PEARSON REALTY
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FOR SALE

Madera Pistachios

48.20± Acres
Madera County, California

- Income producing pistachios
- Micro-sprinkler irrigation system
- 40 HP pump & well

Exclusively Presented By:
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Madera Pistachios

48.20± Assessed Acres

$1,542,400
($32,000 per acre)

LOCATION: Approximately 1 mile south of Avenue 12 and 1 mile east of Road 36.

LEGAL: 48.20± assessed acres located in a portion of Section 11, T12S, R17E, M.D.B.&M. Madera County APN: 049-620-001-000.

ZONING: Arv-20 (Agricultural, Rural, Valley – 20 Acre)

PLANTINGS: The orchard was planted in 3 equal 16 acre blocks in 1972, 1973 and 1974. Pistachios are Kerman variety on Atlantica Rootstock. Spacing is 12' x 24'.

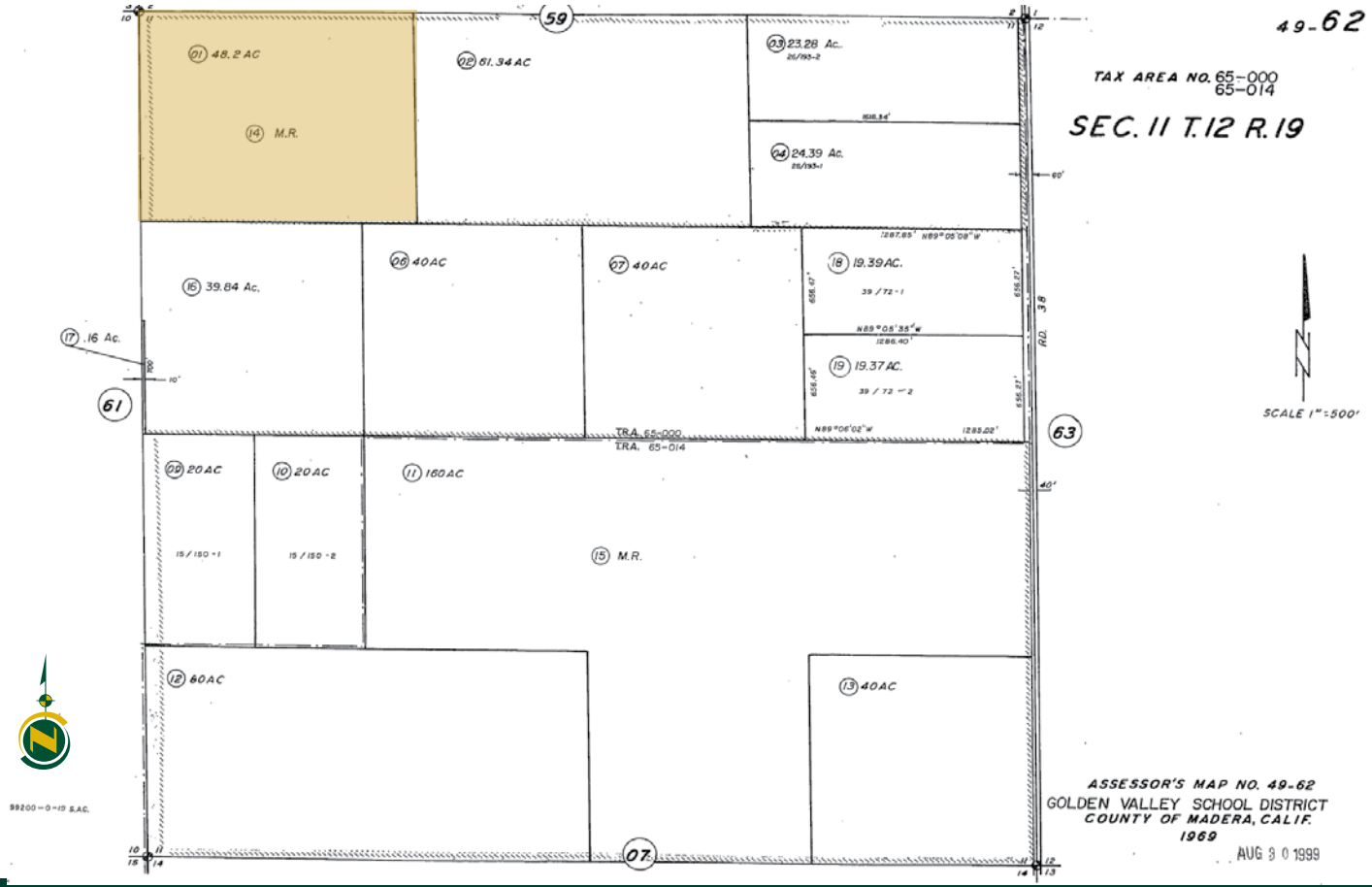
WATER: One well with a 40 HP pump.

SOILS: San Joaquin sandy loam
Whitney & Rocklin gravelly sandy loams
Whitney and Rocklin sandy loams

BUILDINGS/ IMPROVEMENTS: None.

PRICE/TERMS: $1,542,400 cash at the close of escrow. Buyer to reimburse Seller for cultural costs incurred toward the 2021 crop.

ASSESSOR'S PARCEL MAP



PROPERTY PHOTO

LOCATION MAP

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

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