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# Madera Co. Pistachios



**37.69± Acres**  
**Madera County, California**

**Exclusively Presented By:**  
**Pearson Realty**

- Micro irrigation
- 2 separate parcels located close to one another
- Good production



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CA BRE #00020875



# Madera Co. Pistachios

37.69± Acres

\$791,490

**LOCATION:**

The properties are located on the north side of Avenue 21, east of Road 27 at the NEC of Avenue 21 and Road 27, approximately 6 miles north of Madera.

**DESCRIPTION:**

The property consists of two (2) parcels that are not contiguous, but are located within approximately 700± feet of each other. Both parcels are planted to pistachios with Atlantica rootstock. Pistachios appear to be in good condition. The ground is slightly undulating with irrigation and trees planted west to east. The pistachios to the west are planted north to south and the northern boundary of the ranch is planted to citrus with the southern boundary Avenue 21.

**LEGAL:**

Madera County APN's: 031-071-004 & 006.  
The properties are currently within the Williamson Act.

**WATER:**

Madera Water District (in Madera Irrigation District - subordinate).  
Phone 559-706-2498 for further district information.  
Irrigated by micro sprinklers.

**SOILS:**

Cometa sandy loams, 3-8% slopes  
Cometa sandy loams, 0-3% slopes  
Cometa sandy loams, 8-15% slopes  
Atwater loamy sand, moderately deep & very deep over hardpan, 3-8% slopes

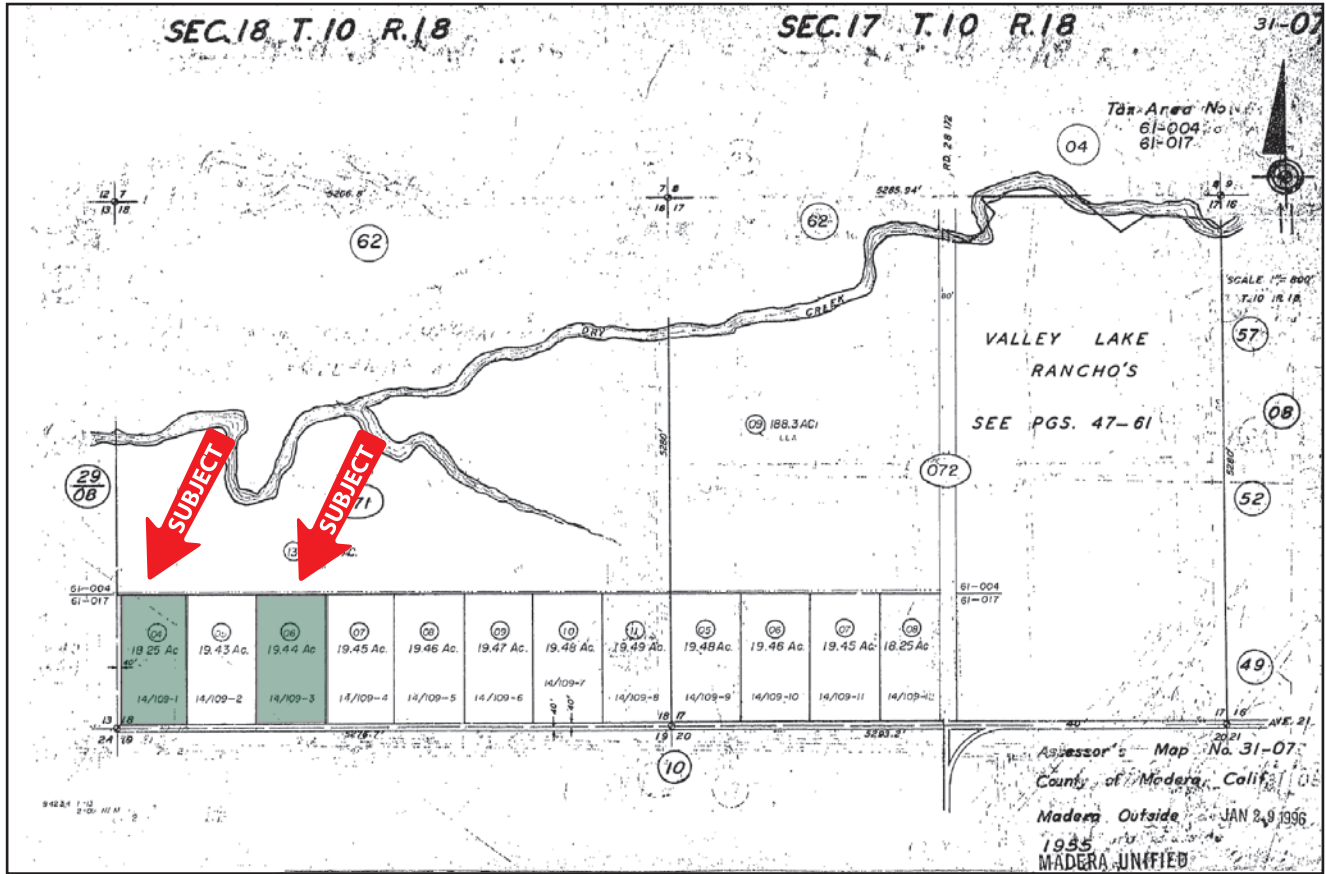
**BUILDINGS/  
IMPROVEMENTS:**

None.

**PRICE/TERMS:**

\$791,490 All cash or terms acceptable to Seller. Buyer to reimburse Seller for cultural costs in addition to the purchase price.

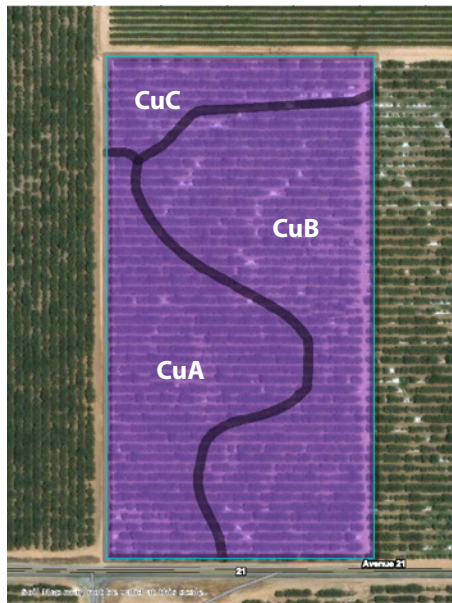
# ASSESSOR'S PARCEL MAP



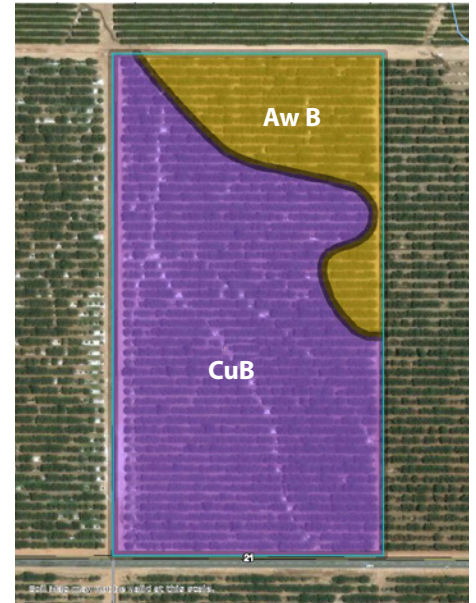
# SOILS MAP

## SOILS LEGEND

- CuB = Cometa sandy loams**  
3-8% slopes, Grade 3
- CuA = Cometa sandy loams**  
0-3% slopes, Grade 3
- CuC = Cometa sandy loams**  
8-15% slopes, Grade 3
- AwB = Atwater loamy sand**  
moderately deep & very deep over hardpan  
3-8% slopes, Grade 4



**18.25± Acres**  
**APN: 031-071-004**



**19.44± Acres**  
**APN: 031-071-006**

# LOCATION MAP



# PROPERTY PHOTOS



We believe the information contained herein to be correct. It is obtained from sources which we regard as reliable, but we assume no liability for errors or omissions. Policy on cooperation: All real estate licensees are invited to offer this property to prospective buyers. Do not offer to other agents without prior approval.

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