

MADERA PISTACHIOS

Madera County, California

19.17± Acres

\$230,040
(\$12,000/Acre)



- Income Producing Pistachios
- Proven Pistachio Location
- Easy Accessibility



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Exclusively Presented by:



MADERA PISTACHIOS

19.17± Acres
Madera County, CA



PROPERTY LOCATION



PROPERTY INFORMATION

DESCRIPTION

19.17± acres of mature pistachios located in the Pacific Lighting area of northeast Madera. The pistachio trees are Kerman and Peters variety on Atlantica rootstock and are in a pistachio proven area.

LOCATION

The subject property is located on the south side of Avenue 21, approximately 1/4 mile east of the intersection of Avenue 21 and Rd 28 ½.

LEGAL

Madera Co. APN: 031-102-031 located in a portion of Section 20, T10S, R18E, M.D.B.&M.

ZONING

AE-20 (Agricultural Exclusive, 20 acre minimum parcel size).
The property is not located within the Williamson Act.

PLANTINGS

Planted to Kerman/Peters variety on Atlantica rootstock planted in the 1970's. All replants have been on UCB-1 rootstock.

WATER

The property is located in Madera Water District and is irrigated with micro sprinklers. For more information about Madera Water District, please contact their office at (559) 674-4944.

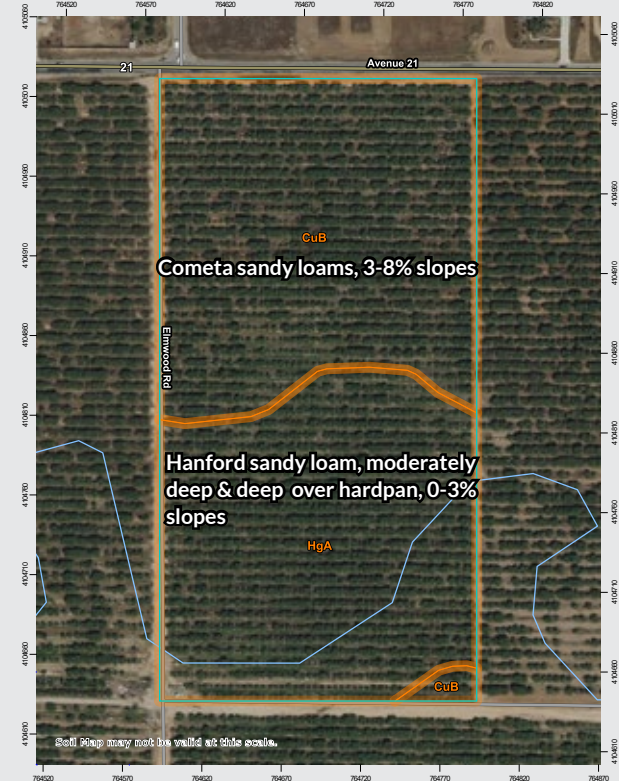
SOILS

See soils map.

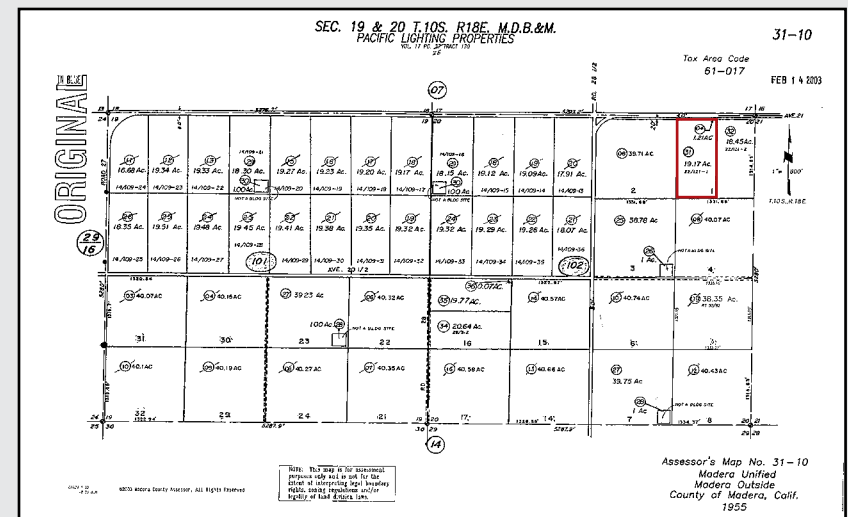
PRICE/TERMS

\$230,040 cash at the close of escrow.

SOILS MAP



PARCEL MAP



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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.**