

FOR SALE



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Madera Pistachios



39.71± Acres
Fresno County, California

- Income producing pistachios
- Madera Water District
- Drip irrigation
- Prime corner lot location (first entrance from the foothills)
- Across from Valley Lake Ranchos Development

Exclusively Presented By:
Pearson Realty



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CA BRE #00020875



Madera Pistachios

39.71± Assessed Acres

\$1,200,000
(\$30,219 per acre)

LOCATION:

The southeast corner of Avenue 21 and Road 28 1/2. The property is located across from the Valley Lake Ranchos Development approximately 2 1/2 miles northeast of the city of Madera.

LEGAL:

39.71± assessed acres located in a portion of the NW 1/4 of the NE 1/4 of Section 20, T10S, R18E, M.D.B.&M. Madera County APN: 031-102-006.

ZONING:

AL-40. Property is not in the Ag Preserve (Williamson Act).

CURRENT USE:

The original pistachio plantings in the mid 1970's consisted of Kerman variety on Atlantica Rootstock. Since then, replants have been on UCB-1 Rootstock.

WATER:

Madera Water District.
Drip irrigation system.

SOILS:

Cometa sandy loams, 3-8% slopes.
Hanford sandy loam, moderately deep and deep over hardpan, 0-3% slopes.

**BUILDINGS/
IMPROVEMENTS:**

None.

PRICE/TERMS:

\$1,200,000 cash at the close of escrow. 2018 crop is included in a sale upon Buyer's reimbursement to Seller for 2018 cultural costs.

ASSESSOR'S PARCEL MAP

SEC. 19 & 20 T.10S. R.18E. M.D.B.&M.
PACIFIC LIGHTING PROPERTIES
VOL. 17 PG. 27 TRACT 170

31-10

Tax Area Code
61-017

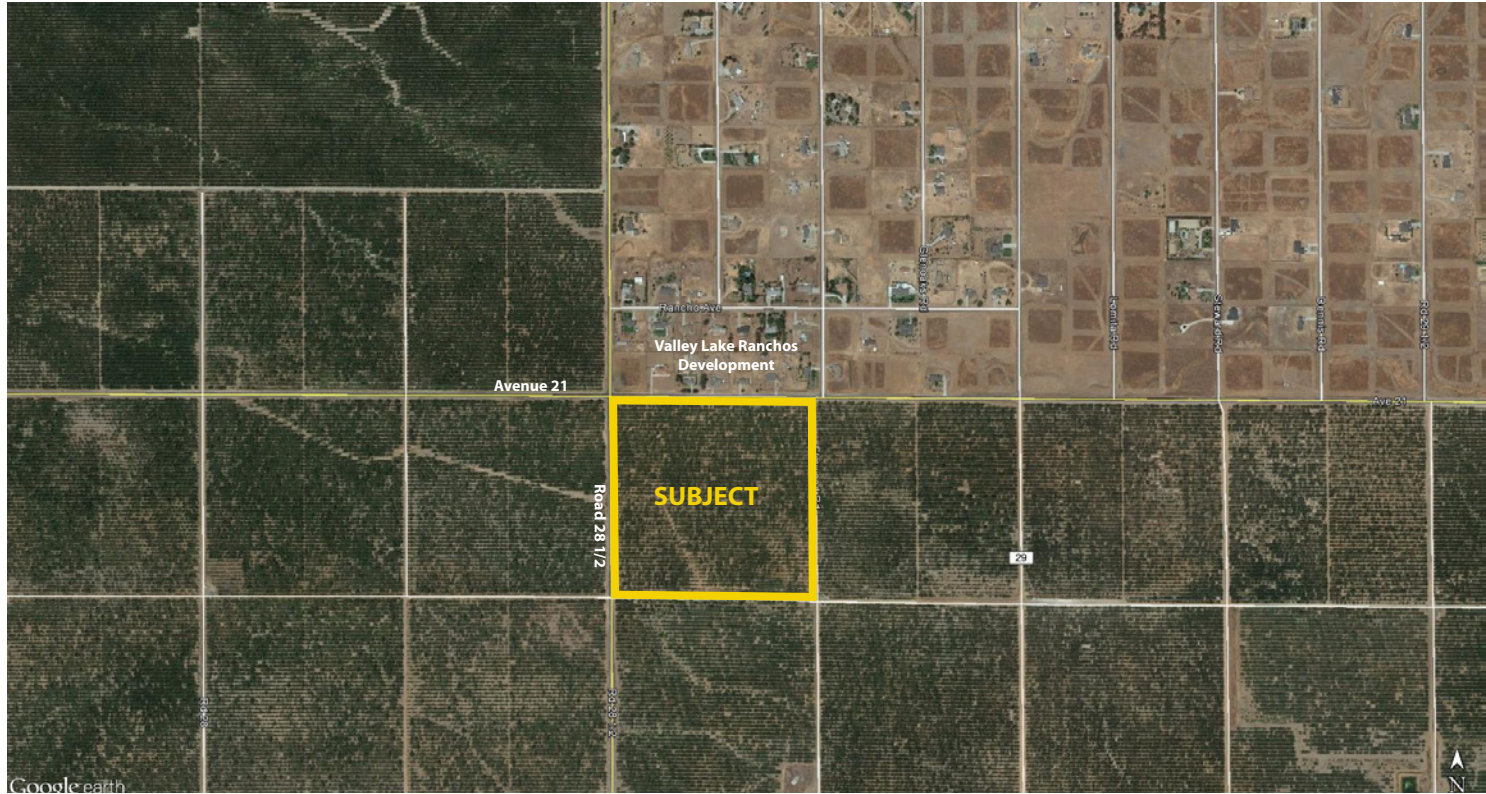
ORIGINAL



NOTE: This map is for assessment purposes only and is not for the intent of interpreting legal boundary rights, zoning regulations and/or legality of land division laws.

Assessor's Map No. 31-10
Madera Unified
Madera Outside
County of Madera, Calif.
1955
AUG 04 2003

AERIAL MAP



Google earth

LOCATION MAP



REGIONAL MAP



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.

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

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