

**FOR SALE**



**PEARSON  
REALTY**  
AGRICULTURAL PROPERTIES  
*A Tradition in Trust Since 1919*

# Haley Ranch Pistachios & Reservoir



**19.47± Acres**  
**Madera County, California**

- Leasehold interest in reservoir
- Dual line drip irrigation
- Kerman/Peters pistachio varieties

**Exclusively Presented By:**  
**Pearson Realty**



**CALIFORNIA'S LARGEST AG BROKERAGE FIRM**

[www.pearsonrealty.com](http://www.pearsonrealty.com)

CA DRE #00020875



# Haley Ranch Pistachios & Reservoir

19.47± Acres

\$370,000

**LOCATION:**

Subject property is 1.5± miles east of Road 31 and 3/4 of a mile southeast of Raymond Road. Property is approximately 7± miles northeast of Madera.

**DESCRIPTION:**

Opportunity to purchase 19.47± accessed acres consisting of 9.5± acres of mature producing pistachios and a 9.735± acre section of a reservoir. The 9.735± acre section of the 39± acre reservoir represents a 25% interest in the long-term ground lease for an annual cash rent basis. The reservoir supplies water to growers in the area. The ground lease will be assigned to the new owner at the close of escrow.

**LEGAL:**

Madera County APN: 031-121-021. Located in a portion of Section 23, T10S, R18E, M.D.B.&M.

**ZONING:**

ARE-20, Agricultural Exclusive.

**PLANTINGS:**

Crop	Variety	Spacing	Year Planted	Rootstock
Pistachios	Kerman/Peters	14 x 24	1980	Atlantica

**PRODUCTION:**

Year	Lbs./Acre± *
2020	4,147±
2019	630±
2018	4,790±
2017	596±
2016	4,863±

\* Production is based off the pistachios being farmed together with the adjacent parcels totaling 40± acs.

**WATER:**

Water is provided by shared agricultural wells between growers in the area. The pistachios are irrigated via dual line drip.

**SOILS:**

Cometa sandy loams, 3 to 8% slopes.

**BUILDINGS/  
IMPROVEMENTS:**

None.

**PRICE/TERMS:**

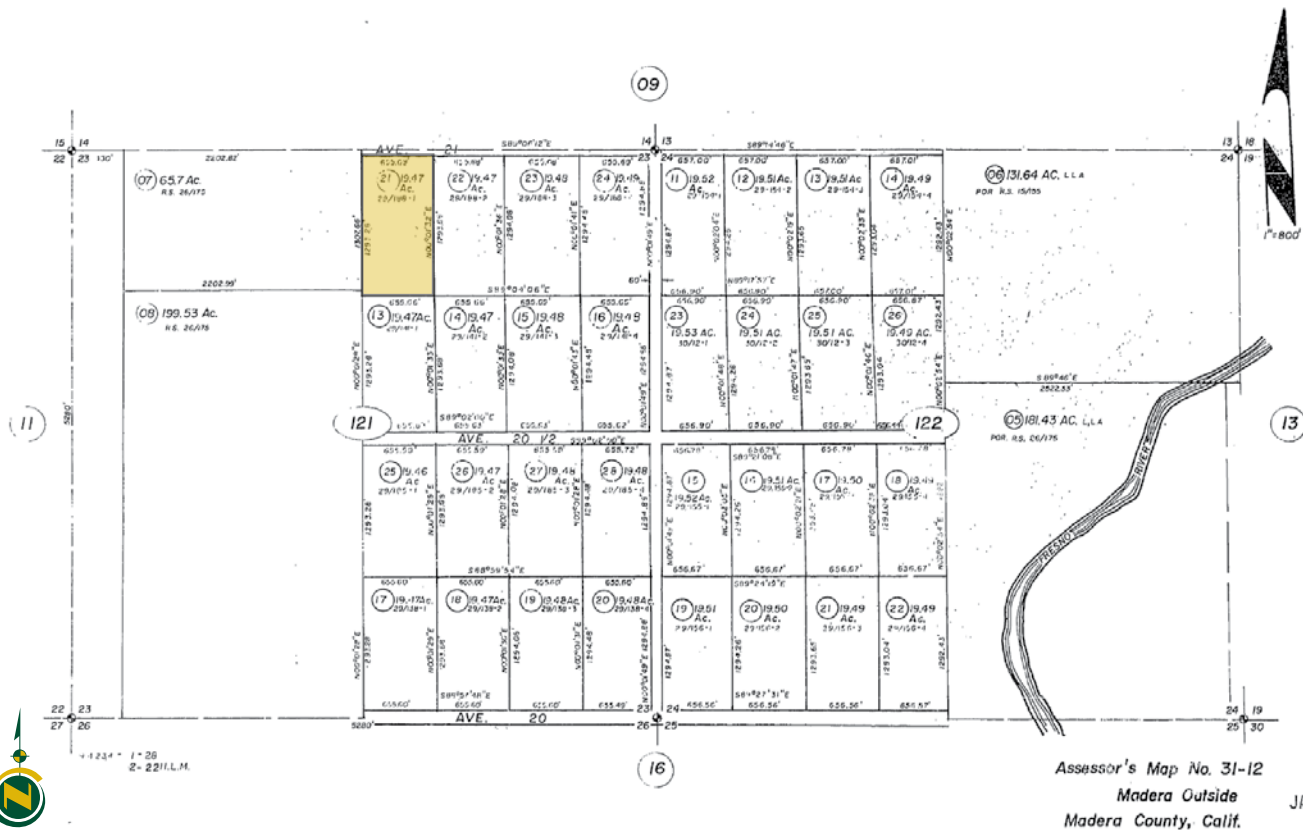
\$370,000 cash at the close of escrow. Buyer to reimburse Seller for all cultural costs regarding the 2021 pistachio crop in addition to purchase price.

# ASSESSOR'S PARCEL MAP

SEC. 23 & 24, T. 10 S., R. 18 E.

31-12

Tax Area Code: 61-004



## PROPERTY PHOTOS





# 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

## Offices Serving The Central Valley

### FRESNO

7480 N Palm Ave, Ste 101  
Fresno, CA 93711  
559.432.6200

### VISALIA

3447 S Demaree Street  
Visalia, CA 93277  
559.732.7300

### BAKERSFIELD

4900 California Ave, Ste 210 B  
Bakersfield, CA 93309  
661.334.2777



**Download Our  
Mobile App!**

[pearsonrealty.com/mobileapp](https://pearsonrealty.com/mobileapp)



*We believe the information contained herein to be correct. It is obtained from sources which we regard as reliable, but we assume no liability for errors or omissions. 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.*