MADERA PISTACHIOS

Madera County, California

19.17± Acres

$230,040
($12,000/Acre)

- Income Producing Pistachios
- Proven Pistachio Location
- Easy Accessibility

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All information contained herein is deemed reliable but not guaranteed by seller nor broker and should be independently verified by potential buyers. We assume no liability for errors or omissions. CA DRE #00020875

PROPERTY LOCATION

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PROPERTY INFORMATION

DESCRIPTION
19.17± acres of mature pistachios located in the Pacific Lighting area of northeast Madera. The pistachio trees are Kerman and Peters variety on Atlantica rootstock and are in a pistachio proven area.

LOCATION
The subject property is located on the south side of Avenue 21, approximately 1/4 mile east of the intersection of Avenue 21 and Rd 28 ½.

LEGAL
Madera Co. APN: 031-102-031 located in a portion of Section 20, T10S, R18E, M.D.B.&M.

ZONING
AE-20 (Agricultural Exclusive, 20 acre minimum parcel size).
The property is not located within the Williamson Act.

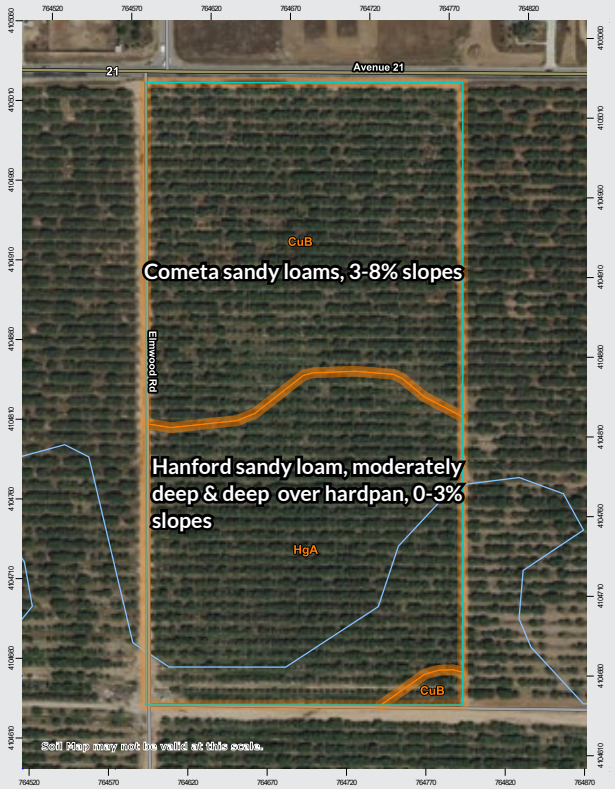
PLANTINGS
Planted to Kerman/Peters variety on Atlantica rootstock planted in the 1970's. All replants have been on UCB-1 rootstock.

WATER
The property is located in Madera Water District and is irrigated with micro sprinklers. For more information about Madera Water District, please contact their office at (559) 674-4944.

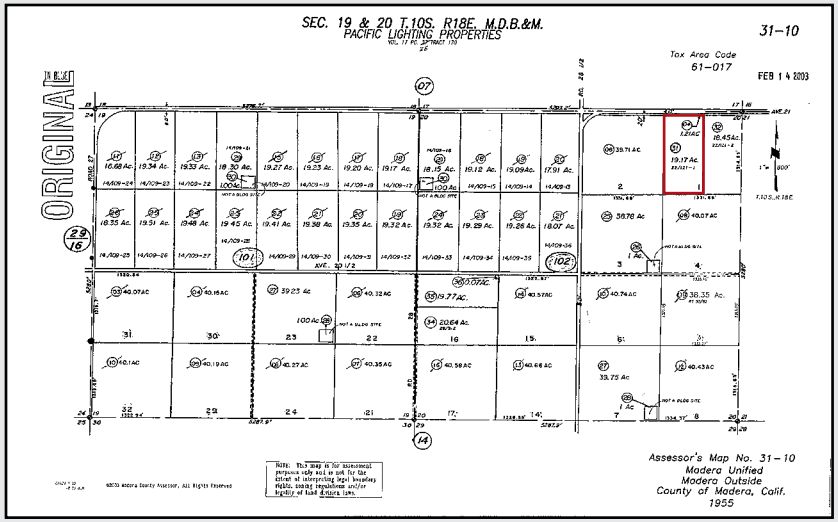
SOILS
See soils map.

PRICE/TERMS
$230,040 cash at the close of escrow.

SOILS MAP



PARCEL 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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