

MADERA PISTACHIOS

Madera County, California

38.95± Acres

\$389,500
(\$10,000/Acre)

PRICE REDUCED

- Mature Pistachio Trees
- Madera Water District
- Kerman/Peters Variety Pistachios



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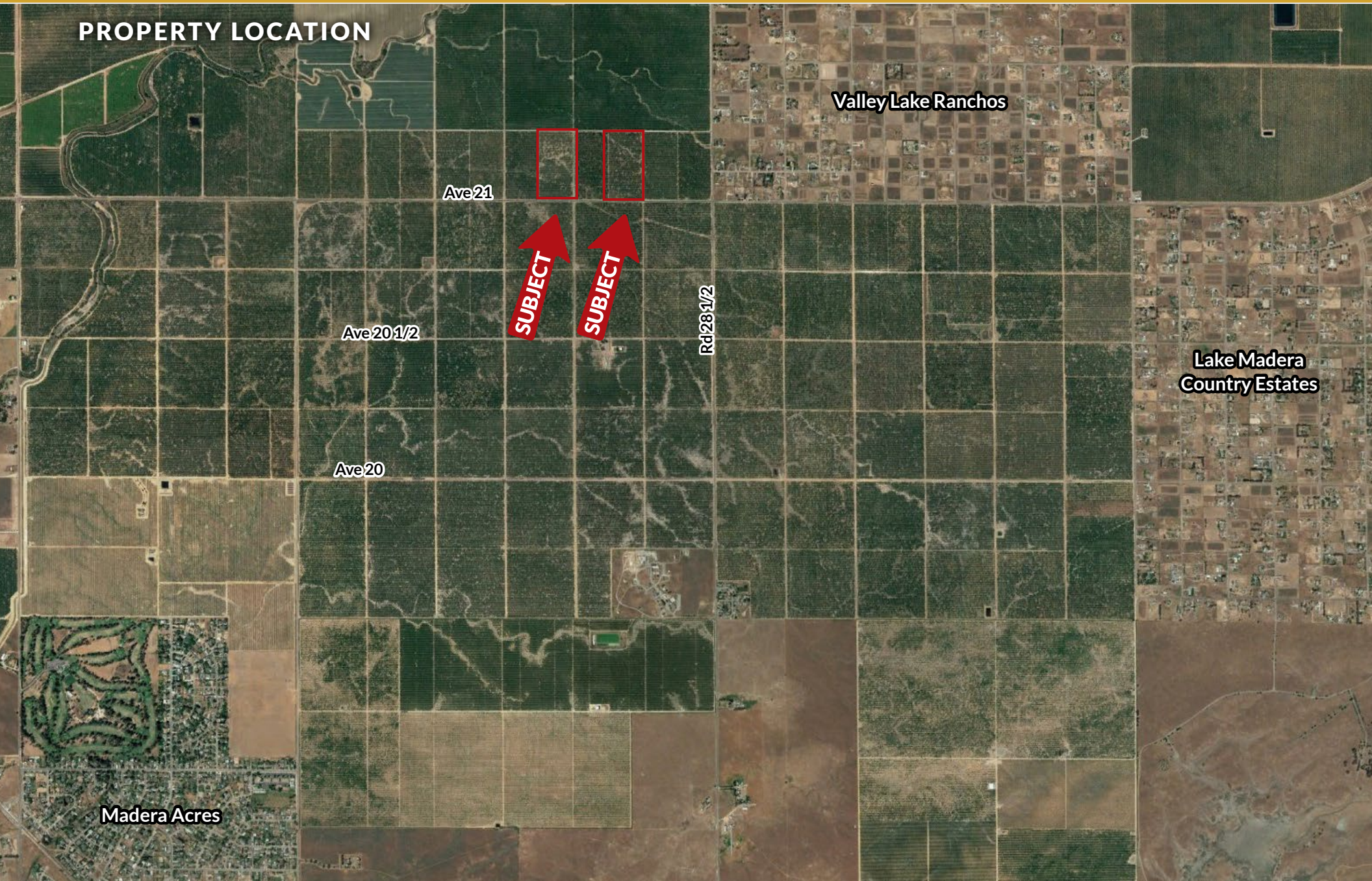
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Exclusively Presented by:



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Madera County, CA



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PROPERTY INFORMATION

LOCATION

2 parcels located north of Avenue 21, west of Rd. 28 1/2. Parcels are not contiguous.

LEGAL

Madera Co APN: 031-071-011 (19.49± acs) and 031-072-006 (19.46± acs). Located in a portions of Sections 17 & 18, T10S, R18E, M.D.B.&M.

ZONING

ARE-20 (Agricultural, Rural, Exclusive, 20 acre minimum).

WATER/IRRIGATION

Property is irrigated by a dual line drip system pressurized by the Madera Water District. Only one parcel (031-072-006) is subordinate to the Madera Irrigation District, which means when water is available in M.I.D. the properties are allowed to purchase water.

An additional source of surface water on the east side of the water district (called Madera Lake Project) is currently being worked on with an anticipated completion date of 2025. It will provide water to subordinate parcels when additional water is available for sale. It consists of a pipeline and pump system to move surface water from Madera Lake (M.I.D.) to Madera Water District. The district has received grant money to help fund the project.

For more information:

Madera Water District

Groundwater Sustainability Agency

Carl Johnson, President ; John Gies, Madera Water District Manager

-674-4944

PLANTINGS

Kerman/Peters on Atlantica Rootstock planted in the 1970's.

SOILS

See soils map included.

PRICE/TERMS

\$389,500 cash at close of escrow. Buyer to reimburse Seller for all cultural costs incurred towards the 2024 crop.



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PROPERTY OVERVIEW

APN 031-071-011
19.49± Acs.

APN 031-072-006
19.46± Acs.

Ave21

Rd28



SOILS MAP



California Revised Storie Index (CA)

Map unit symbol	Map unit name
CuB	Cometa sandy loams, 3-8% slopes
HgA	Hanford sandy loam, moderately deep and deep over hardpan, 0-3% slopes
AwB	Atwater loamy sand, moderately deep and very deep over hardpan, 3-8% slopes

California Revised Storie Index (CA)

Map unit symbol	Map unit name
CuB	Cometa sandy loams, 3-8% slopes

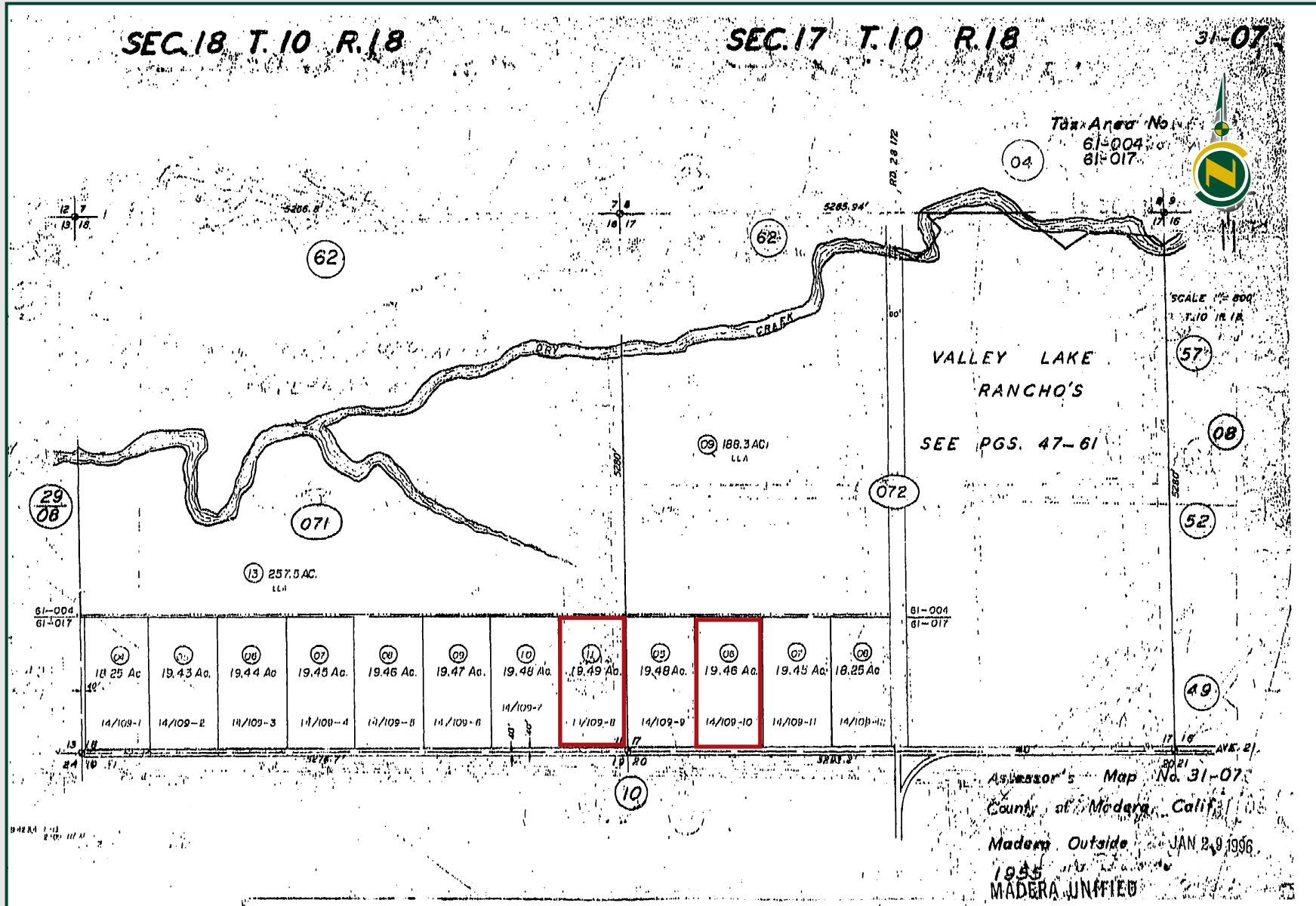


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PARCEL MAP



PROPERTY PHOTO



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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.