

CHOWCHILLA PISTACHIOS

Madera County, California

58.79± Acres

\$1,175,800
(\$20,000/Acre)



- Producing Kerman Pistachios
- Close Proximity to Chowchilla
- Atlantica Rootstock



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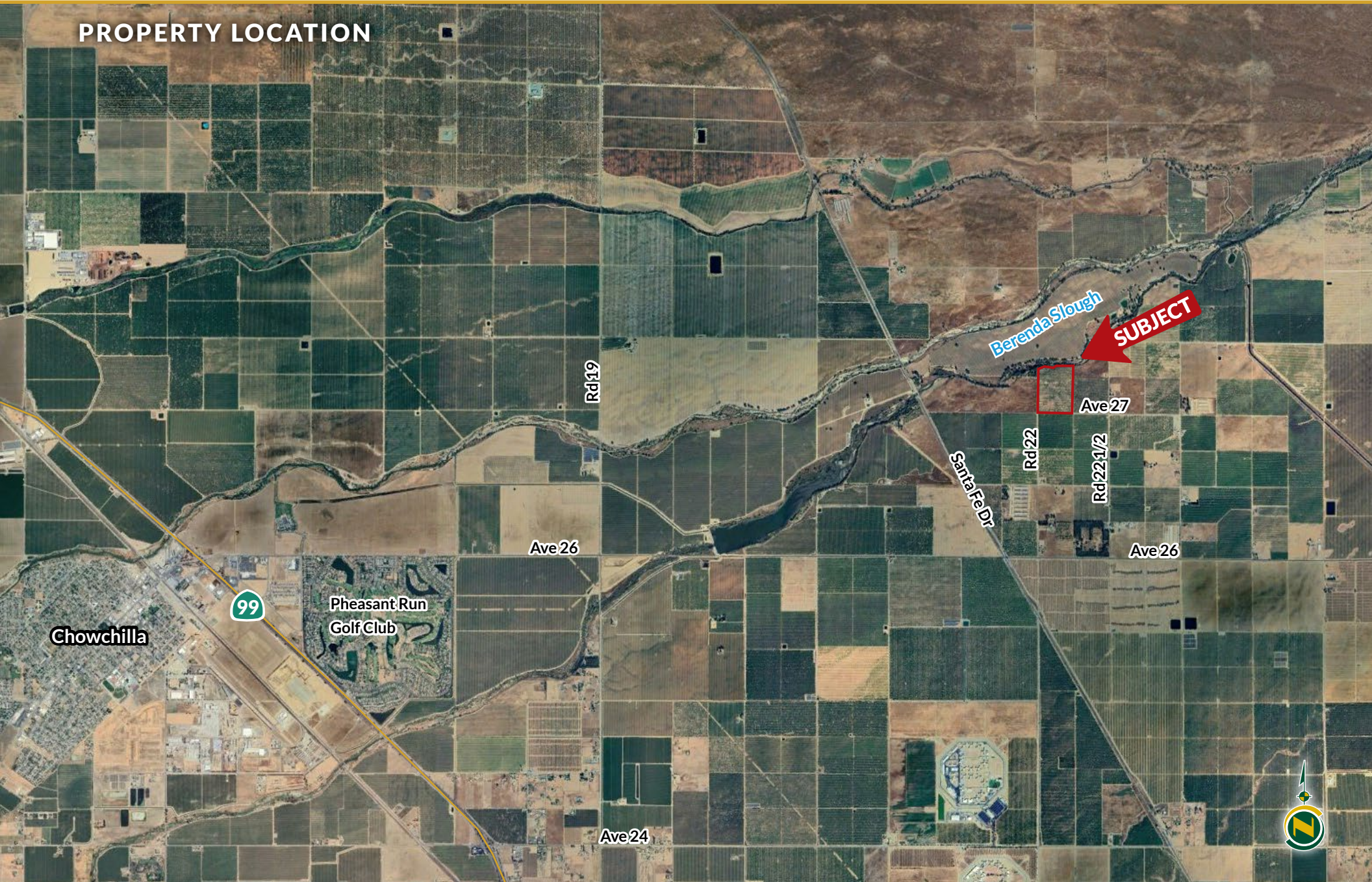


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PROPERTY LOCATION



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Madera County, CA



PROPERTY INFORMATION

LOCATION

The NEC of Avenue 27 and the Road 22 Alignment. Approximately 2 1/2 miles northeast of Chowchilla, lying on the south side of the Berenda Slough.

LEGAL

A portion of the W 1/2 of the SW 1/4 of Section 17, T9S, R17E, M.D.B.&M. Madera County APN: 030-070-015 & 016.

ZONING

ARE-40 (Agricultural, Rural, Exclusive, 40 acre minimum).

PLANTINGS

The property includes producing Kerman variety pistachios on Atlantica Rootstock.

WATER

There is one operating irrigation pump and well and one out-of-service pump and well.

SOILS

Cometa sandy loams, 8-15% slopes
San Joaquin sandy loam, 0-3% slopes, MLRA 17
A small amount of Alamo clay, 0-1% slopes

BUILDINGS/EQUIPMENT

None.

PRICE/TERMS

\$1,175,800 cash at the close of escrow. Buyer to reimburse the seller for cultural costs incurred towards the 2024 pistachio crop through the close of escrow.



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PROPERTY OVERVIEW

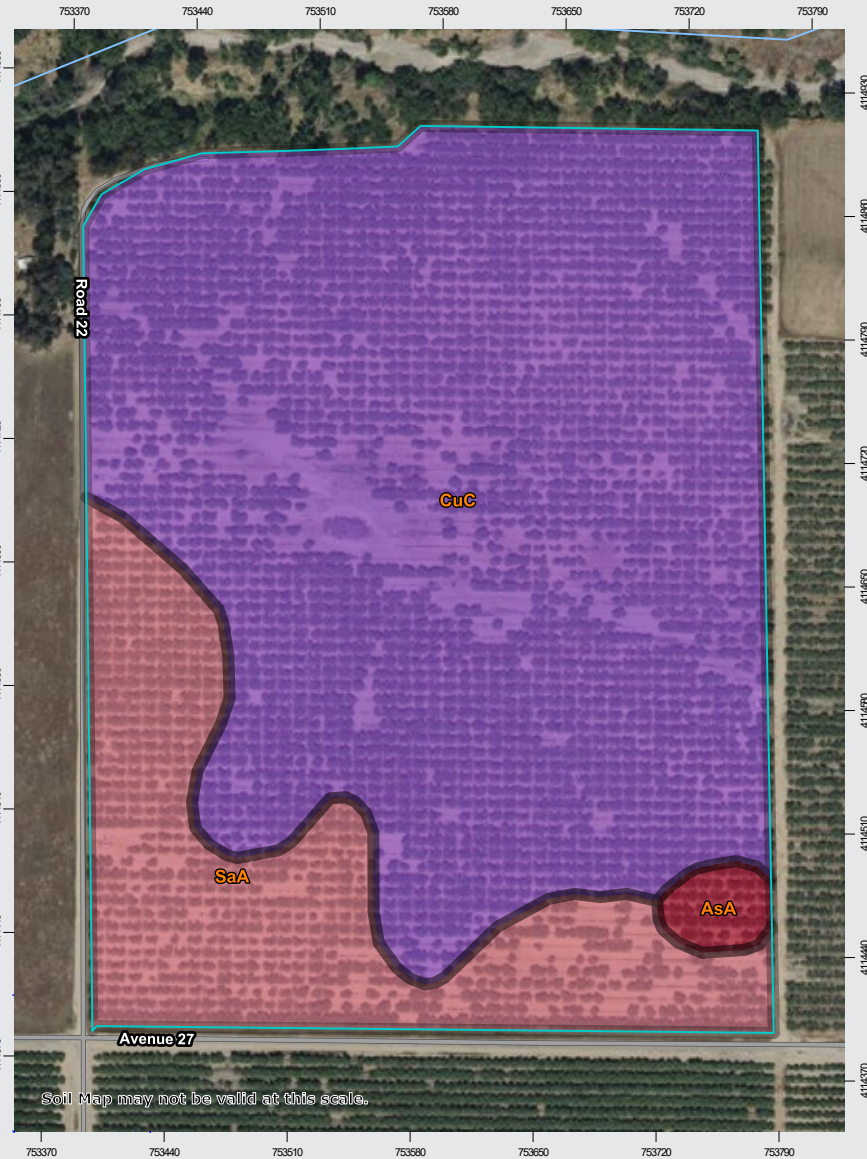


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SOILS MAP



California Revised Storie Index (CA)

Map unit symbol	Map unit name
CuC	Cometa sandy loams, 8-15% slopes
SaA	San Joaquin sandy loam, 0-3% slopes, MLRA 17
AsA	Alamo clay, 0-1% slopes

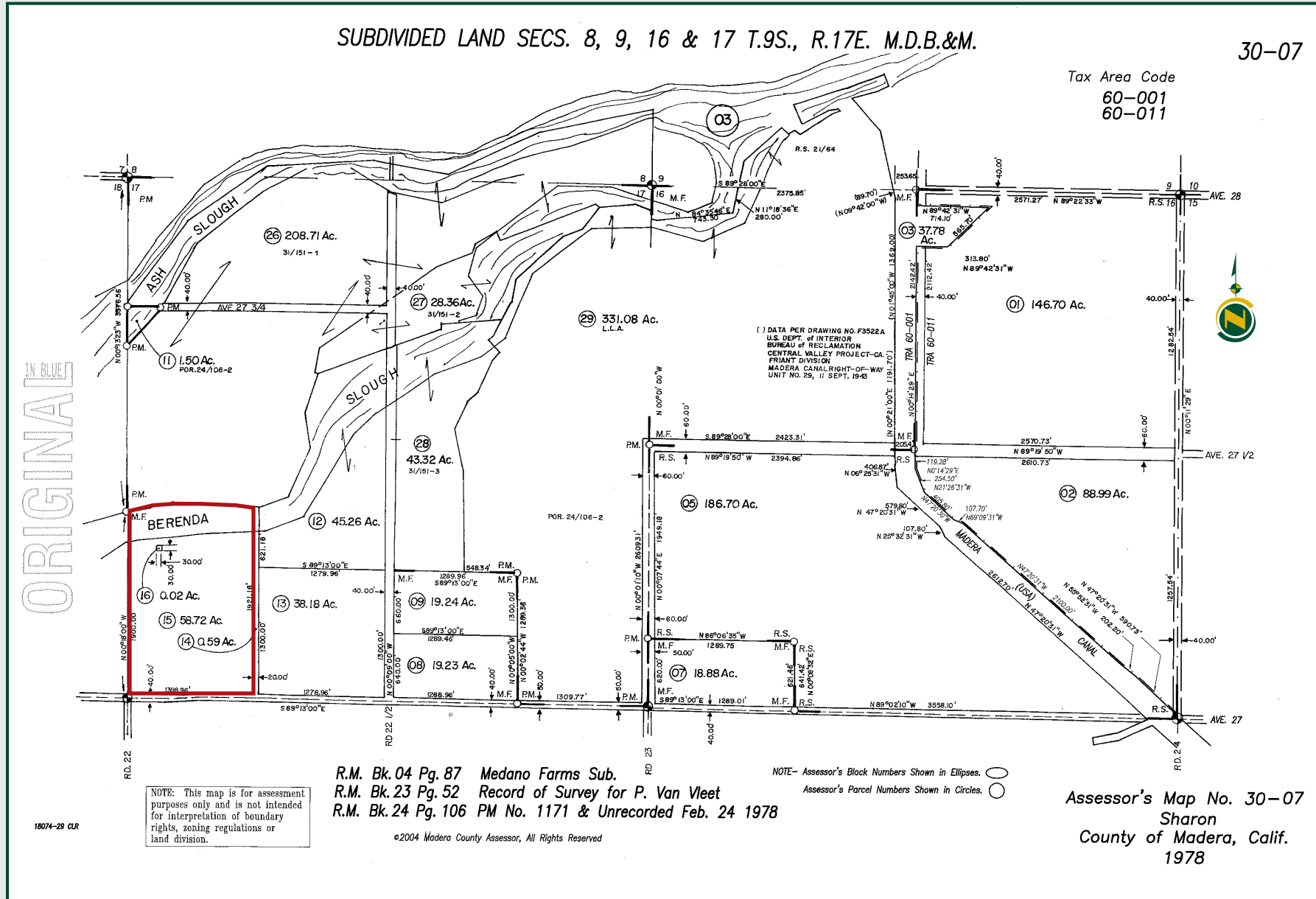


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PARCEL MAP



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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.