

MADERA PISTACHIOS

Madera County, California

99.59± Acres

\$1,643,235
(\$16,500±/Acre)

PRICE REDUCED



- Mature Pistachios
- Madera Water District
- Located within the Williamson Act Contract



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Exclusively Presented in Partnership with:

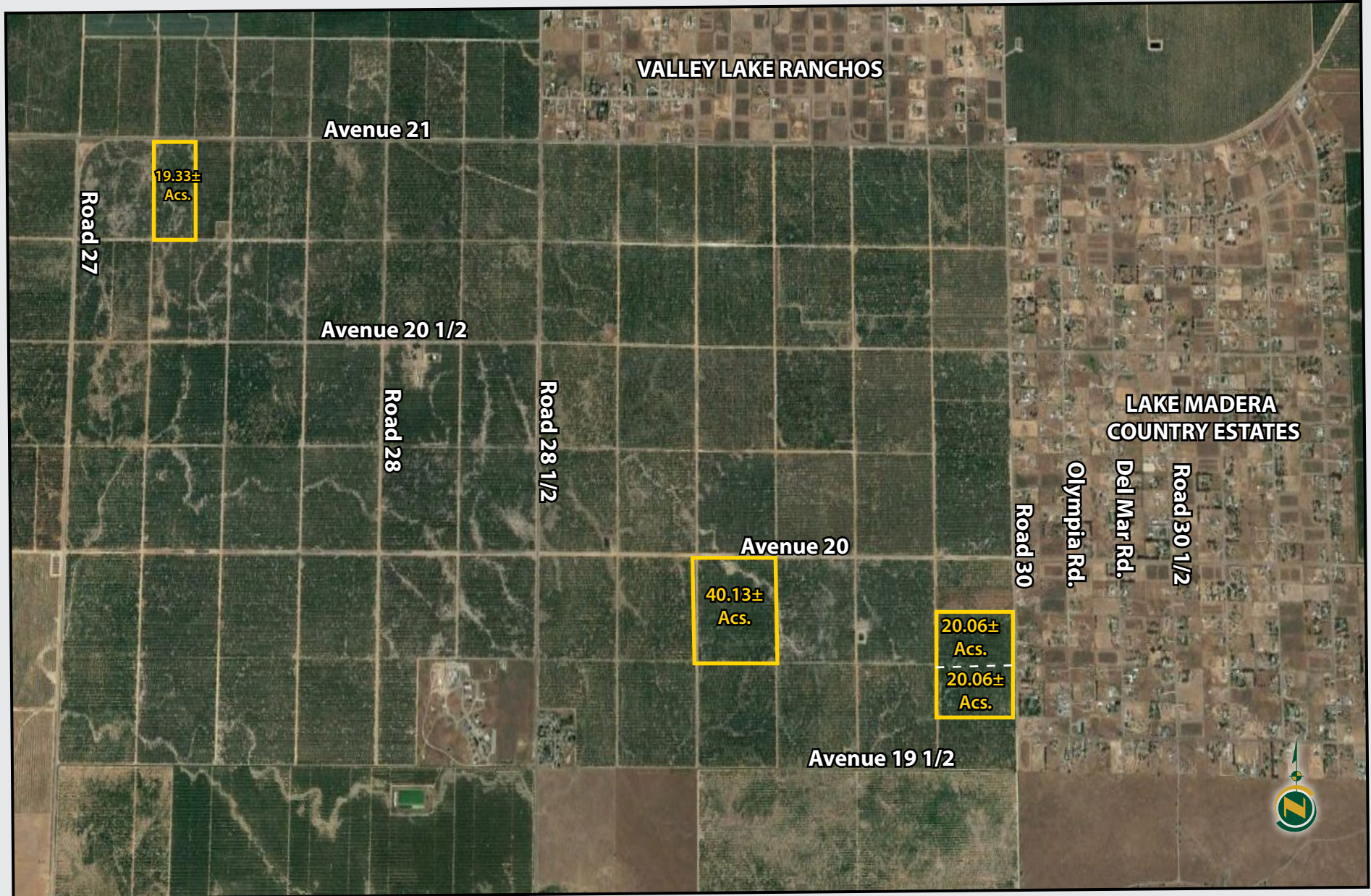
**AGRICAPITAL
INC.**

MADERA PISTACHIOS

99.59± Acres
Madera County, CA



PROPERTY LOCATION



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PROPERTY INFORMATION

DESCRIPTION

99.59± acres of mature pistachios located in the Pacific Lighting area of northeast Madera.

LOCATION

The parcels are located south of Avenue 21 between Road 27 and Road 30 approximately 4± miles northeast of Madera. The parcels are not contiguous; see included map for exact locations.

LEGAL

Madera County APN's: 031-101-013; 031-151-003, 007 and 008. Located in a portion of Sections 19 and 28, T10S, Range 18E, M.D.B.&M.

PLANTINGS

The property consists of Kerman and Peters pistachios on Atlantica rootstock.

WATER

All parcels are located and serviced by Madera Water District. APN's 031-101-013, 031-151-007 & 008 are within the boundary of Madera Irrigation District subordinate region. The orchard is irrigated with a dual line drip irrigation system.

SOILS

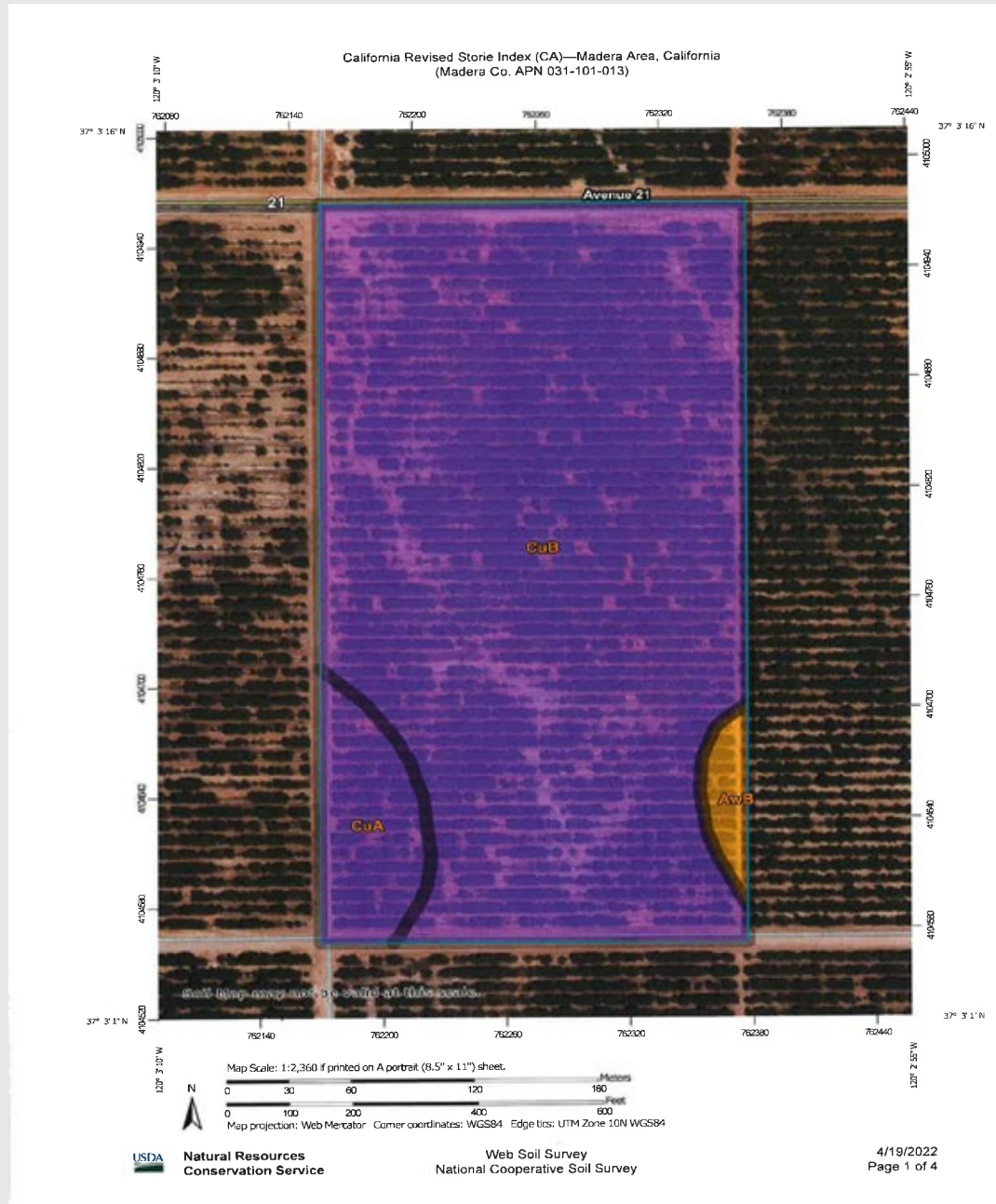
Cometa sandy loams, 3 to 8 percent slopes
Cometa sandy loams, 0 to 8 percent slopes
Greenfield sandy loam, moderately deep & deep over hardpan, 3 to 8 percent slopes
Atwater loamy sand, 3 to 8 percent slopes, MLRA 17
Atwater loamy sand, moderately deep and very deep over hardpan, 3 to 8 percent slopes

PRICE/TERMS

\$1,643,235 cash at the close of escrow. Buyer to reimburse Seller for cultural costs associated with the 2023 crop.



SOILS MAP



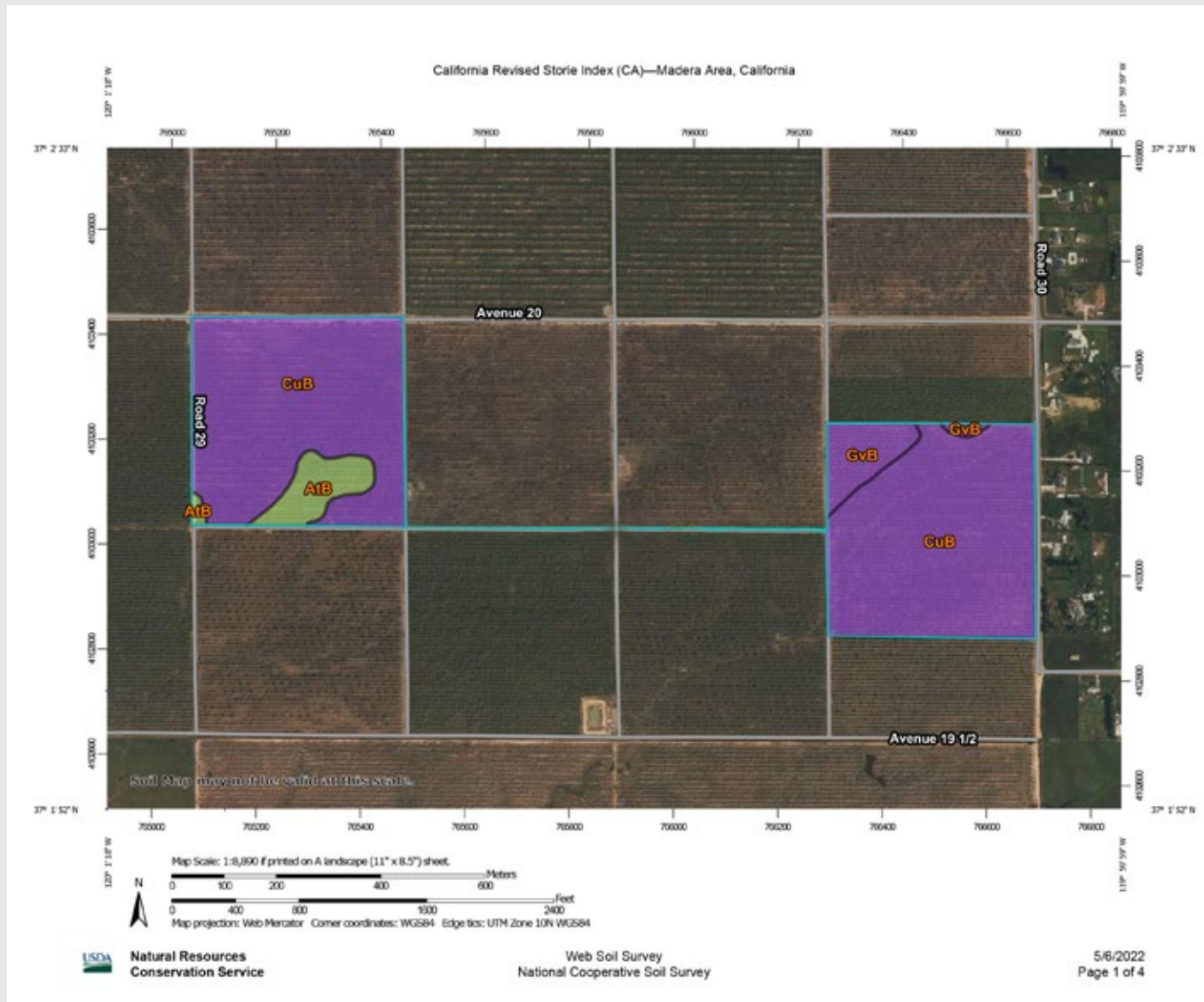
SOILS LEGEND

CuB = Cometa sandy loams
3 to 8% slopes

CuA = Cometa sand loams,
0 to 3% slopes

AwB = Atwater loamy sand
moderately deep &
very deep over hardpan
3 to 8% slopes

SOILS MAPS



SOILS LEGEND

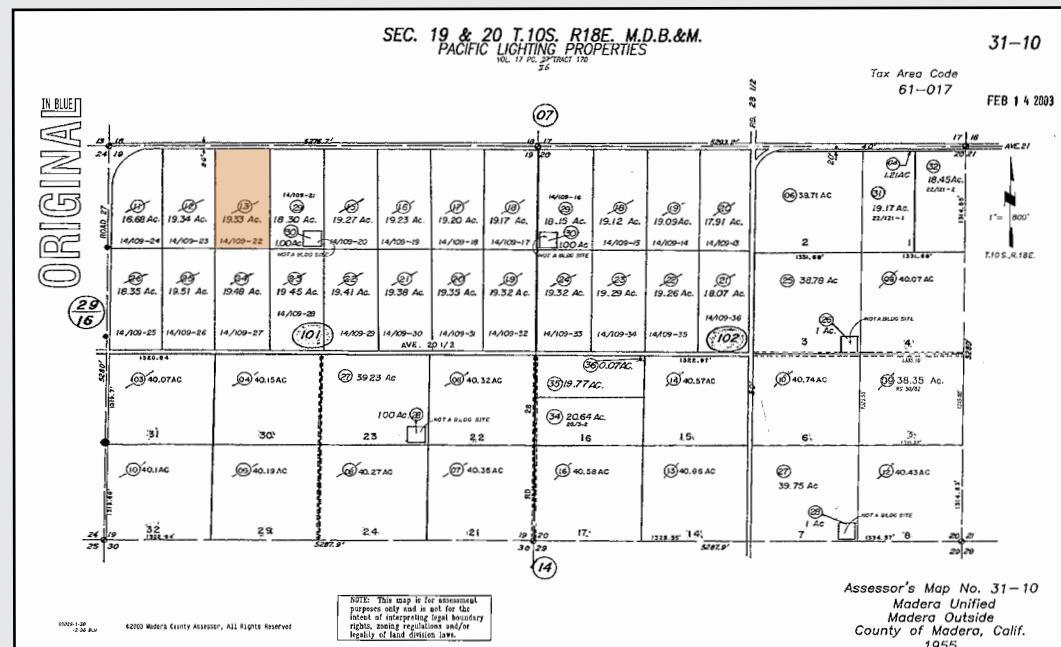
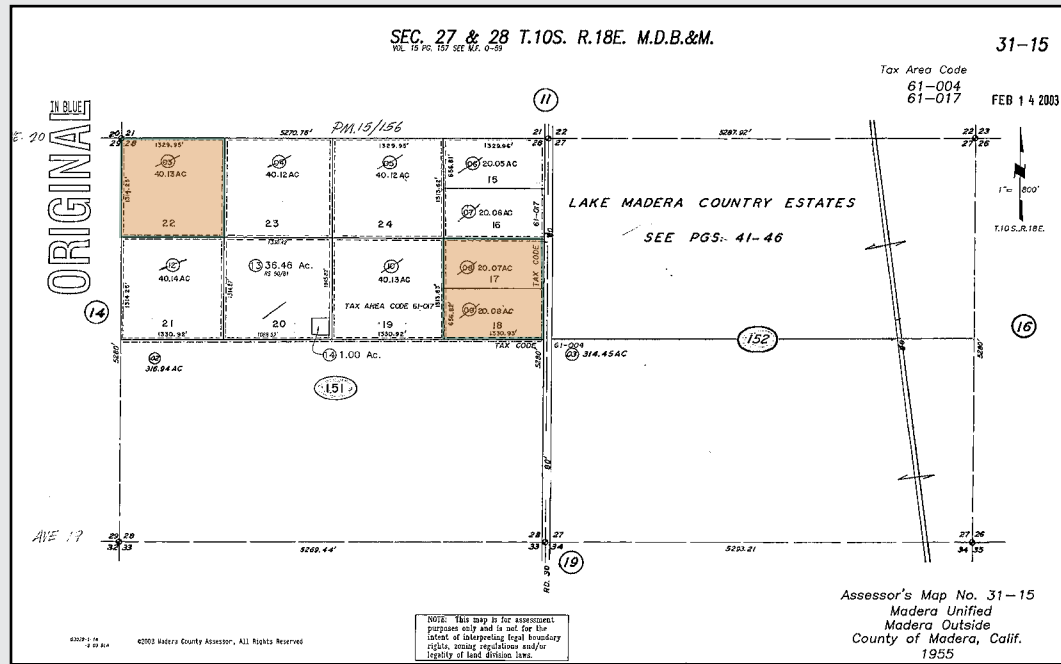
- CuB = Cometa sandy loams
3 to 8% slopes
- GvB = Greenfield sandy loam,
moderately deep &
deep over hardpan
3 to 8% slopes
- AtB = Atwater loamy sand
3 to 8% slopes, MLRA 17

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PARCEL MAPS



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PROPERTY PHOTOS



MADERA PISTACHIOS

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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

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.