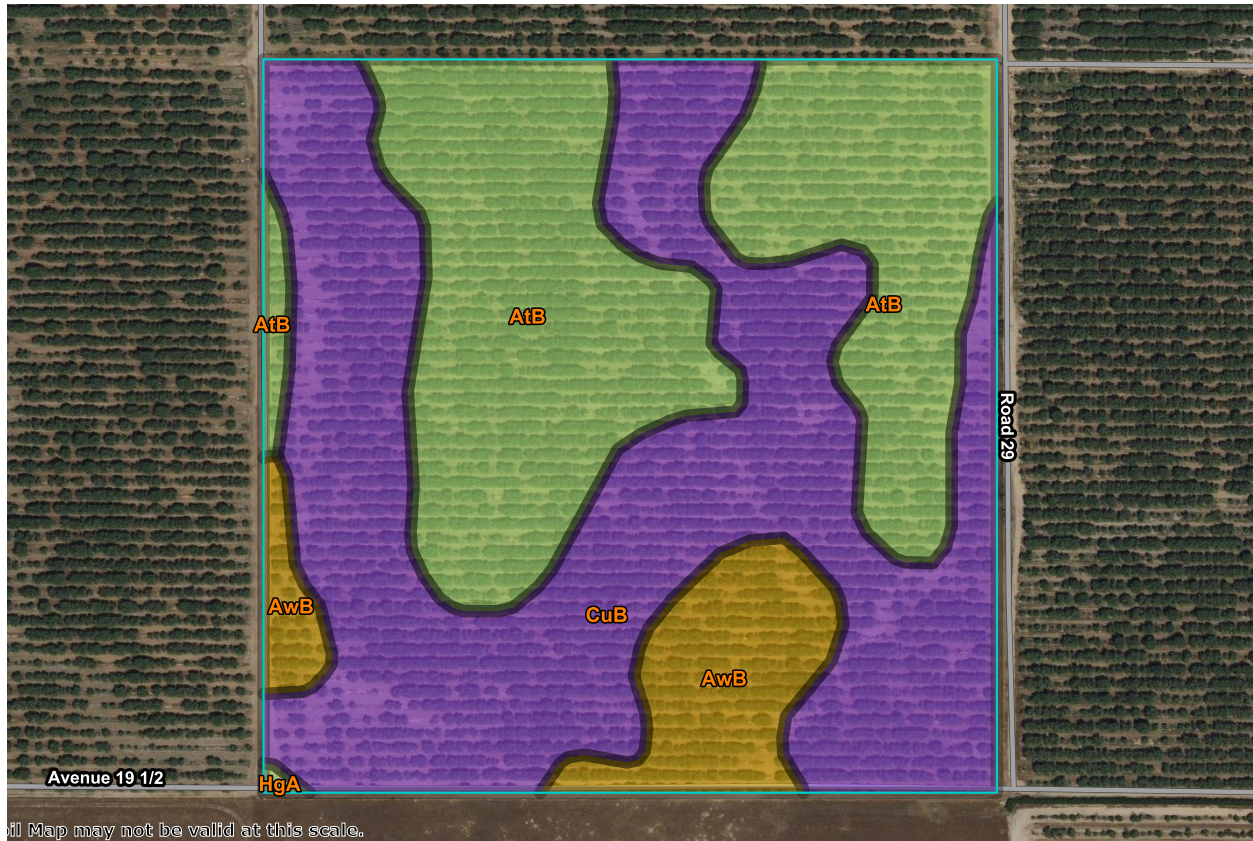




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## SOILS MAP



## CALIFORNIA REVISED STORIE INDEX (CA)

Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
AtB	Atwater loamy sand, 3 to 8 percent slopes, MLRA 17	Grade 2 - Good	Atwater (85%)	15.6	39.5%
AwB	Atwater loamy sand, moderately deep and very deep over hardpan, 3 to 8 percent slopes	Grade 4 - Poor	Atwater (85%)	3.8	9.6%
CuB	Cometa sandy loams, 3 to 8 percent slopes	Grade 3 - Fair	Cometa (85%)	20.0	50.7%
HgA	Hanford sandy loam, moderately deep and deep over hardpan, 0 to 3 percent slopes	Grade 2 - Good	Hanford (85%)	0.1	0.2%
<b>Totals for Area of Interest</b>				<b>39.5</b>	<b>100.0%</b>



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## ASSESSORS MAP

