



HOEKSTRA & ASSOCIATES, INC.

FARMLAND, COMMERCIAL, RESIDENTIAL REAL ESTATE

FOR SALE

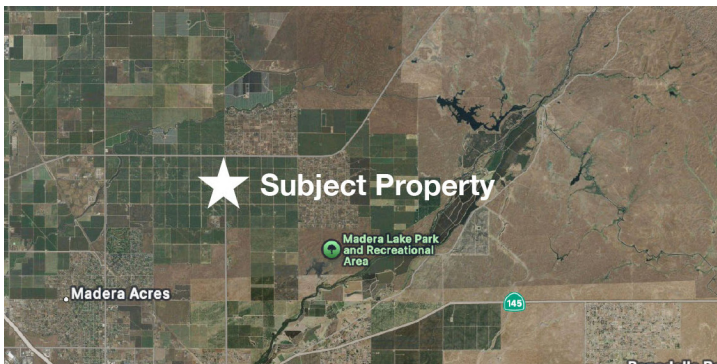
\$322,720

PSR 40 Madera Pistachios

40.34 Acres



PRICE REDUCED



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AGRICULTURAL REAL ESTATE PROFESSIONALS

www.Hoekstra.land



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\$322,720

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/Goundwater-Management/SGMA-Groundwater-Management>

PRICE/TERMS

\$322,720 (\$8,000 per acre) cash at close of escrow.



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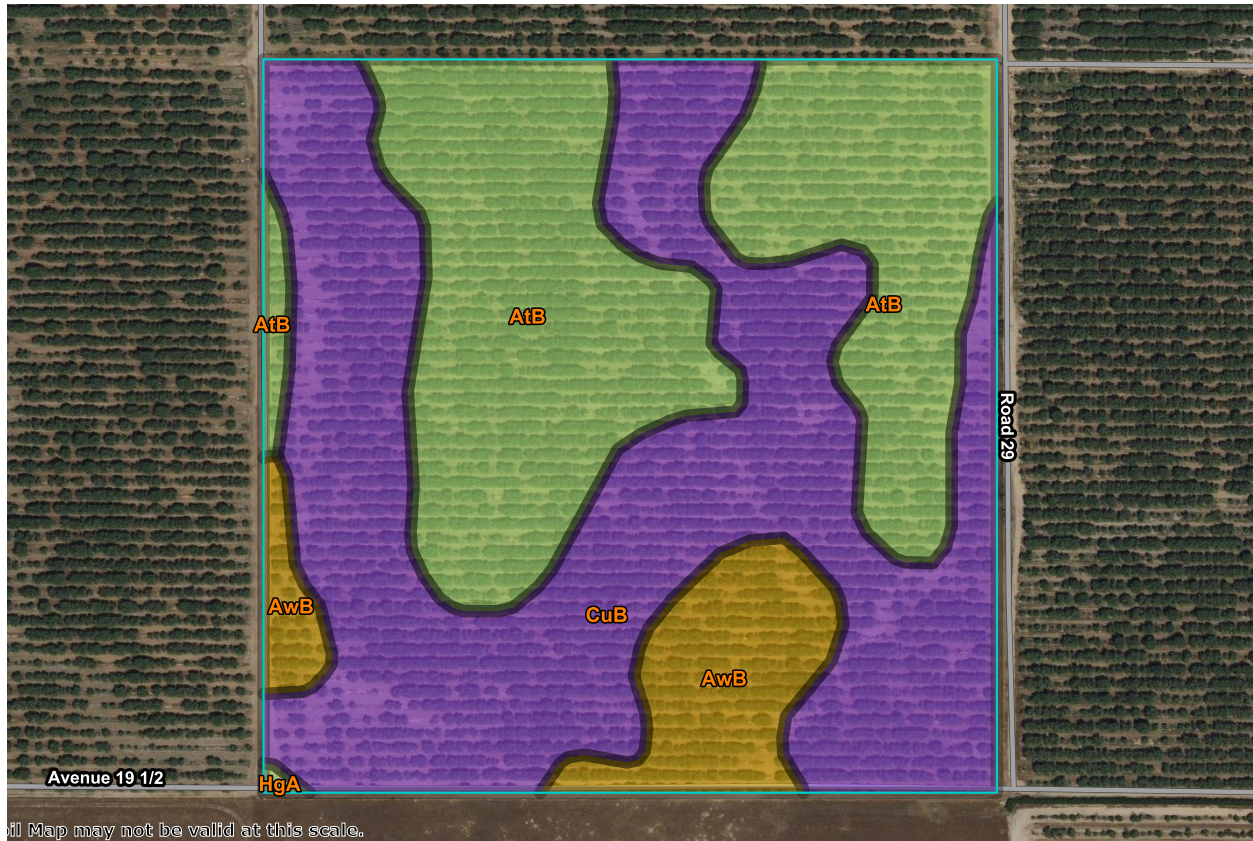




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SOILS MAP



CALIFORNIA REVISED STORIE INDEX (CA)

Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
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%
Totals for Area of Interest				39.5	100.0%



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ASSESSORS MAP

