

MADERA PISTACHIO RANCH

Madera County, California

19.94± Acs. \$1,200,000

PRICE REDUCED



- Producing Pistachios
- Madera Irrigation District
- Home on the Property



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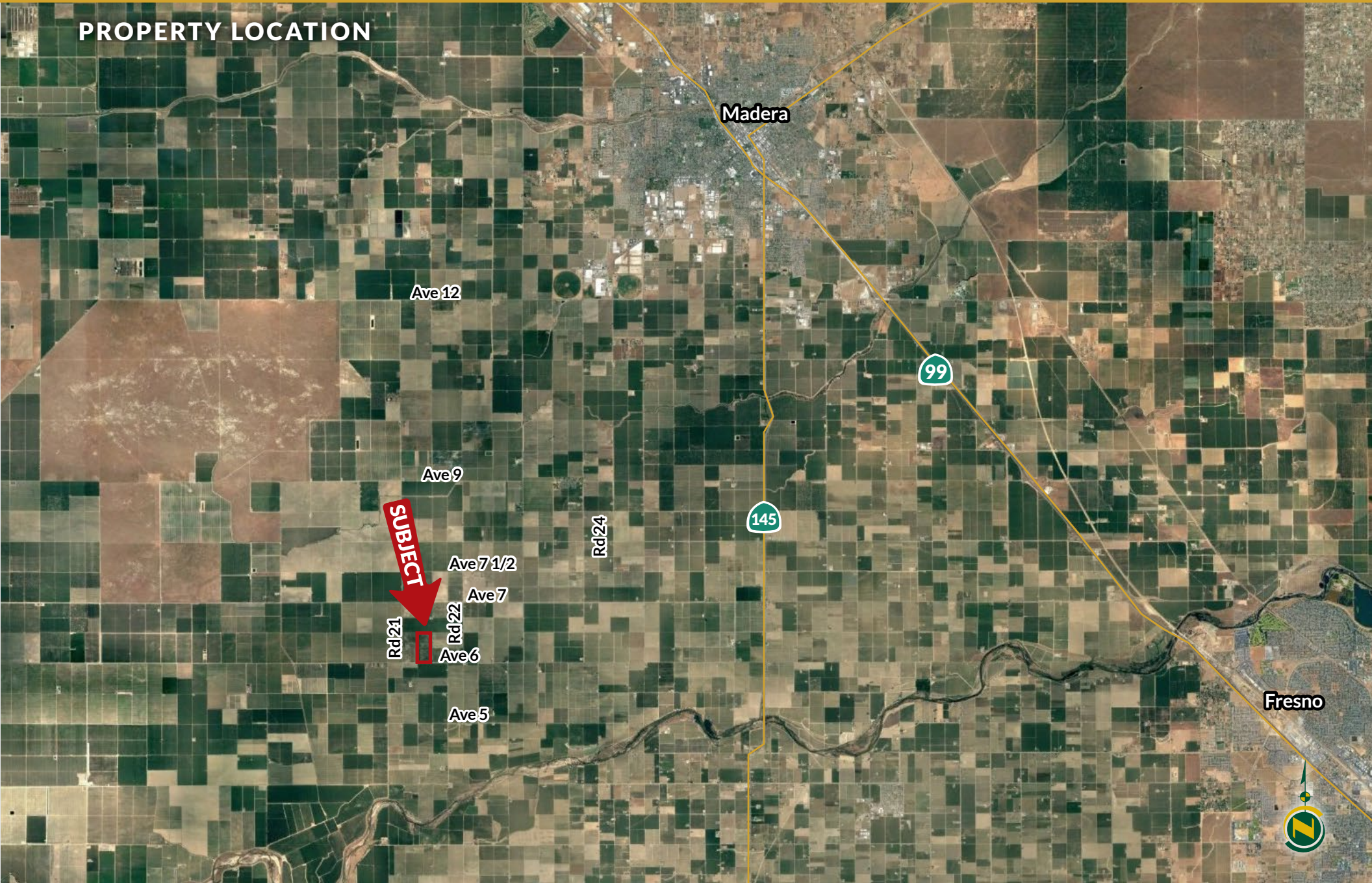


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19.94± Acres
Madera County, CA



PROPERTY LOCATION



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PROPERTY INFORMATION

DESCRIPTION

19.94± acres of producing pistachios with a 3 bedroom, 2 bath home.

LOCATION

21287 Avenue 6, Madera, CA 93637-9534

The property is located on the north side of Avenue 6 and a quarter mile east of Road 21

LEGAL

Madera County APN: 040-071-011

E1/2, of the SW1/4 of the SW1/4 of Section 31 T12S, R17E, M.D.B.&M.

ZONING

Zone AE20 Agricultural Exclusive

The property is located within the Williamson Act.

PLANTINGS

19 Acres planted to 2014 Kerman/Peters on UCB-1 Rootstock.

PRODUCTION

2023 - 4,863 lbs./acre

WATER

The property is in and receives water from Madera Irrigation District

Dual line drip

15 HP Pump and Well

SOILS

See soils map included.

BUILDINGS

The property has a 1,600 square foot 3 bedroom, 2 bath home built in 1974 . The home is on a private well and septic system.

PRICE/TERMS

\$1,200,000 cash at the close of escrow.

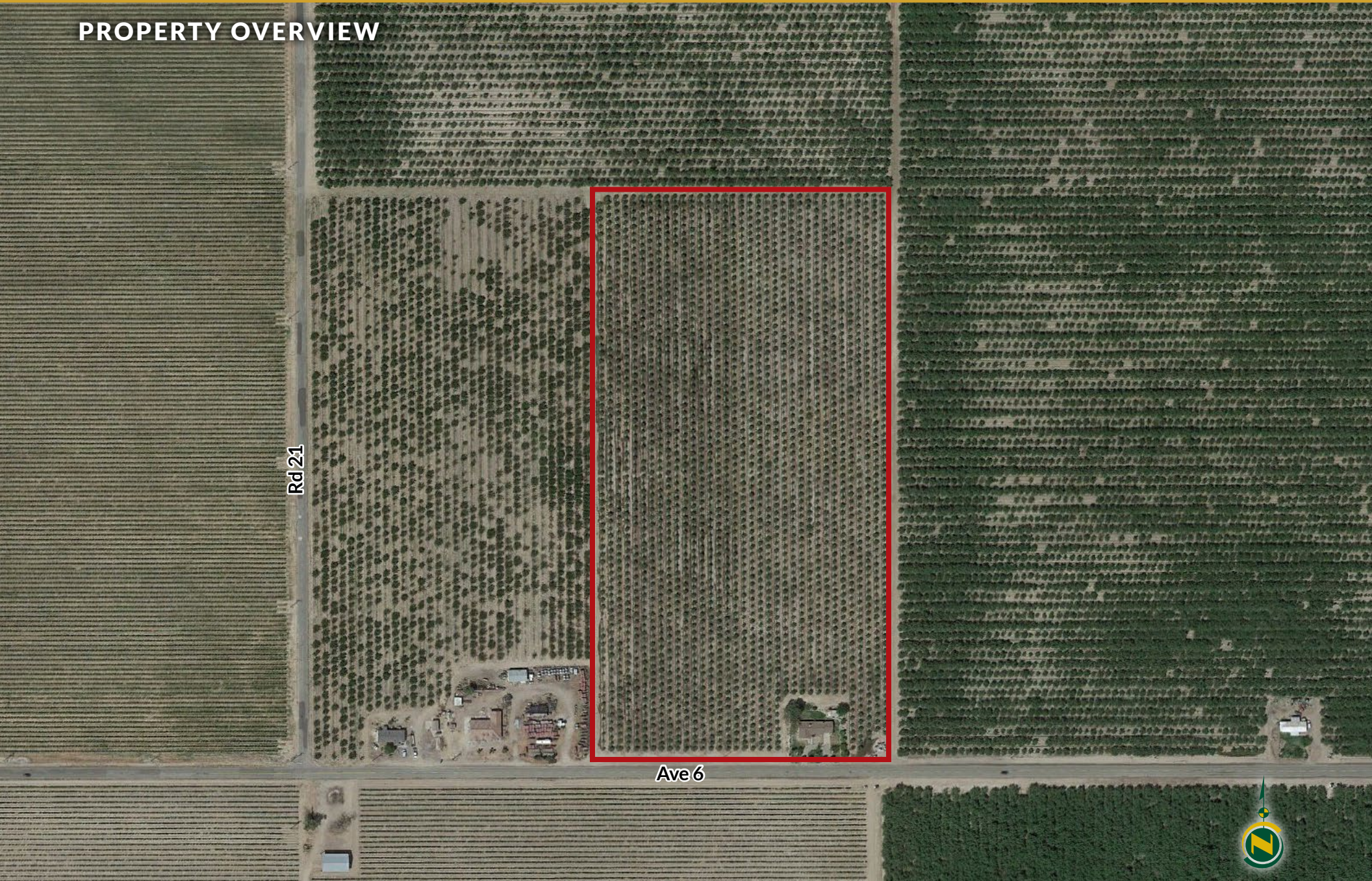


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PROPERTY OVERVIEW



Rd 21

Ave 6

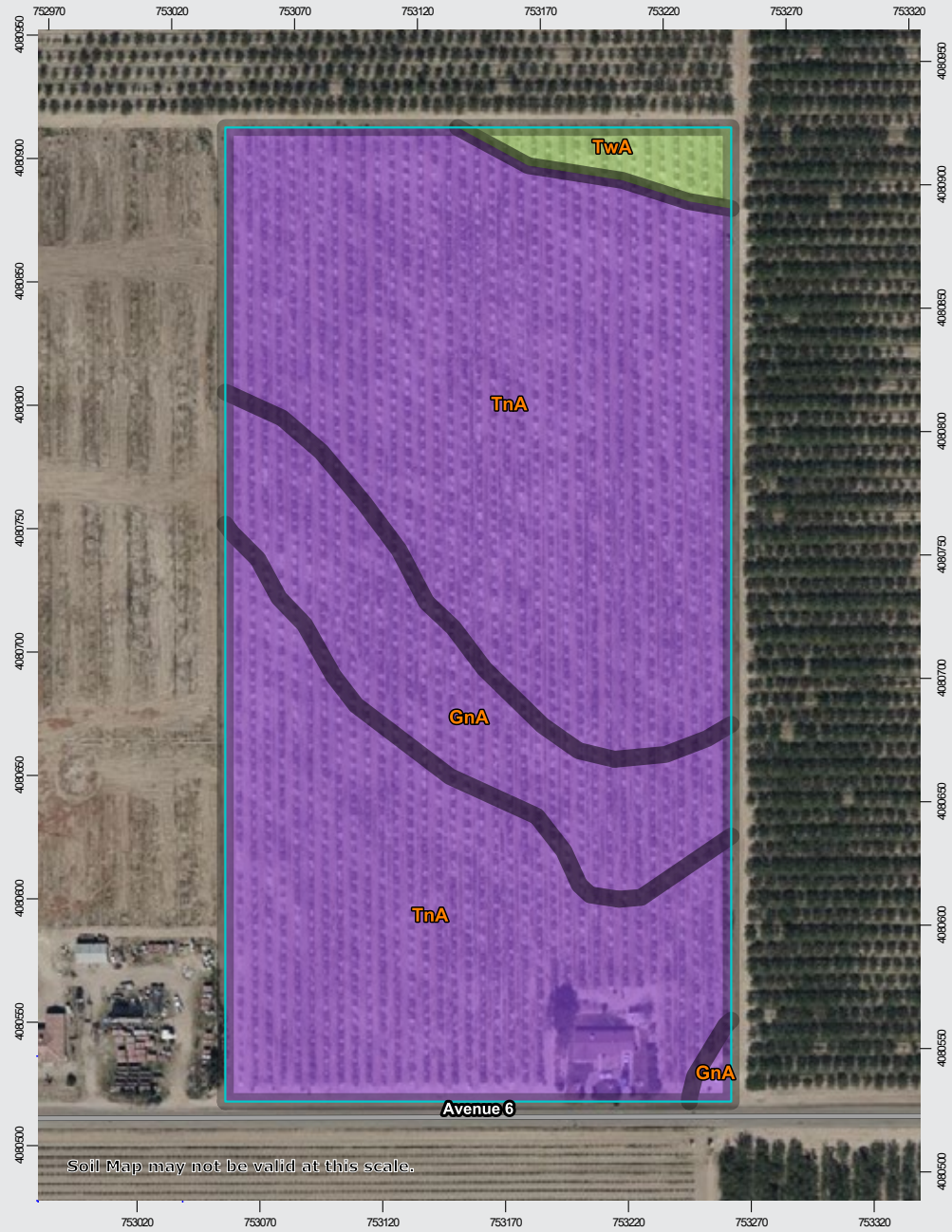


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SOILS MAP



California Revised Storie Index (CA)	
Map unit symbol	Map unit name
TnA	Traver loam, moderately saline-sodic, 0-1% slopes
GnA	Grangeville sandy loam, slightly saline-alkali, 0-1% slopes
TwA	Tujunga loamy sand, 0-3% slopes

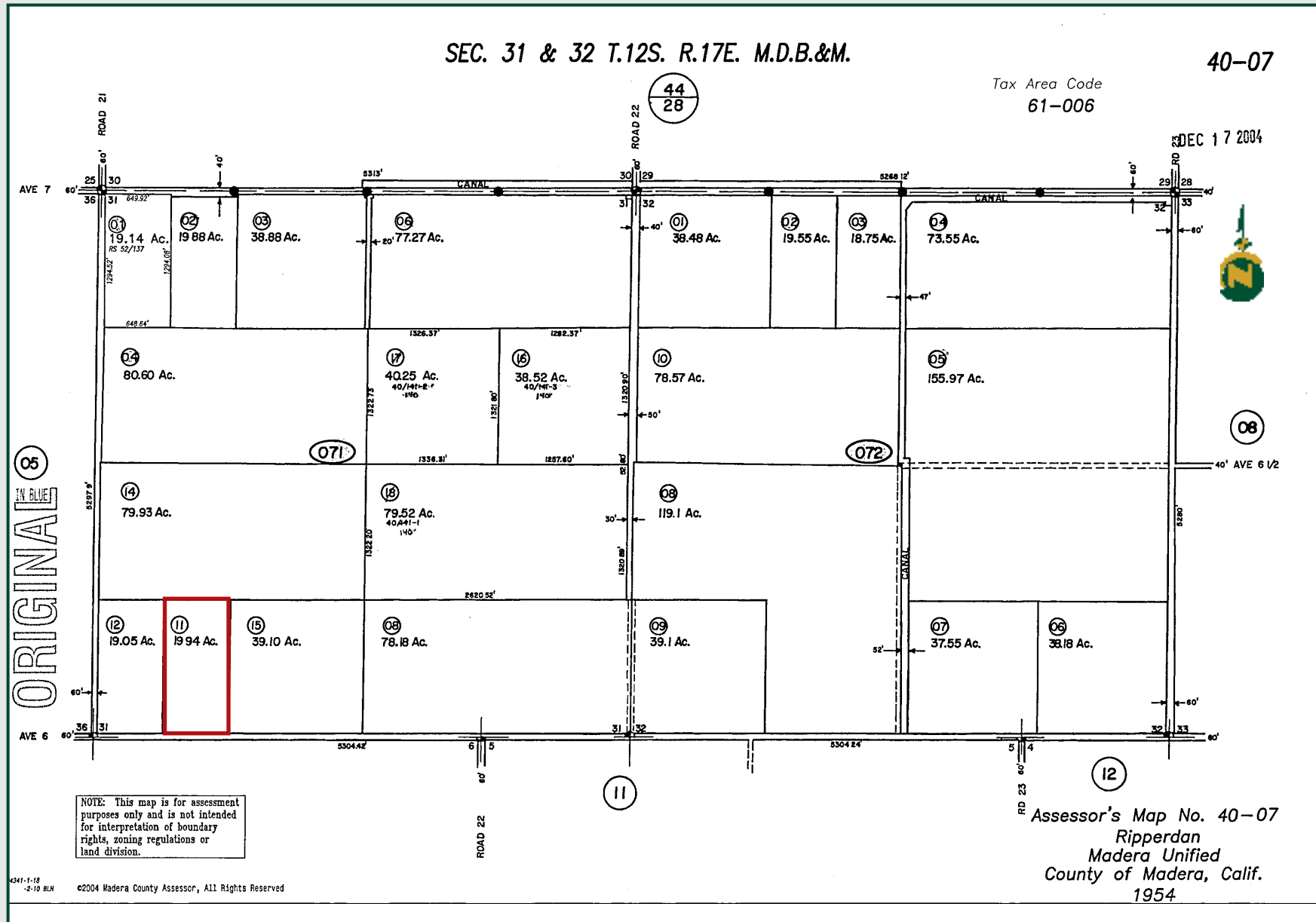


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PARCEL MAP



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PROPERTY PHOTOS



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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.