

ROAD 38 PISTACHIOS

Madera County, California

20.00± Acres

\$400,000
(\$20,000/Acre)



- Income Producing Pistachios
- Shared Irrigation Pump & Well
- Potential Tax Depreciation
- Kerman Variety, Atlantica Rootstock



**PEARSON
REALTY**
AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

Offices Serving The Central Valley

FRESNO

7480 N. Palm Ave, Ste 101
Fresno, CA 93711
559.432.6200

VISALIA

3447 S. Demaree Street
Visalia, CA 93277
559.732.7300

BAKERSFIELD

4900 California Ave., #210B
Bakersfield, CA 93309
661.334.2777

www.pearsonrealty.com

Exclusively Presented by:

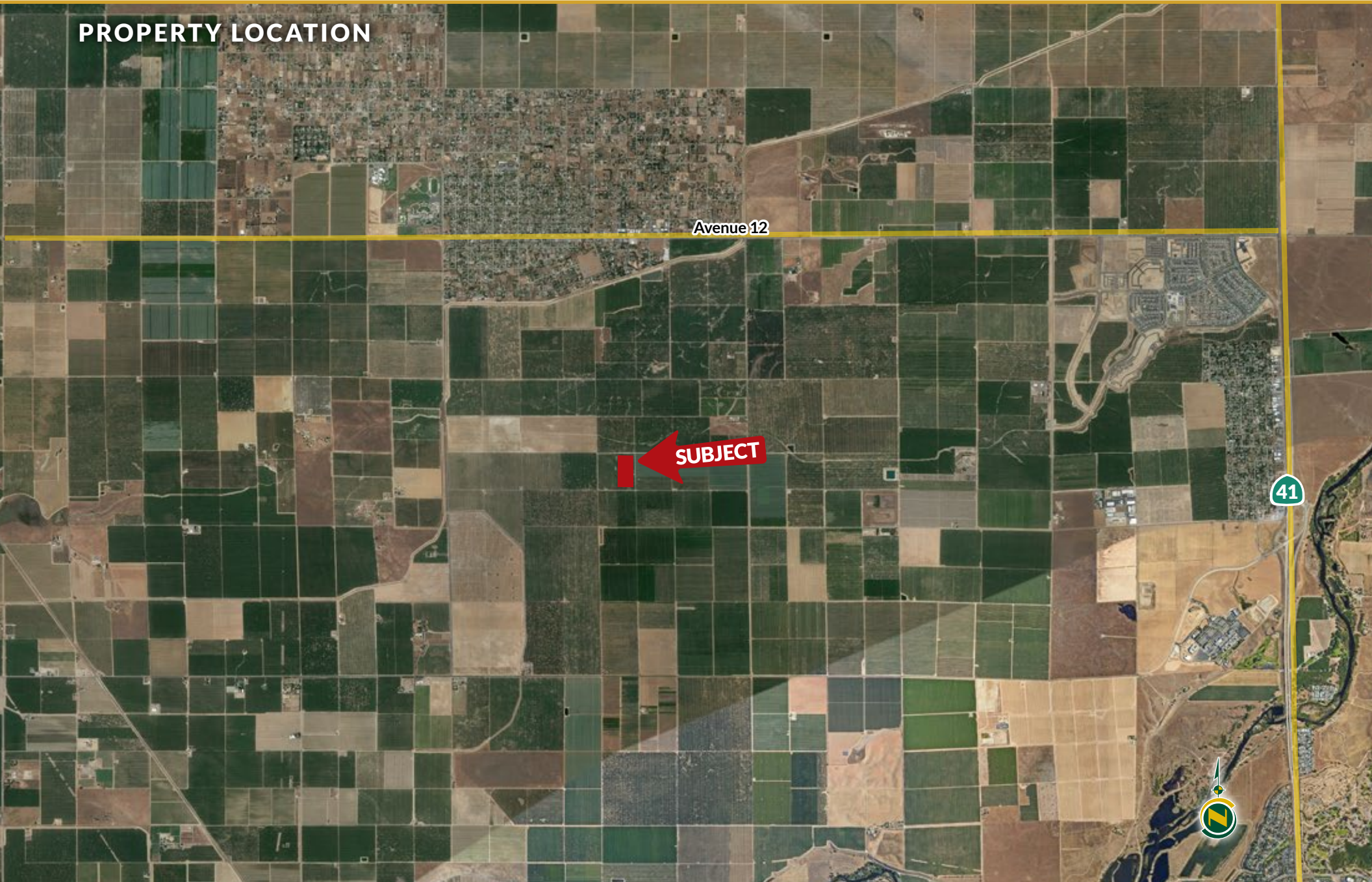


ROAD 38 PISTACHIOS

20± Acres
Madera County, CA



PROPERTY LOCATION



ROAD 38 PISTACHIOS

20± Acres
Madera County, CA



PROPERTY INFORMATION

DESCRIPTION

Opportunity to purchase 20± gross acres with income producing pistachios. The original orchard was planted in 1967 to the Kerman variety on Atlantica rootstock.

LOCATION

Approximately ¾ of a mile west of Road 38 and 1 ¼ miles north of Avenue 9.

LEGAL

Madera County APN: 049-620-010

ZONING

Arv-20 Agricultural, Rural, Valley - 20 ac. minimum parcel size.
(Buyer to verify zoning)

PRODUCTION

Available upon request.

WATER

Property is irrigated via single-line drip irrigation provided by a shared agricultural well. Subject property lies within the County of Madera GSA-Madera.

SOILS

Atwater loamy sand, 0 to 3 percent slopes, MLRA 17
Greenfield sandy loam, 0 to 3 percent slopes
Poza loam, moderately saline, 0 to 1 percent slopes
San Joaquin sandy loam, 0 to 3 percent slopes, MLRA 17
Whitney and Rocklin sandy loams, 3 to 8 percent slopes
Whitney and Rocklin sandy loams, 8 to 15 percent slopes

PRICE/TERMS

\$400,000 cash at the close of escrow. Buyer to reimburse Seller for all cultural costs incurred toward the 2024 pistachio crop.

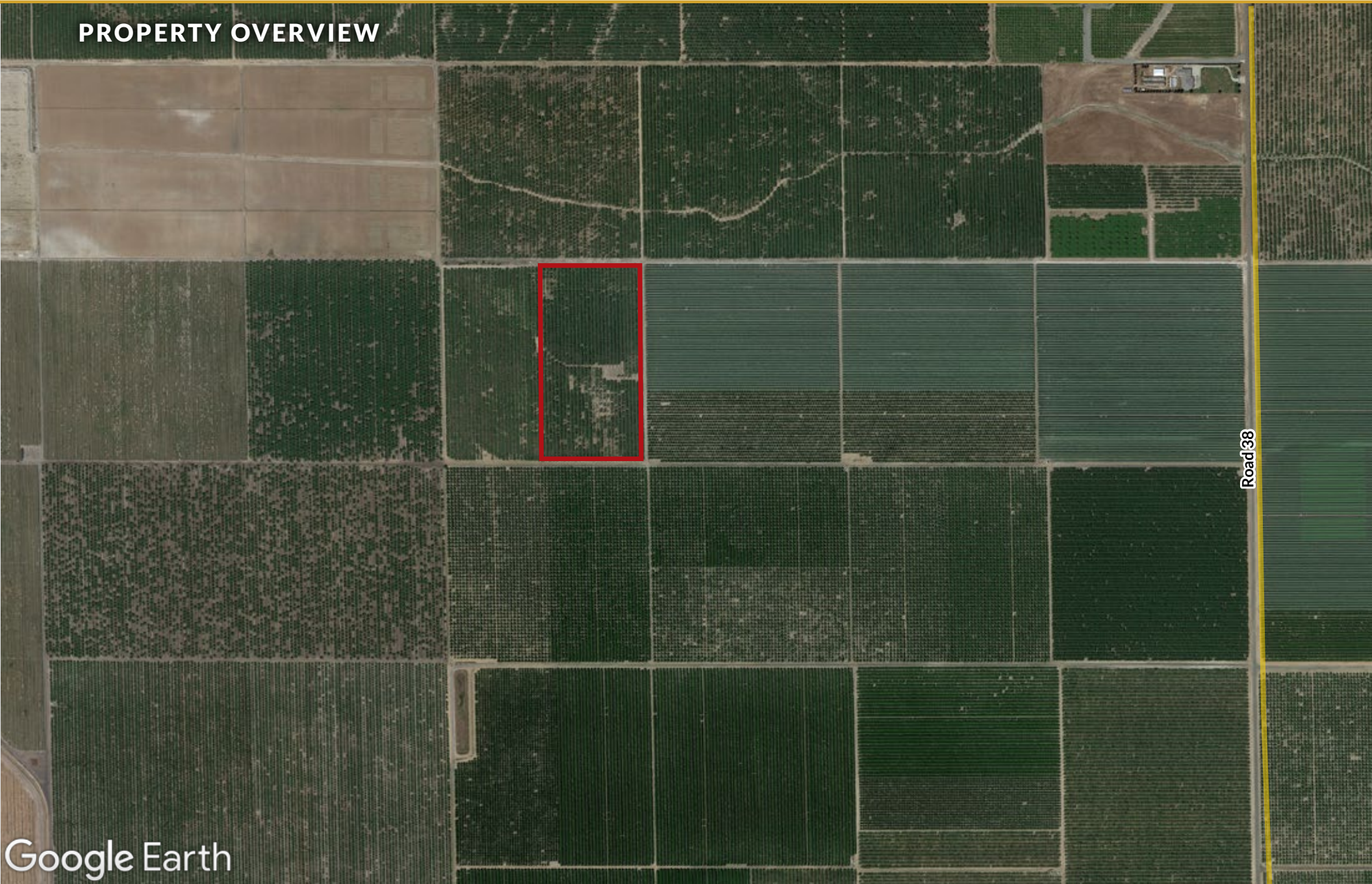


ROAD 38 PISTACHIOS

20± Acres
Madera County, CA



PROPERTY OVERVIEW



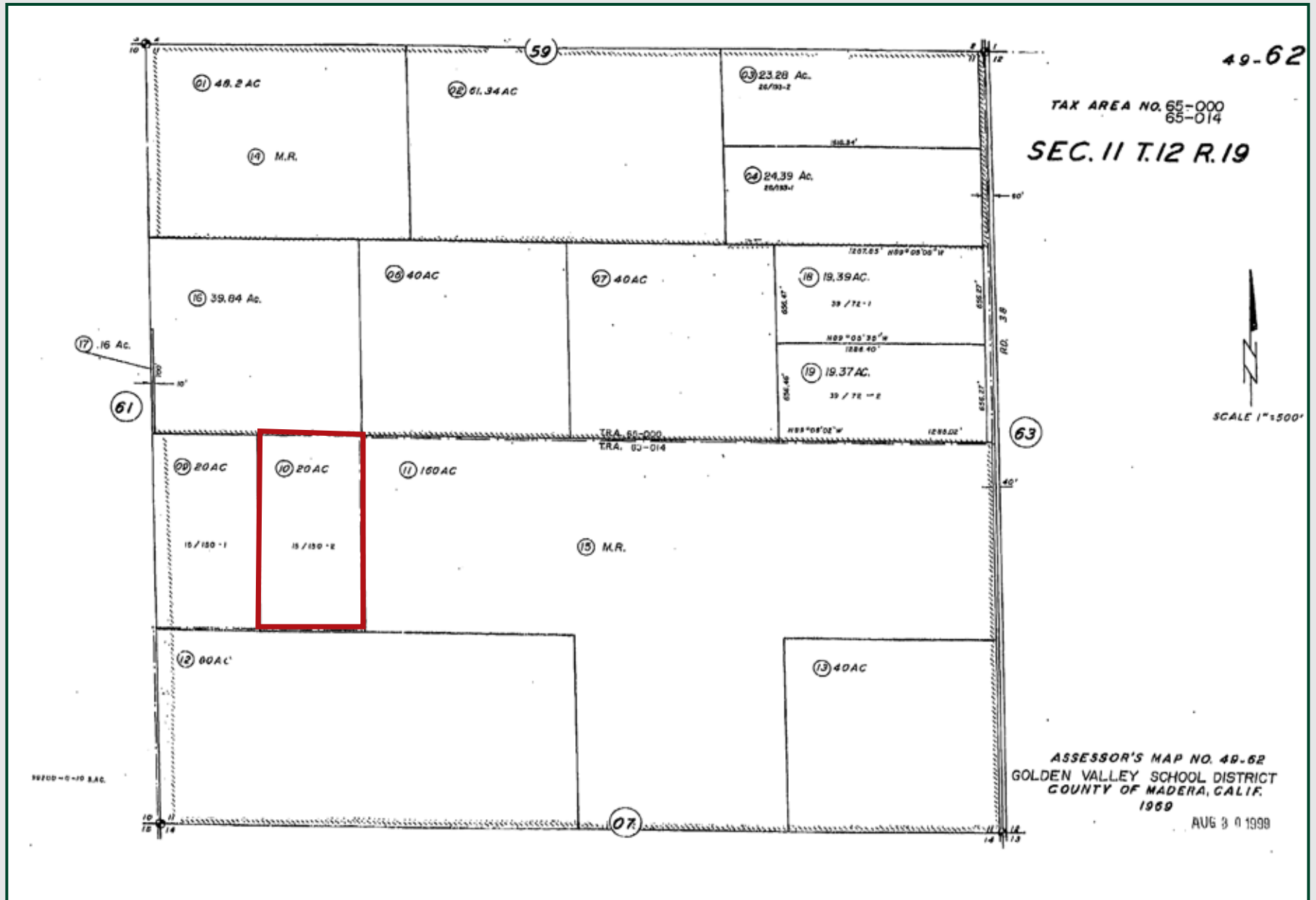
Google Earth

ROAD 38 PISTACHIOS

20± Acres
Madera County, CA



PARCEL MAP

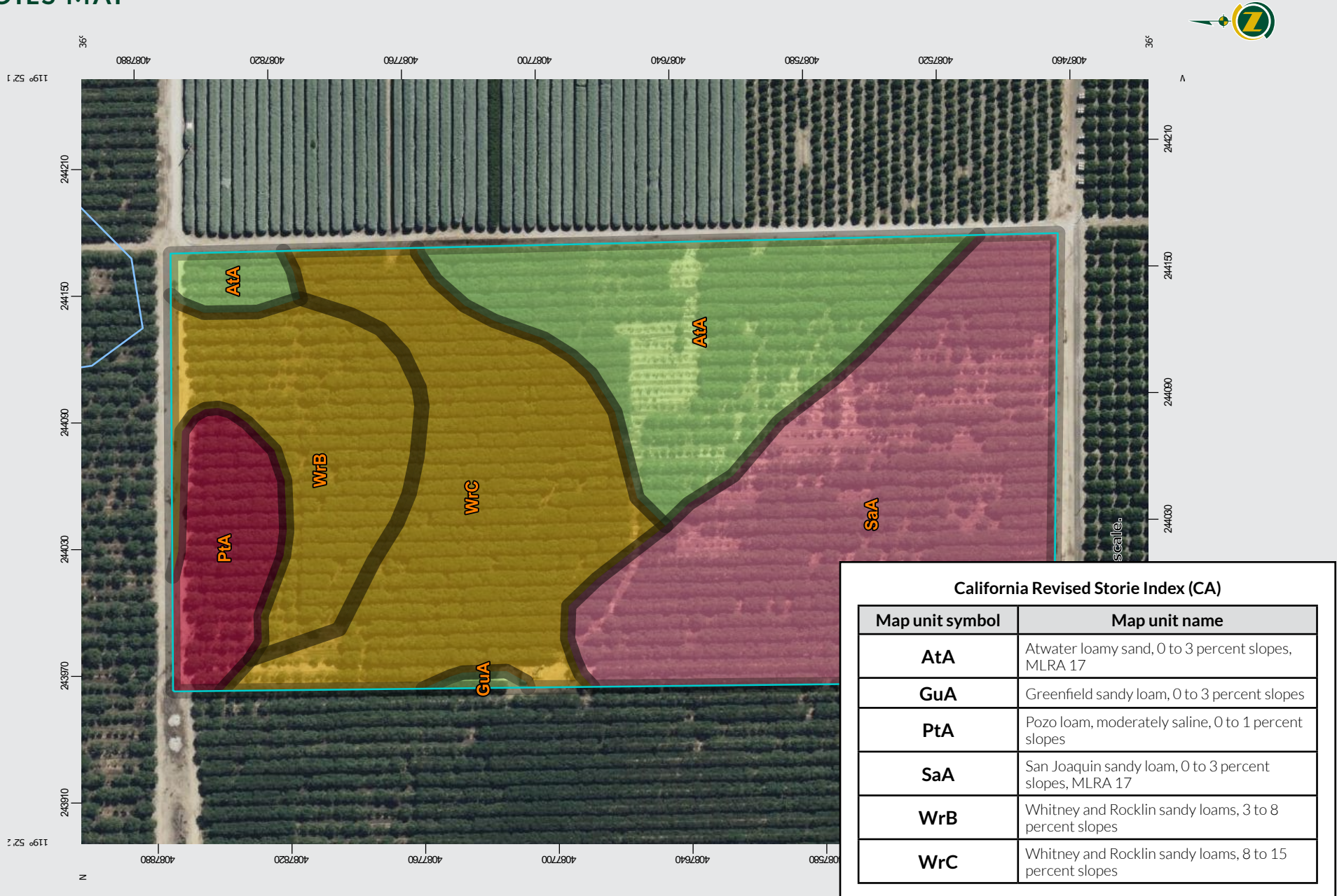


ROAD 38 PISTACHIOS

20± Acres
Madera County, CA



SOILS MAP



ROAD 38 PISTACHIOS

20± Acres
Madera County, CA



PROPERTY PHOTOS



ROAD 38 PISTACHIOS

20± Acres
Madera County, CA



Offices Serving The Central Valley

FRESNO

7480 N. Palm Ave, Ste 101
Fresno, CA 93711
559.432.6200

VISALIA

3447 S. Demaree Street
Visalia, CA 93277
559.732.7300

BAKERSFIELD

4900 California Ave., #210B
Bakersfield, CA 93309
661.334.2777



Download Our
Mobile App!

<http://pearsonrealty.com/mobileapp>



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.**