MADERA CO. PISTACHIOS

24.33± Acres

Madera County, California

$300,000
($12,330/Acre)

- Kerman / Peters Varieties
- Madera Water District
- Irrigated with Single Line Fan Jet System

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MADERA CO. PISTACHIOS

24.33± Acres
Madera County, CA

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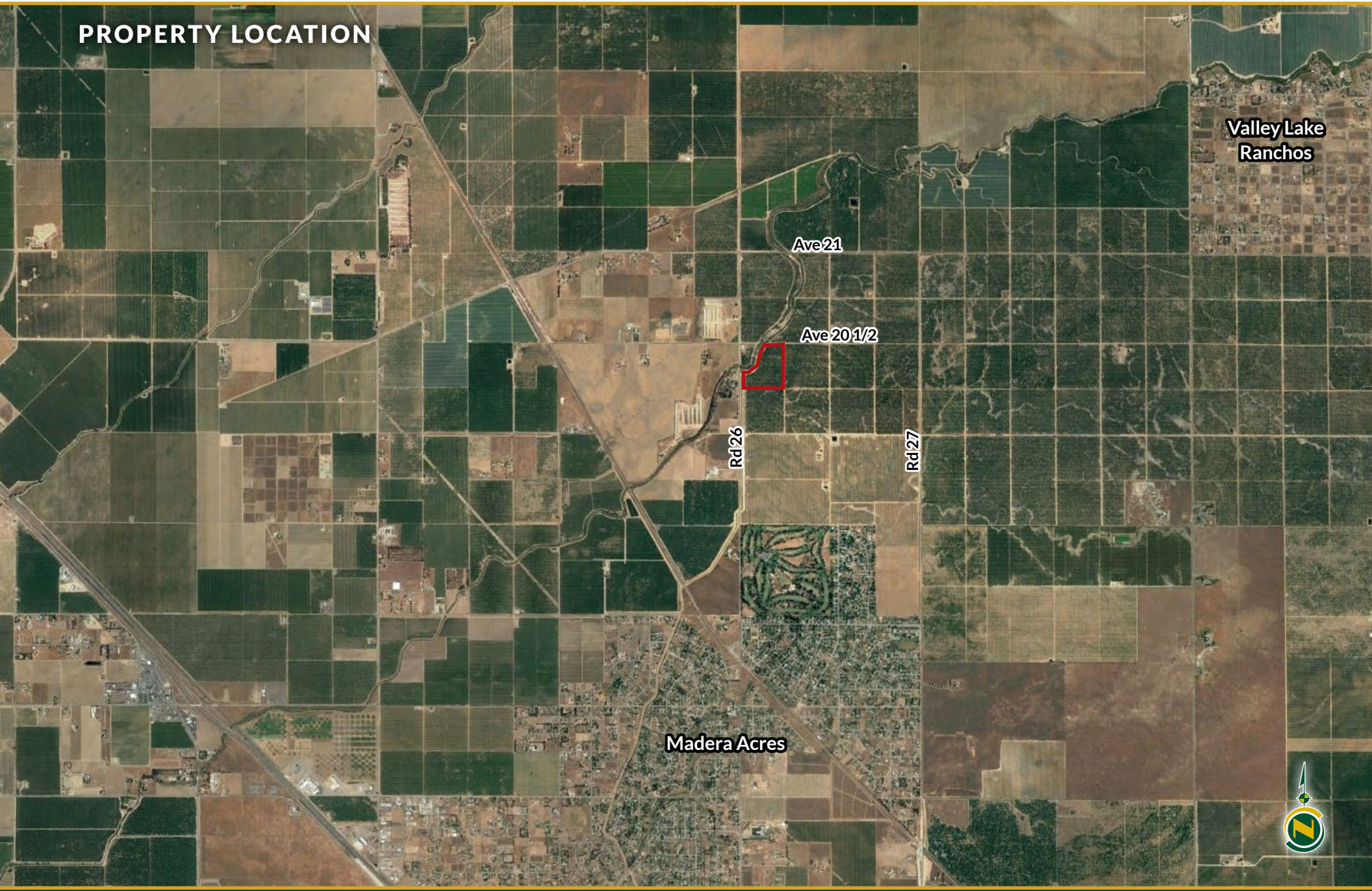

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PROPERTY INFORMATION

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

LOCATION
Located east of Rd. 26 and south of Ave. 21.

LEGAL
Madera County APN 029-160-016.
Located in a portion of Section 24, T10S, R17E, M.D.B.&M.

ZONING
ARE-20 (Agricultural, Rural, Exclusive, 20 acre minimum).

WATER
Property is irrigated by a single line fan jet system pressurized by the Madera Water District. This parcel is subordinate to the Madera Irrigation District, which means when water is available in M.I.D. the property is allowed to purchase water.
An additional source of surface water on the east side of the water district (called Madera Lake Project) is currently being worked on with an anticipated completion date of 2025. It will provide water to subordinate parcels when additional water is available for sale. It consists of a pipeline and pump system to move surface water from Madera Lake (M.I.D.) to Madera Water District. The district has received grant money to help fund the project.
For more information:
Madera Water District
Groundwater Sustainability Agency
Carl Johnson, President ; John Gies, Madera Water District Manager
559-674-4944

PRODUCTION

Production - Edible Lbs./Ac.	24.33± Acres
2016	81,039
2017	10,636
2018	81,530
2019	8,141
2020	79,301
2021	20,231
2022	48,904

SOILS
See soils map included.

PRICE/TERMS
$300,000 cash at close of escrow.

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MADERA CO. PISTACHIOS

24.33± Acres
Madera County, CA

PEARSON REALTY
AGRICULTURAL PROPERTIES

PROPERTY OVERVIEW

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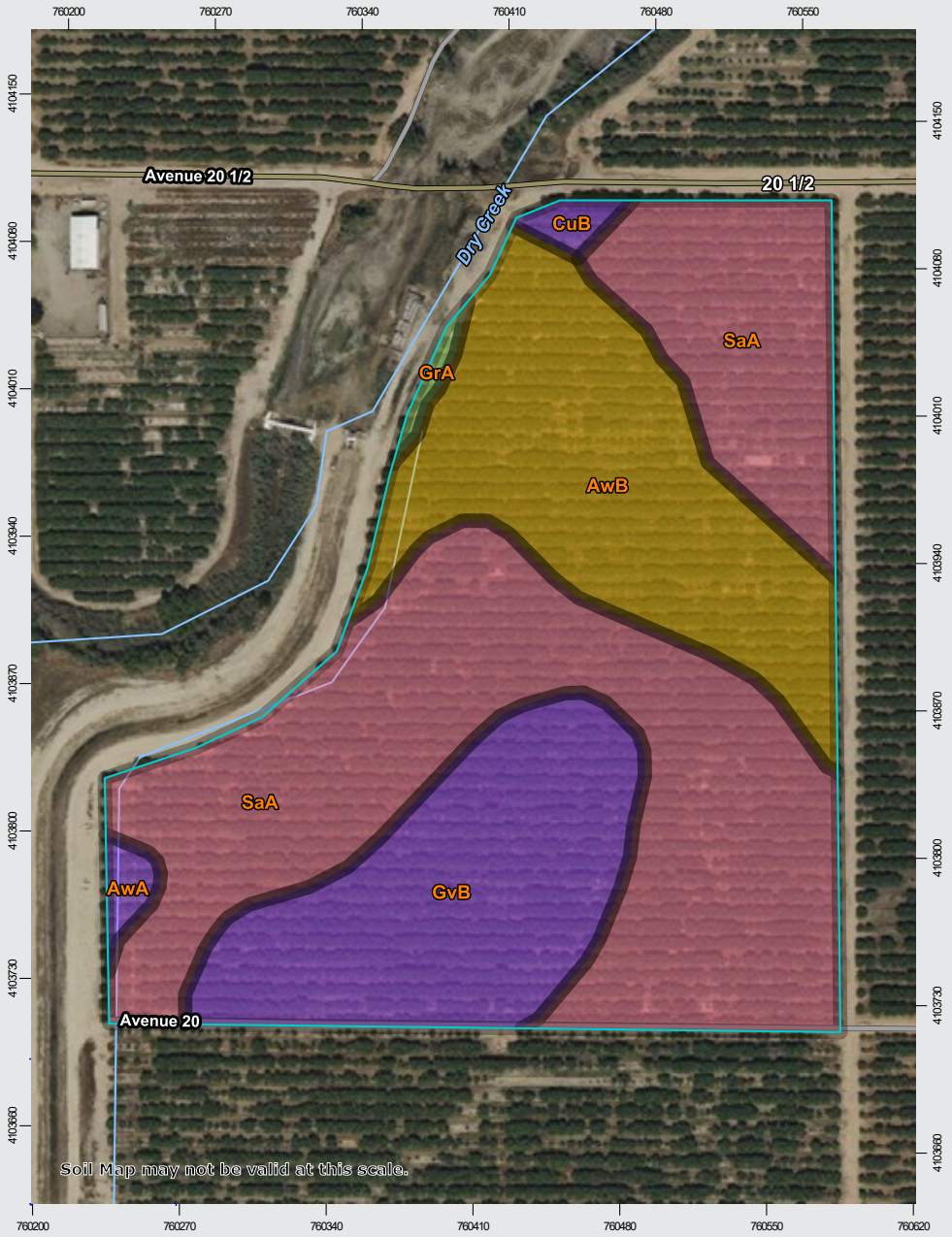
SOILS MAP



California Revised Storie Index (CA) - 24.33± Acres

Map unit symbol	Map unit name
SaA	San Joaquin sandy loam, 0-3% slopes
AwB	Atwater loamy sand, moderately deep & very deep over hardpan, 0-3% slopes
GvB	Greenfield sandy loam, moderately deep & deep over hardpan, 3-8% slopes
CuB	Cometa sandy loams, 3-8% slopes
AwA	Atwater loamy sand, moderately deep & deep over hardpan, 0-3% slopes

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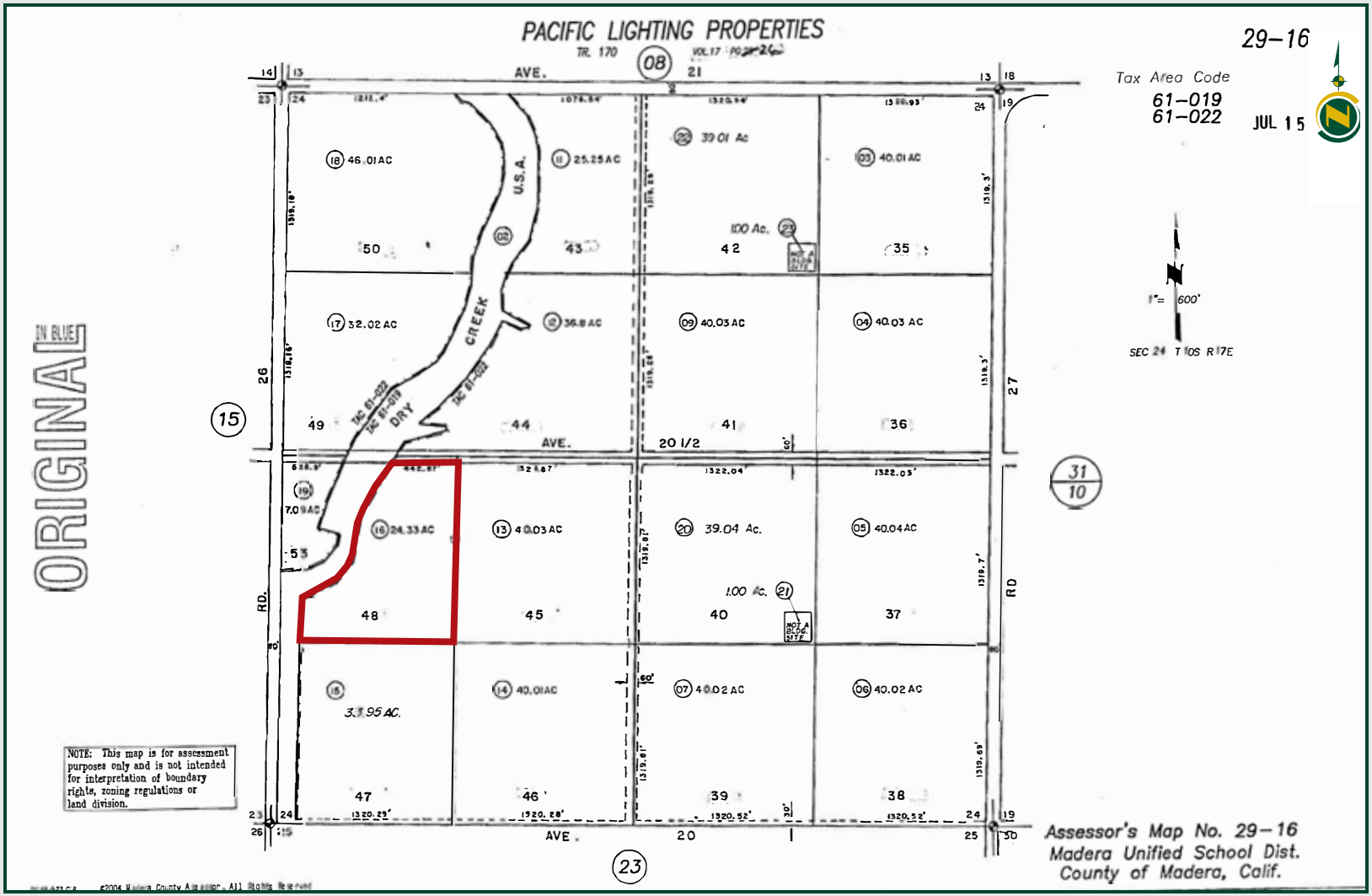
PARCEL MAP


PACIFIC LIGHTING PROPERTIES
TR. 170
08
29–16
Tax Area Code
61–019
61–022
JUL 15
1"= 600'
SEC 24 T 10S R 17E
ORIGINAL
IN BLUE
AVE.
20 1/2
AVE
RD.
RD
CREEK
DRY
U.S.A.
46.01 AC
25.25 AC
39.01 Ac.
40.01 AC
32.02 AC
36.8 AC
40.03 AC
40.03 AC
7.09 AC
24.33 AC
40.03 AC
39.04 Ac.
40.04 AC
3.95 AC.
40.01 AC
40.02 AC
40.02 AC
100 Ac.
1.00 Ac.
NOT A BLDG. SITE
31
10
NOTE: This map is for assessment purposes only and is not intended for interpretation of boundary rights, zoning regulations or land division.
Assessor's Map No. 29–16
Madera Unified School Dist.
County of Madera, Calif.
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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.