

FOR SALE



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Madera Almonds, Pistachios & Open



121.36± Acres
Madera County, California

Exclusively Presented By:
Pearson Realty



CALIFORNIA'S LARGEST AG BROKERAGE FIRM

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CA BRE #00020875



Madera Almonds, Pistachios & Open

121.36± Acres

\$2,123,800

LOCATION:

The property is located approximately 1 mile east of Avenue 21 and Road 31 in Madera County. Directions to the property from Freeway 99 include: take Avenue 21 exit and travel east approximately 11 miles. Avenue 21 turns into Road 600. The property is approximately 1 mile east of Road 600.

DESCRIPTION:

The property is planted to almonds, pistachios and open ground with abandoned pomegranates. The pistachios are Kerman with Atlantica rootstock planted in 1980 with 12' x 24' spacing, planted on APN: 031-092-008. The almonds are 50% Butte and 50% Padre with Nemaguard Rootstock planted in 2009 with 12' x 24' spacing, planted on APN: 031-092-007. The open ground is APN: 031-092-006.

LEGAL:

Madera County APN's: 031-092-006 (40.47± acs.); 031-092-007 (40.43± acs.); 031-092-008 (40.46± acs.) No Williamson Act contracts.

ZONING:

ARE-20 (Agricultural, 20 Acre minimum parcel size). The General Plan is Agriculture Exclusive.

**WATER/
IRRIGATION:**

Pump and well with drip irrigation system. Almonds are on drip system and pistachios are on micros.

SOILS:

Atwater loamy sand, 3-8% slopes
Cometa sandy loams, 3-8% slopes
Cometa sandy loams, 8-15% slopes
San Joaquin sandy loam, 0-3% slopes

**BUILDINGS/
IMPROVEMENTS:**

None.

PRICE/TERMS:

\$2,123,800 cash to Seller at close of escrow.

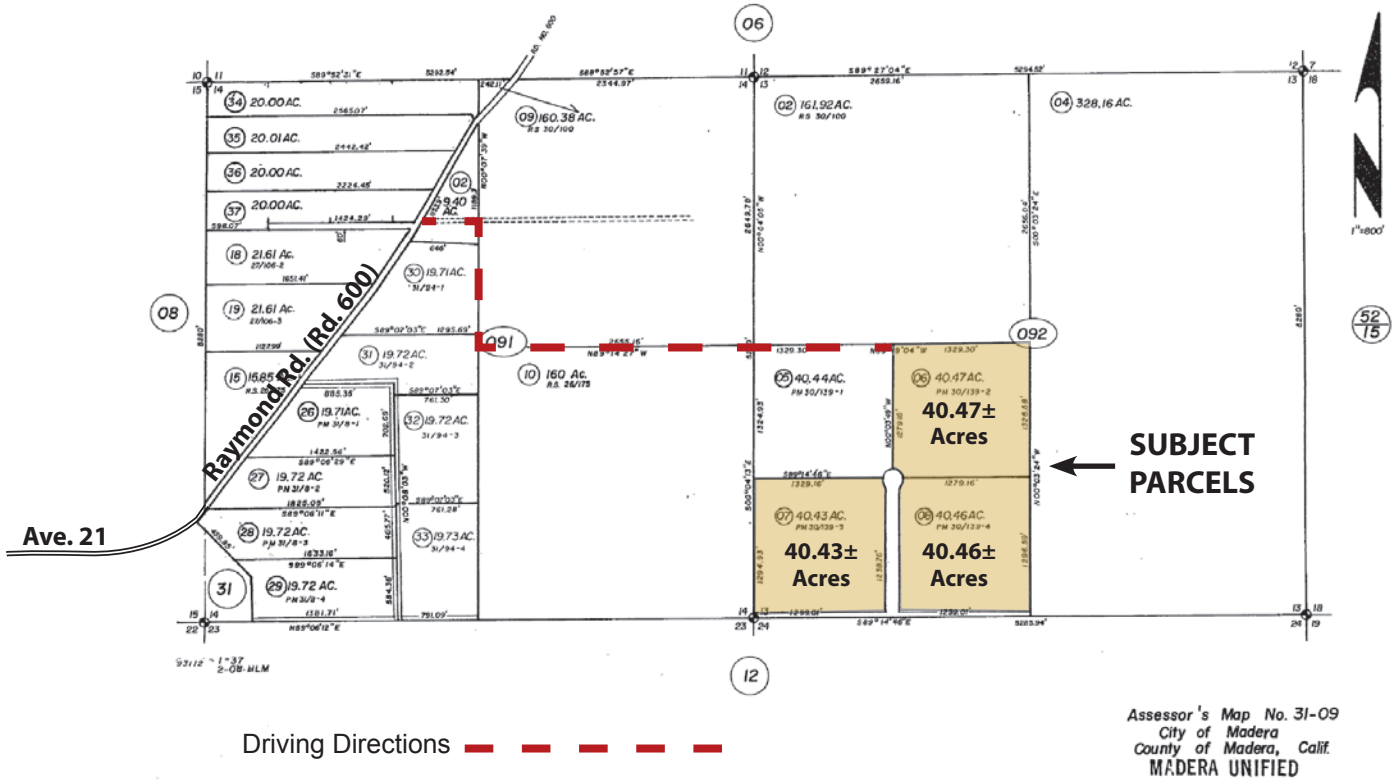
ASSESSOR'S PARCEL MAP

SEC. 14 T. 10 S. R. 18 E.

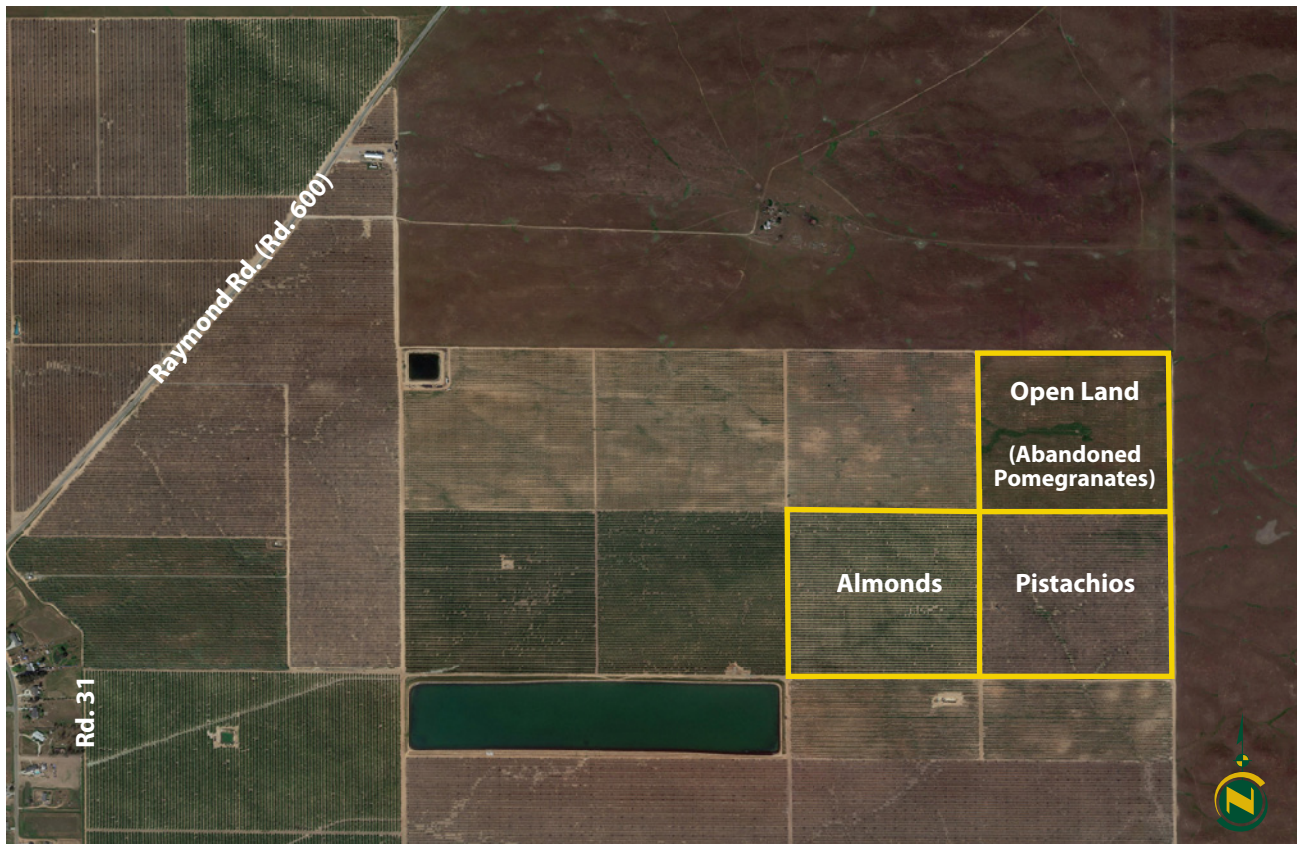
SEC. 13 T. 10 S. R. 18 E.

Tax Area Code: 61-004

31-09



PLANTING MAP



121.36 Acs. Madera Almonds & Pistachios



Pistachio Trees



Almond Trees

A detailed map of California, showing major cities, highways, and geographical features. A red arrow points to a location near Madera, labeled "SUBJECT PARCELS". The map includes labels for various cities such as San Francisco, San Jose, Fresno, and Los Angeles, as well as major highways like I-5, I-80, and I-95. Geographical features like the Pacific Ocean, Sierra National Forest, and Death Valley National Park are also labeled. The map is oriented with North at the top.

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