

FOR SALE



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AGRICULTURAL PROPERTIES
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Madera Road 27 Pistachio Ranch



40.02± Acres
Madera County, California

- Madera Water District

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CA BRE #00020875



Madera Road 27 Pistachio Ranch

40.02± Acres

\$880,440

LOCATION:	West side of Road 27, Madera County, CA 93638, Located at the northwest corner of Avenue 20 and Road 27 alignment, approximately 1 mile south of Avenue 21.
DESCRIPTION:	40.02± acre mature pistachio orchard planted in the mid 1970's with a drip irrigation system.
LEGAL:	Madera County APN: 029-160-006. Located in a portion of Section 24, T10S, R17E.
ZONING:	MHA. Property is in the Agricultural Preserve (Williamson Act).
WATER:	Property is within the boundaries of the Madera Water District and it does receive district water.
SOILS:	Cometa sandy loam, 0-3% slopes Cometa sandy loam, 3-8% slopes
BUILDINGS/ IMPROVEMENTS:	None
PRICE/TERMS:	\$880,440 Cash sale subject to U.S. Bankruptcy Court, Eastern District of California - Fresno Division. Case No. 17-10327-B-12 Chapter 12 D.C. No. FW-3 overbid hearing.

ASSESSOR'S PARCEL MAP

PACIFIC LIGHTING PROPERTIES

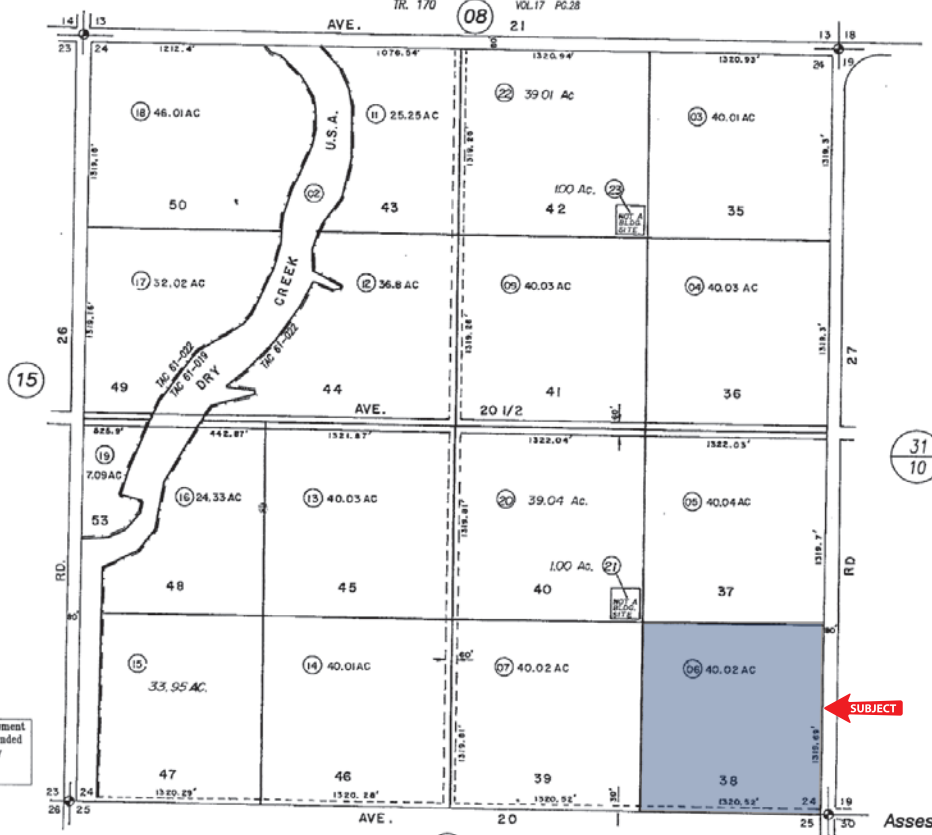
29-16

ORIGINAL

Tax Area Code
61-019
61-022



NOTE: This map is for assessment purposes only and is not intended for interpretation of boundary rights, zoning regulations or land division.



SEP 07 2025

Assessor's Map No. 29-16

AERIAL MAP

