# MADERA PISTACHIOS, ROAD 38

*Madera County, California*

**$640,000** ($32,000/Acre)

## *20.00± Acres*

- Income producing pistachios
- Shared irrigation pump & well
- Drip irrigation
- Kerman variety, Atlantica rootstock

EXCLUSIVELY PRESENTED BY:

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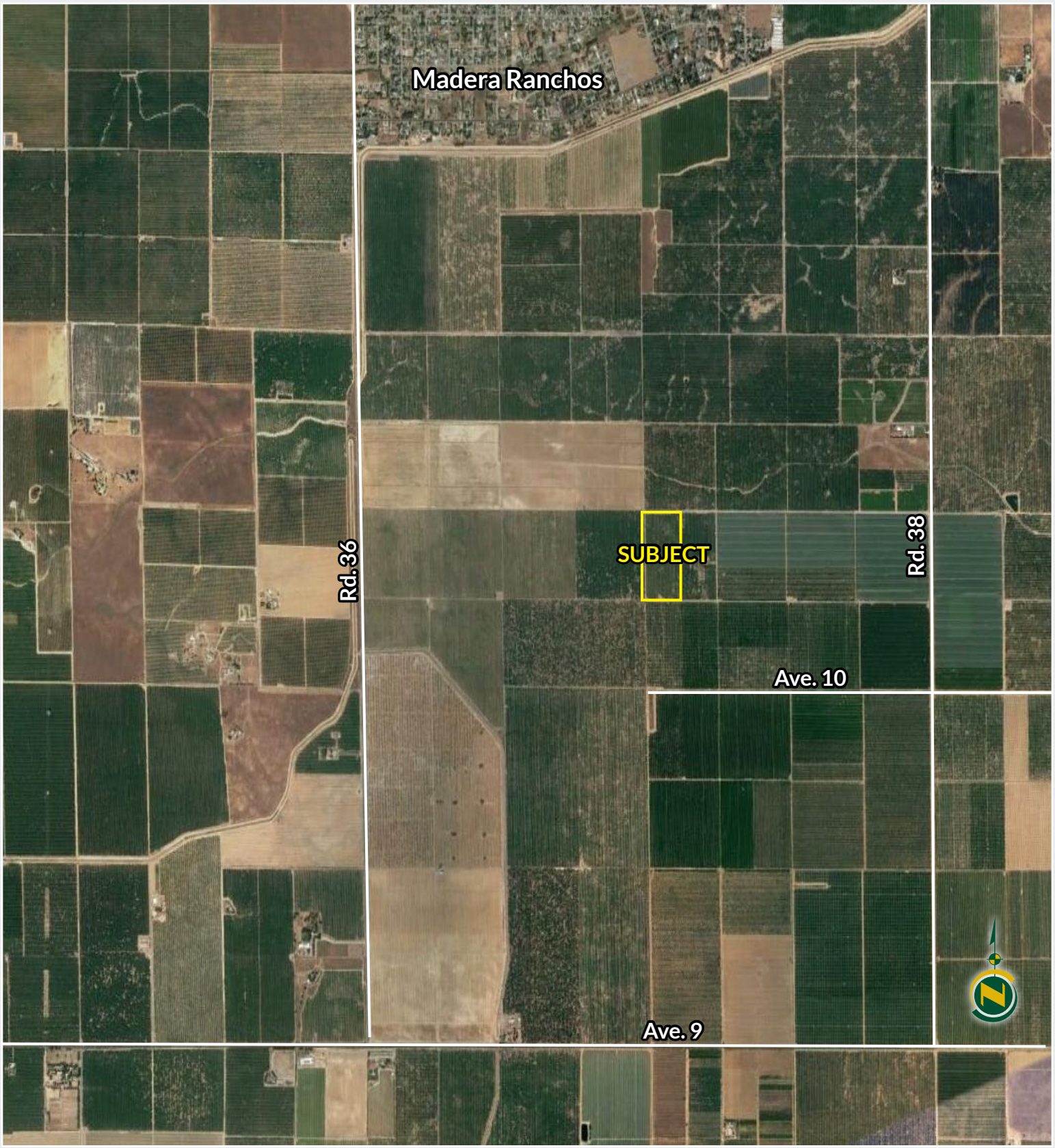
## LOCATION AERIAL



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## PROPERTY INFORMATION

### DESCRIPTION
Opportunity to purchase 20± gross acres with income producing pistachios. The original orchard was planted in 1967 to the Kerman variety on Atlantica rootstock.

### LOCATION
Approximately ¾ of a mile west of Road 38 and 1 ¼ miles north of Avenue 9.

### LEGAL
Madera County APN: 049-620-009, a portion of Section 11, T12S, R19E, M.D.B.&M. Property is not located within the Williamson Act (Ag Preserve).

### PRODUCTION

| Production Year | Pounds per Acre |
|---|---|
| 2021 | 1,009 lbs. |
| 2020 | 4,139 lbs. |
| 2019 | 469 lbs. |
| 2018 | 5,611 lbs. |
| 2017 | 734 lbs. |
| 2016 | 3,656 lbs. |

### ZONING
Arv-20 (Agricultural, Rural, Valley - 20 acre minimum parcel size).

### SOILS
Whitney and Rocklin sandy loams, to 15% slopes
San Joaquin sandy loam, 0 to 3% slopes, MLRA 17
Greenfield sandy loam, 0 to 3% slopes
Pozo loam, moderately saline, 0 to 1% slopes

### WATER
Property is irrigated via single-line drip irrigation provided by a shared agricultural well. Subject property lies within the County of Madera GSA – Madera.

### BUILDINGS/IMPROVEMENTS
None

### PRICE/TERMS
$640,000 cash at close of escrow. Buyer to reimburse Seller for all cultural costs incurred toward the 2022 pistachio crop.

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## STATE 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.*

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