

FOR SALE



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Oro Verde Pistachios (Ranch 39-02)



**20.05± Assessed Acres
Madera County, California**

- Producing Pistachios
- Madera Water District
- Mini-Sprinkler Irrigation

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CA DRE #00020875



Oro Verde Pistachios (Ranch 39-02)

20.05± Assessed Acres

\$461,150.00
(\$23,000 per acre)

LOCATION:

The south side of Avenue 21, 5/8 mile west of Road 28 1/2. Approximately 2 1/2± miles north of the city of Madera, Madera County, CA.

LEGAL:

20.05± assessed acres located in the E 1/2 of the NW 1/4 of the NW 1/4 of Section 21, T10S, R18E, M.D.B.&M.
Madera County APN: 031-111-005.

ZONING:

ARV-20, Agriculture Rural Valley with a 20 acre minimum parcel size.

PLANTINGS:

A mature producing pistachio orchard originally planted in the 1970's with Kerman variety on Atlantica Rootstock. Since then, replants have been Kerman on UCB-1 Rootstock.

WATER:

Madera Water District.
Mini-sprinkler irrigation.

SOILS:

Cometa sandy loams, 3-8% slopes.
Hanford sandy loam, moderately deep over hardpan, 0-3% slopes.

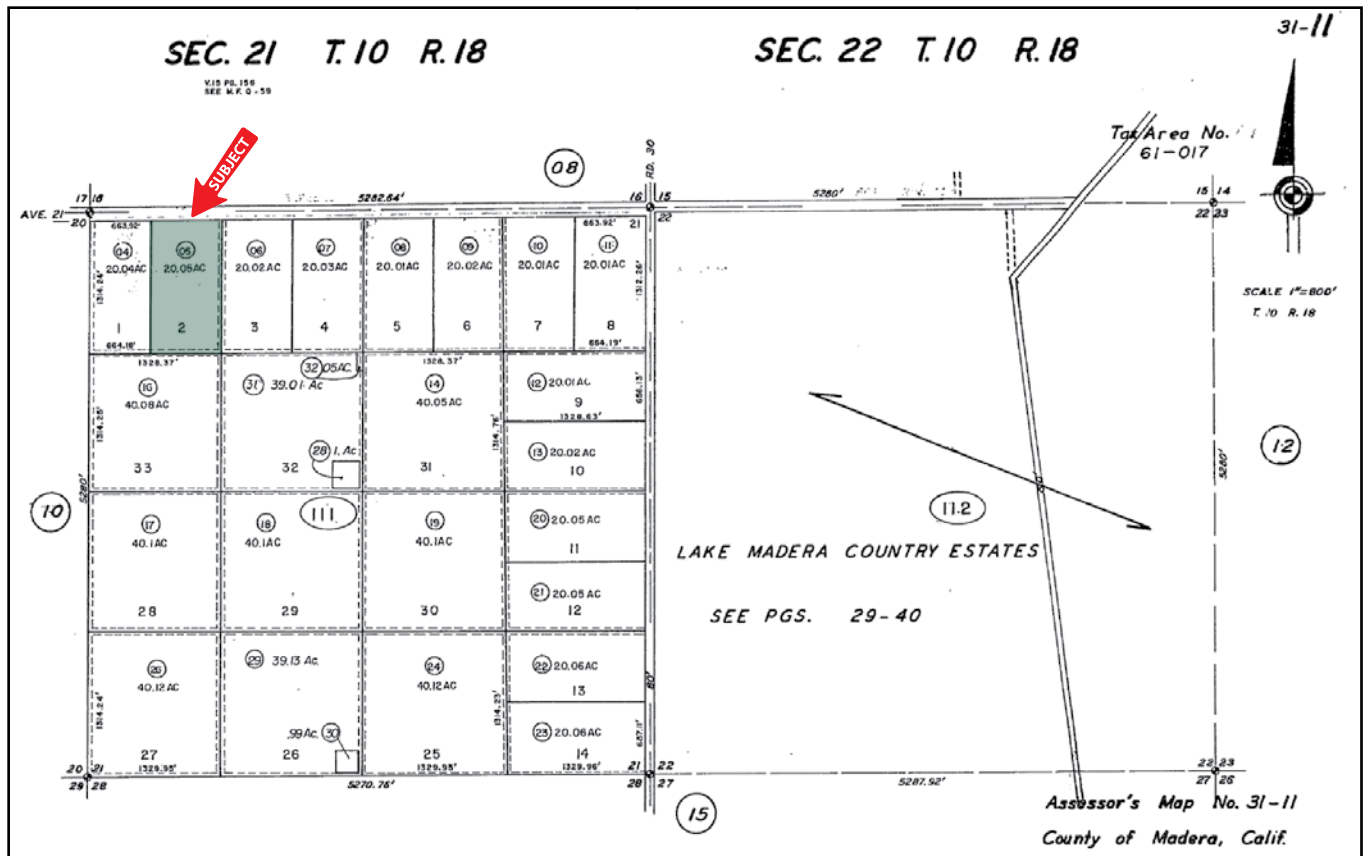
**BUILDINGS/
IMPROVEMENTS:**

None.

PRICE/TERMS:

\$461,150 cash at the close of escrow. Buyer to reimburse Seller for cultural costs incurred toward the 2021 season at the close of escrow.

ASSESSOR'S PARCEL MAP



PROPERTY PHOTO



LOCATION MAPS



Water Disclosure: The Sustainable Groundwater Management Act (SGMA) was passed in 2014, requiring groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. SGMA may limit the amount of well water that may be pumped from underground aquifers. Buyers and tenants to a real estate transaction should consult with their own water attorney; hydrologist; geologist; civil engineer; or other environmental professional. Additional information is available at: California Department of Water Resources Sustainable Groundwater Management Act Portal - <https://sgma.water.ca.gov/portal/> Telephone Number: (916) 653-5791

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