



# HOEKSTRA & ASSOCIATES, INC.

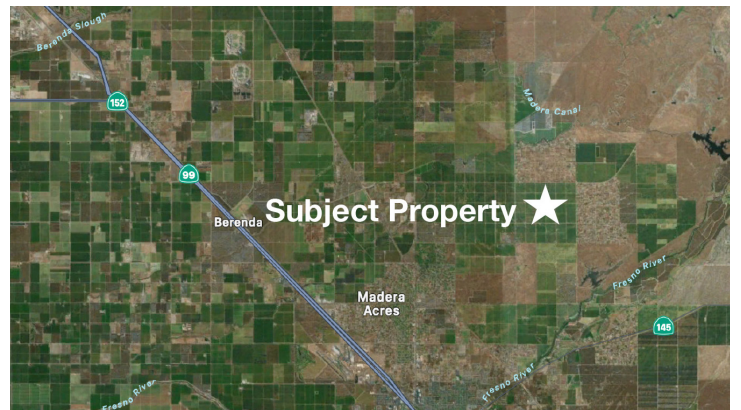
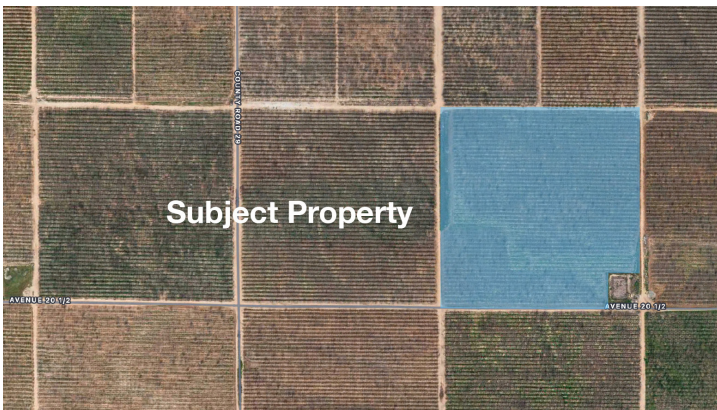
FARMLAND, COMMERCIAL, RESIDENTIAL REAL ESTATE

**FOR SALE**

**\$390,100**

**Godavari Farms Madera Pistachios**

**39.01 Acres**



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**AGRICULTURAL REAL ESTATE PROFESSIONALS**

**www.Hoekstra.land**



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**FOR SALE**

**\$390,100**

**Godavari Farms Madera Pistachios**

**39.01 Acres**

## **LOCATION**

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

## **DESCRIPTION**

This opportunity is 39.01 +/- 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.

## **PARCEL #'S**

Madera County APN: 031-111-031

## **ZONING**

ARV-20

## **CROPS**

Approximately 39.01 acres of mature pistachios. The pistachio trees are Kerman variety on Atlantica rootstock. This orchard is professionally managed and maintained by a local farm management company.

## **SOIL**

According to USDA California Revised Storie Index the subject property consists of mostly Grade 3 and some Grade 2 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>

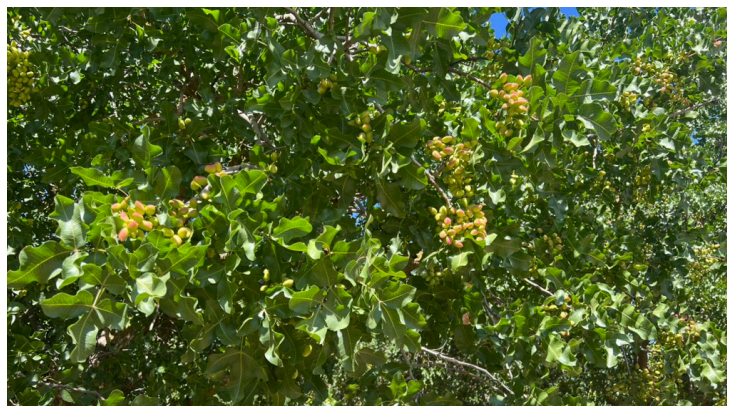
## **PRICE/TERMS**

\$390,100 (\$10,000 per acre) cash at close of escrow.



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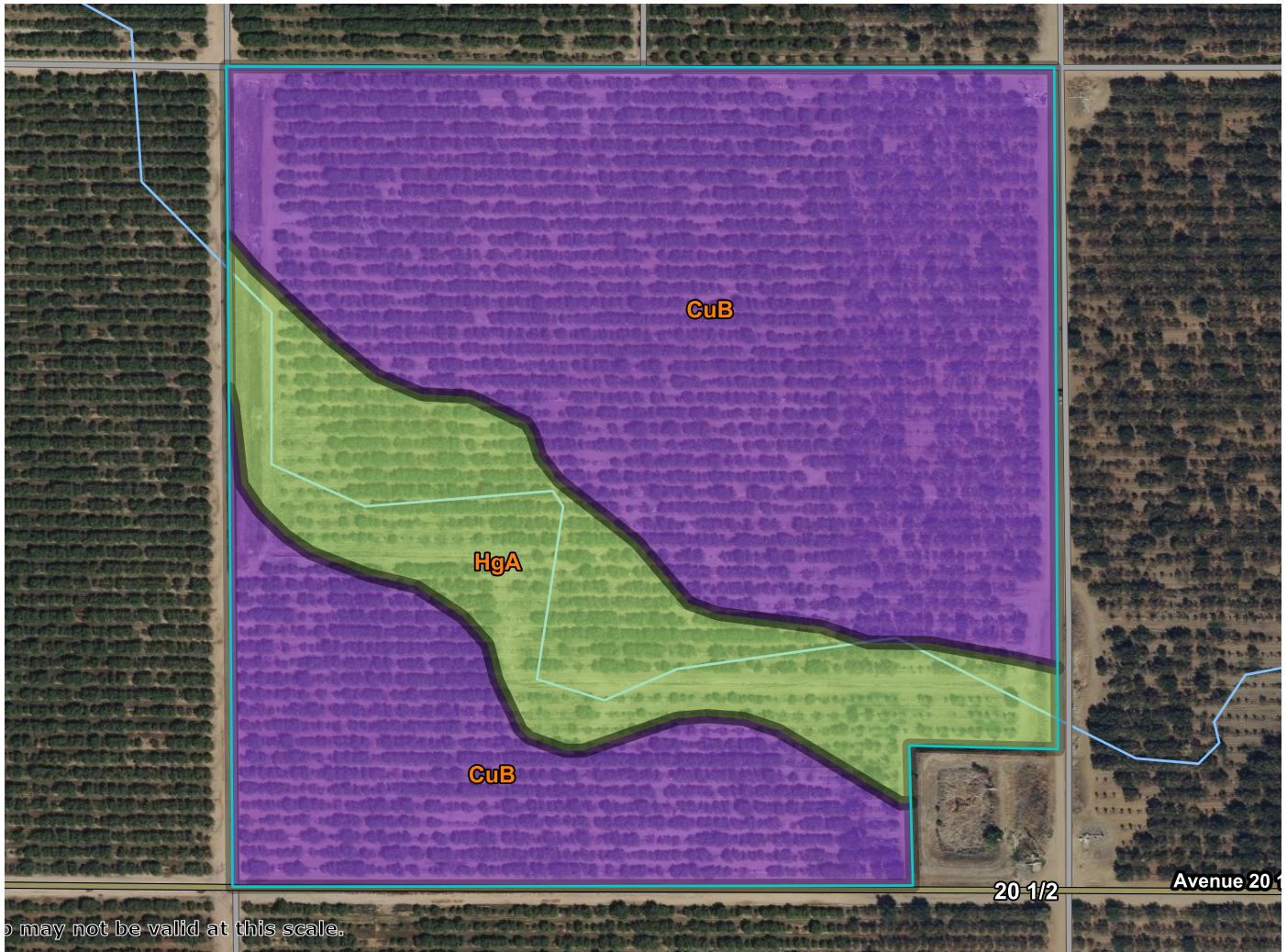




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## SOILS MAP



## CALIFORNIA REVISED STORIE INDEX (CA)

Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
CuB	Cometa sandy loams, 3 to 8 percent slopes	Grade 3 - Fair	Cometa (85%)	30.0	78.1%
HgA	Hanford sandy loam, moderately deep and deep over hardpan, 0 to 3 percent slopes	Grade 2 - Good	Hanford (85%)	8.4	21.9%
<b>Totals for Area of Interest</b>				<b>38.4</b>	<b>100.0%</b>



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## ASSESSORS MAP

