

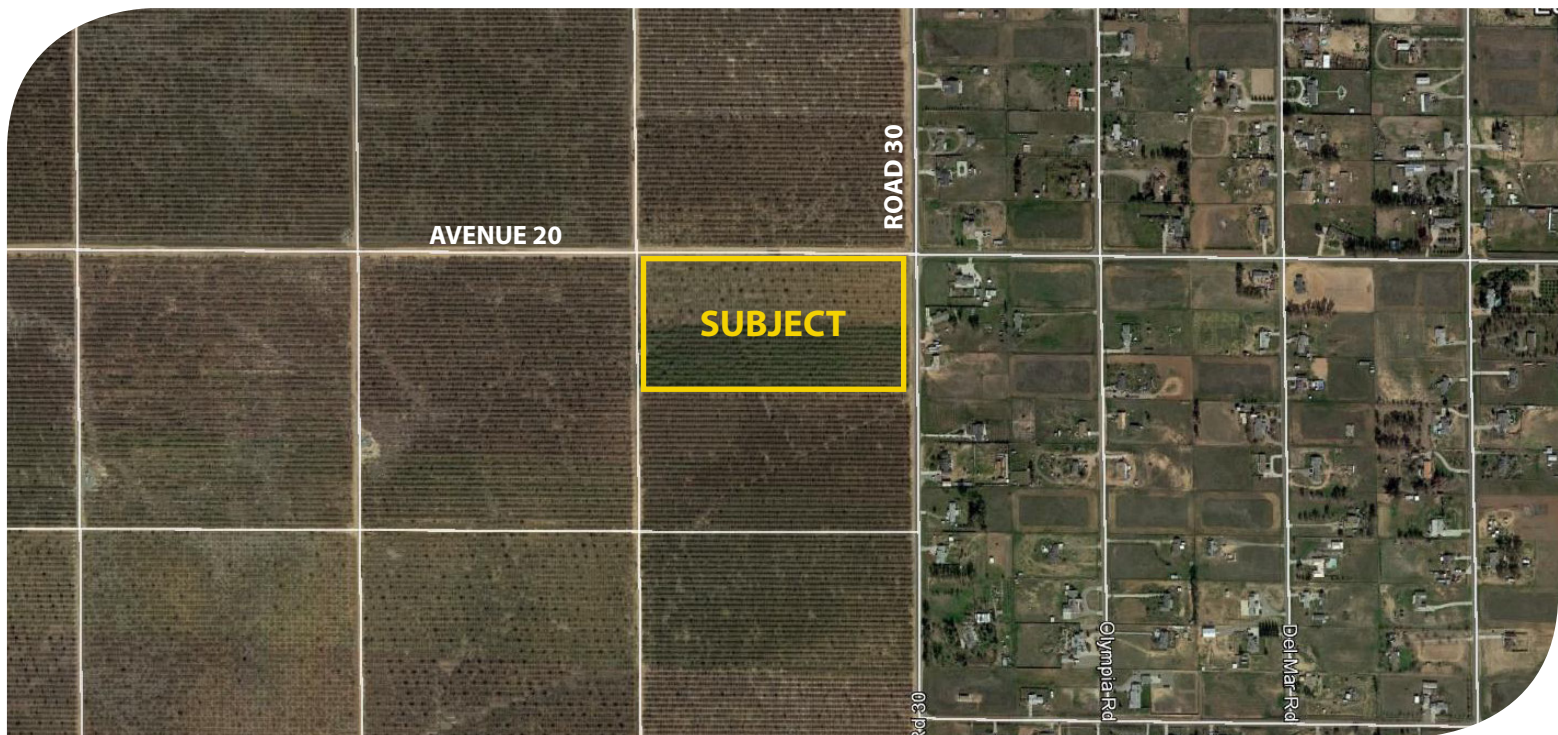
FOR SALE



**PEARSON
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AGRICULTURAL PROPERTIES
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Madera Road 30 Pistachios



20.05± Acres
Madera County, California

- Established pistachio orchard
- Madera Water District
- Close to Madera city limits

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Madera Road 30 Pistachios

20.05± Acres

\$360,000

LOCATION:

West side of Road 30, Madera County CA 93638.
Property is located at the southwest corner of Avenue 20 and Road 30, approximately 1 mile south of Avenue 21.

DESCRIPTION:

Pistachio orchard originally planted in the mid 1970's.

LEGAL:

Madera County APN' 031-151-006 consisting of 20.05 acres. Located in a portion of Section 28, T10S, R18E, M.D.B.&M.

ZONING:

ARE-40. Property is located in the Agricultural Preserve (Williamson Act).

WATER:

Within the boundaries of the Madera Water District and receives district water.
Drip irrigation system.

SOILS:

Cometa sandy loams
Greenfield sandy loam, moderately deep and deep over hardpan
All 3 to 8% slopes.

**BUILDINGS/
IMPROVEMENTS:**

None.

PRICE/TERMS:

\$360,000 cash sale subject to U.S. Bankruptcy Court Eastern District of California - Fresno Division. Case No. 17-10327-B-12 Chapter 12 D.C. No. FW-3 overbid hearing.

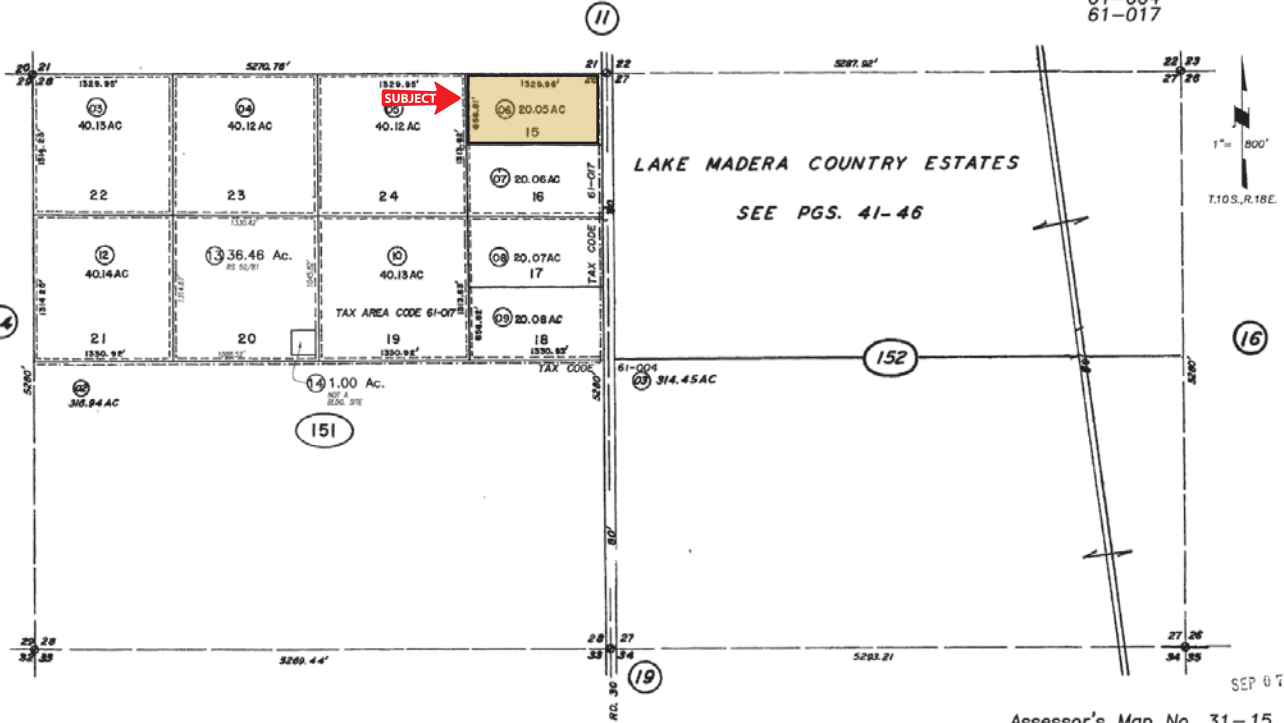
ASSESSOR'S PARCEL MAP

SEC. 27 & 28 T.10S. R.18E. M.D.B.&M.
VOL. 15 PG. 157 SEE M.F. Q-59

31-15

Tax Area Code
61-004
61-017

ORIGINAL



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. 31-15
Madera Unified
Madera Outside
County of Madera, Calif.

PROPERTY PHOTO



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.

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