# MADERA PISTACHIOS

Madera County, California

**38.95± Acres**

**$450,000**
($11,553/Acre)

- Mature Pistachio Trees
- Madera Water District
- Kerman/Peters Variety Pistachios

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## PROPERTY INFORMATION

### LOCATION
2 parcels located north of Avenue 21, west of Rd. 28 1/2. Parcels are not contiguous.

### LEGAL
Madera Co APN: 031-071-011 (19.49± acs) and 031-072-006 (19.46± acs). Located in a portions of Sections 17 & 18, T10S, R18E, M.D.B.&M.

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

### WATER/IRRIGATION
Property is irrigated by a dual line drip system pressurized by the Madera Water District. Only one parcel (031-072-006) is subordinate to the Madera Irrigation District, which means when water is available in M.I.D. the properties are 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
-674-4944

### PLANTINGS
Kerman/Peters on Atlantica Rootstock planted in the 1970's.

### SOILS
See soils map included.

### PRICE/TERMS
$450,000 cash at close of escrow. Buyer to reimburse Seller for all cultural costs incurred towards the 2024 crop.

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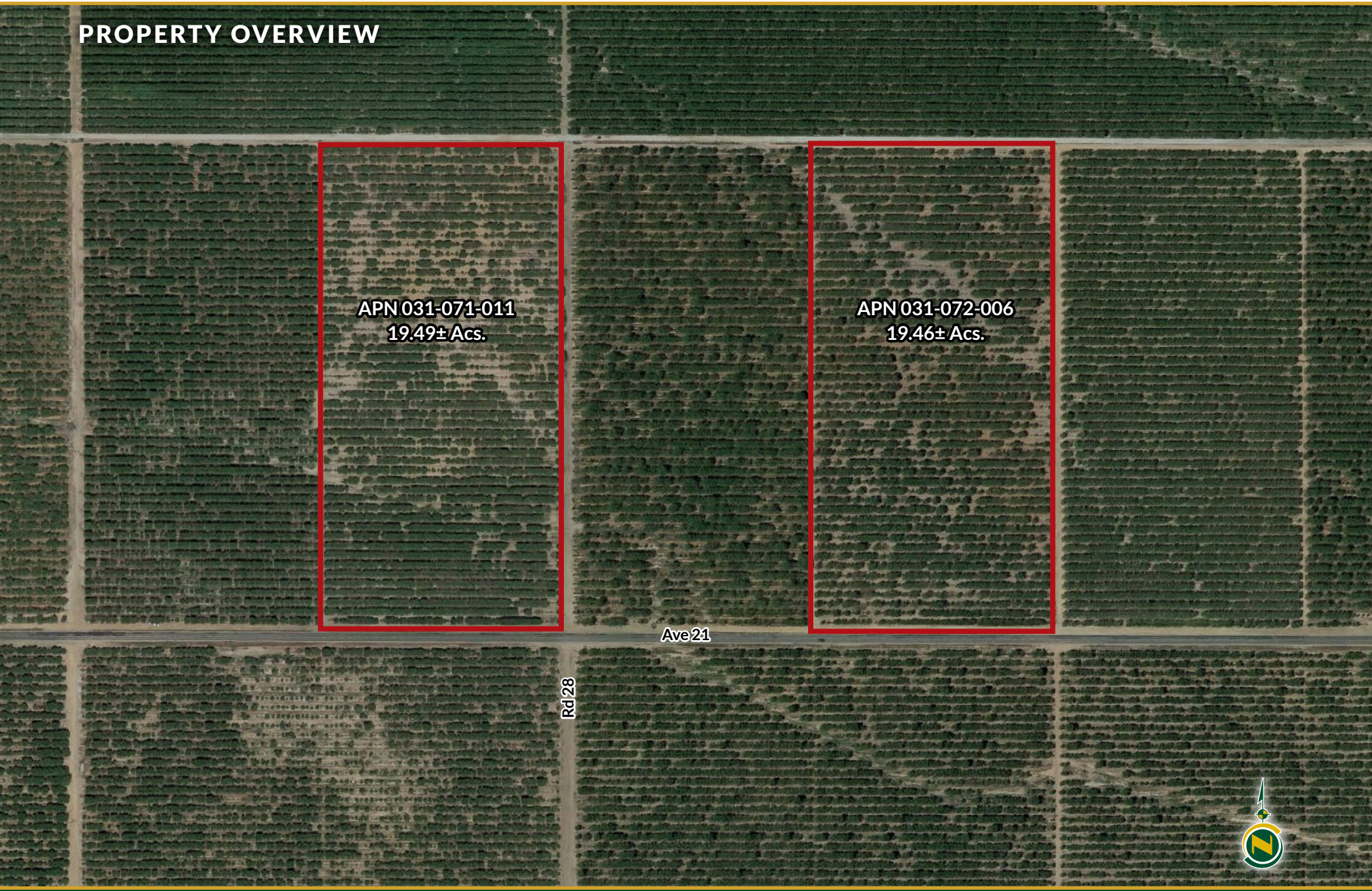
## PROPERTY OVERVIEW

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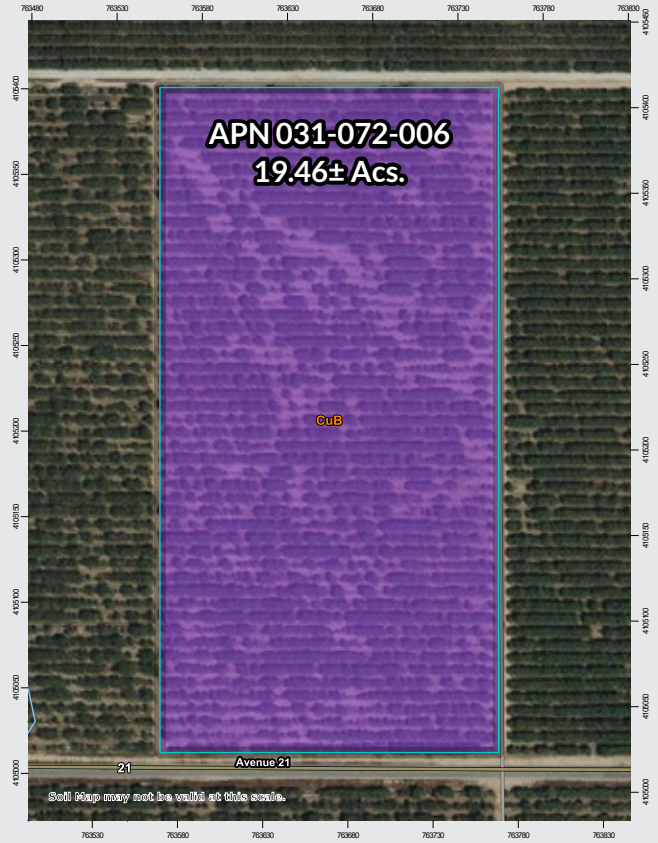
## SOILS MAP

**California Revised Storie Index (CA)**

| Map unit symbol | Map unit name |
|---|---|
| CuB | Cometa sandy loams, 3-8% slopes |
| HgA | Hanford sandy loam, moderately deep and deep over hardpan, 0-3% slopes |
| AwB | Atwater loamy sand, moderately deep and very deep over hardpan, 3-8% slopes |

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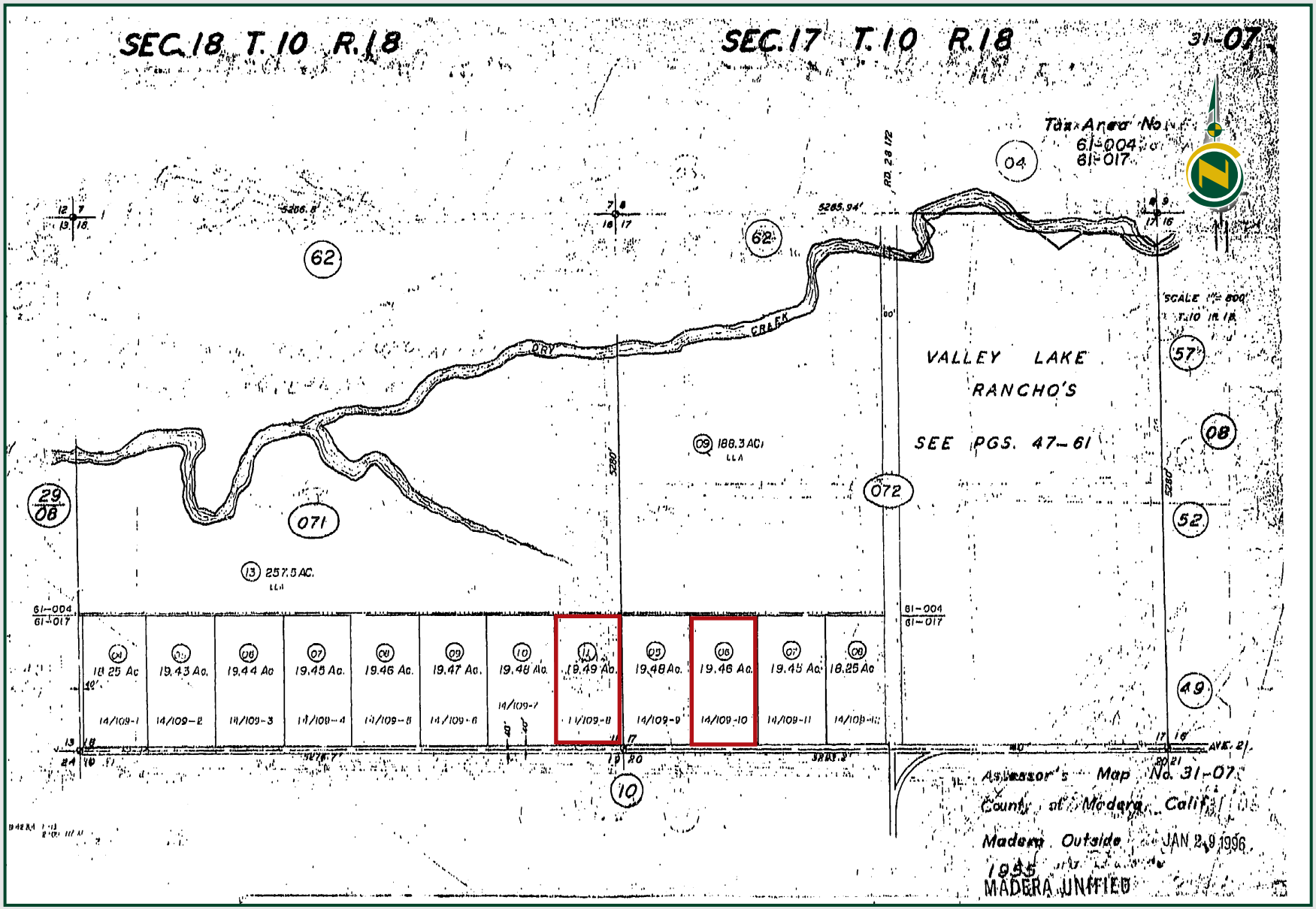
## PARCEL MAP

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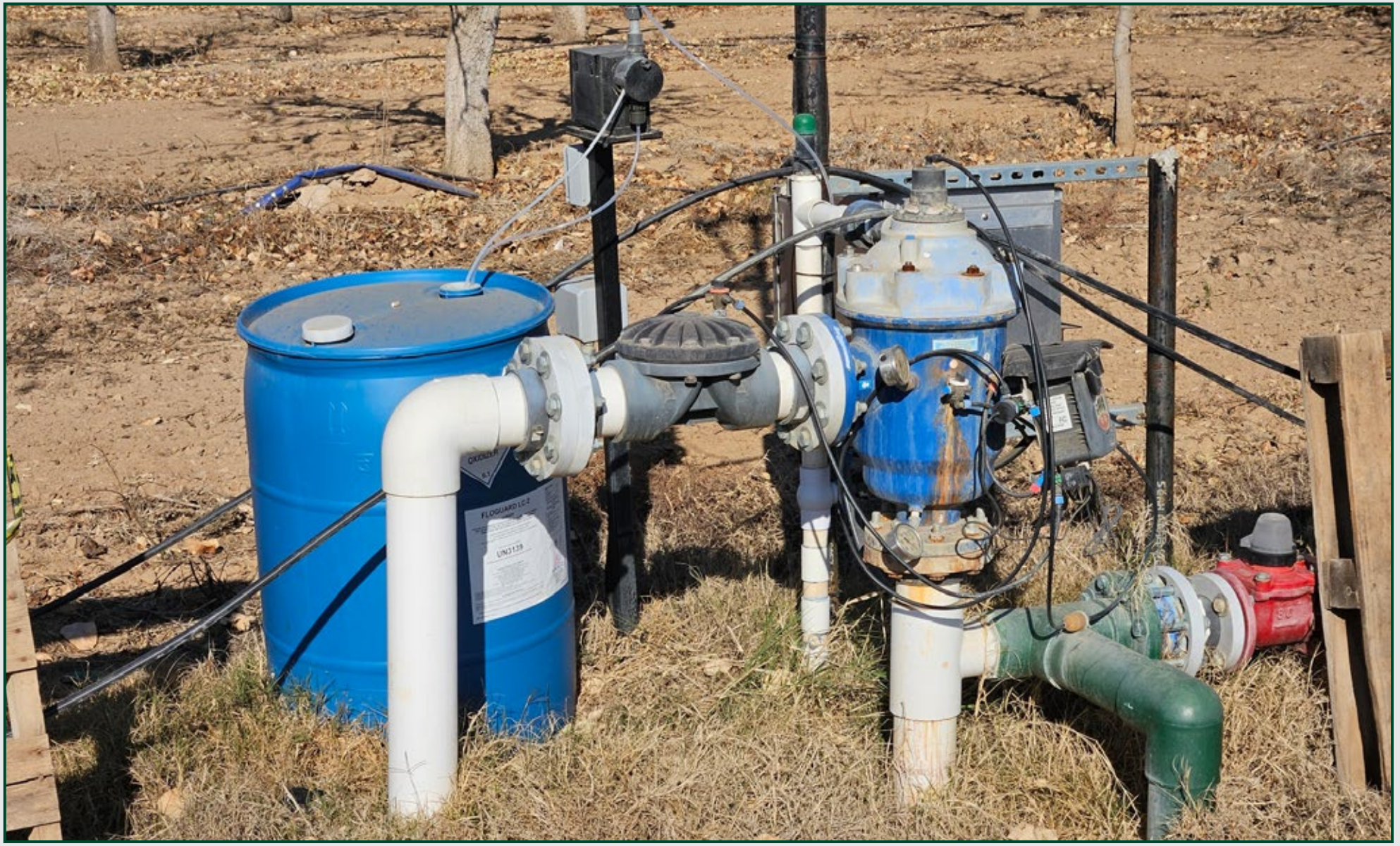
## PROPERTY PHOTO

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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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