

FOR SALE



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AGRICULTURAL PROPERTIES
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Madera Pistachios, Home & Shop



**40.98± Assessed Acres
Madera County, California**

- Two pistachio varieties
- Good yield
- Nice home & large shop

**Exclusively Presented By:
Pearson Realty**



CALIFORNIA'S LARGEST AG BROKERAGE FIRM

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CA BRE #00020875



Madera Pistachios, Home & Shop

40.98± Assessed Acres

\$1,700,000

LOCATION:

10433 Road 34 ¾, Madera, CA 93636.

Property is located approximately 2 miles southwest of Madera Ranchos. Property can be accessed by traveling south 1 mile on Road 35 from Ave. 12, then west ¼ mile on Avenue 11 to Road 34 ¾, then south ½ mile. Property is on the east side of Road 34 ¾.

DESCRIPTION:

Nice home and large equipment shop built in 2009 on 40.98± assessed acres with well maintained pistachio orchard planted in 2007. The house has a solar system with roof-mounted panels. The equipment shop has a barn motif, with large roll up doors.

LEGAL:

Madera County APN: 047-271-013 located in a portion of Section 9, T12S, R19E, M.D.B.&M.

ZONING:

ARE-40 (Agricultural Exclusive with 40 acres minimum parcel size)

PLANTINGS:

Pistachios:
Kerman and Peters varieties
Planted 2007

YIELD:

2014:	69,169 lbs.	1,773 lbs. / ac.
2015:	77,936 lbs.	1,998 lbs. / ac.
2016:	117,726 lbs.	3,018 lbs. / ac.
2017:	156,470 lbs.	4,012 lbs. / ac.

WATER:

(1) Domestic pump and well
(1) 60 HP ag pump and well, stainless steel filter station, and micro sprinklers. Latest pump test indicates 605 GPM of flow.

SOILS:

Atwater loamy sand, 0-3 percent slopes
Hanford sandy loam, moderately deep and deep over hardpan, 0-3 percent slopes
Ramona sandy loam, 0-3 percent slopes
San Joaquin sandy loams, 0-3 percent slopes
Whitney and Rocklin sandy loams, 3 to 8, and 8-15 percent slopes

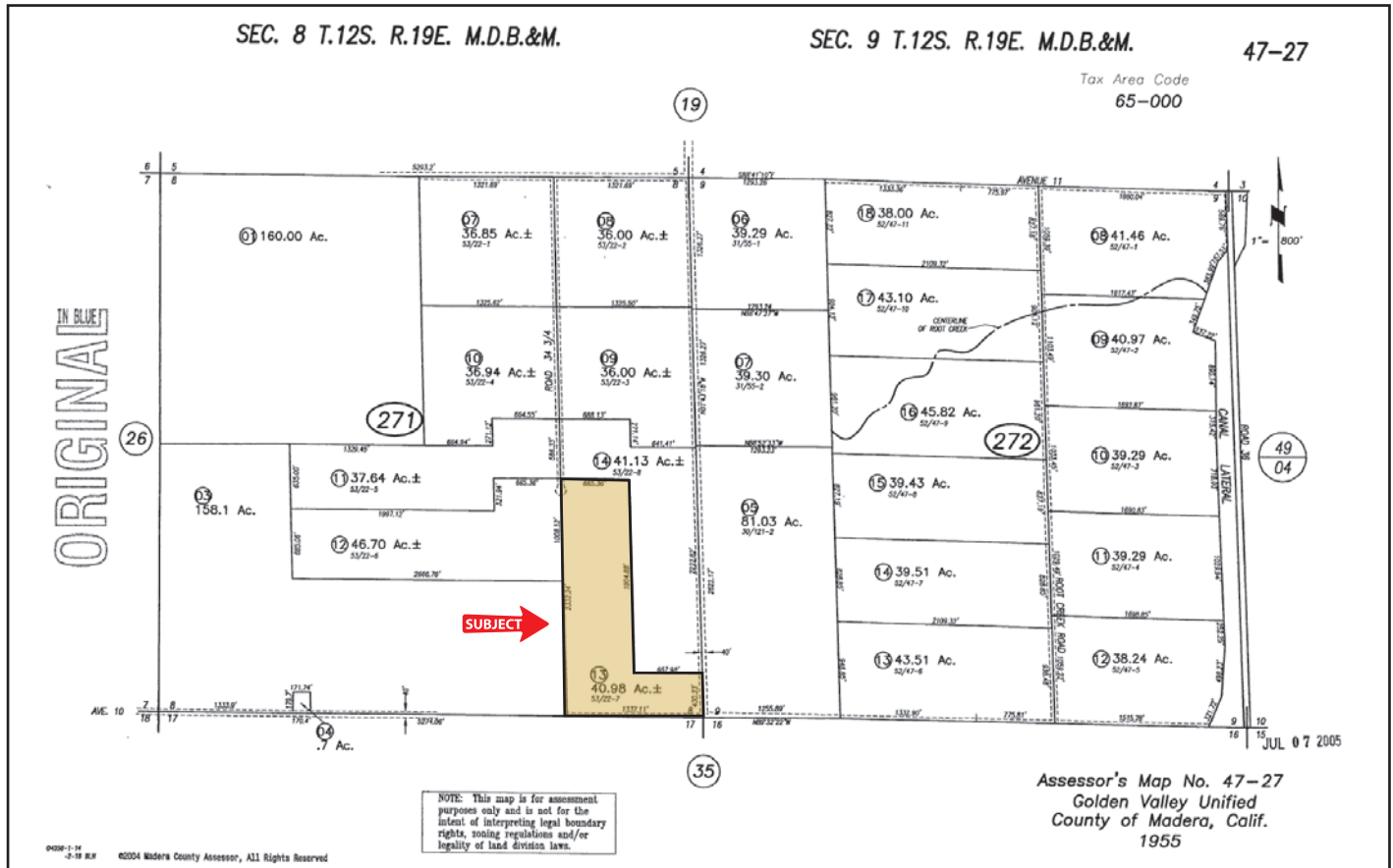
**BUILDINGS/
IMPROVEMENTS:**

1,700± sq. ft., 3 bedroom/2bath home
Large 2,000± sq. ft. equipment shop. Wired with 110 and 220.

PRICE/TERMS:

\$1,700,000 cash to seller at close of escrow. This property and all buildings/dwellings are being sold in their present "as-is" condition. **Property is shown by appointment only.**

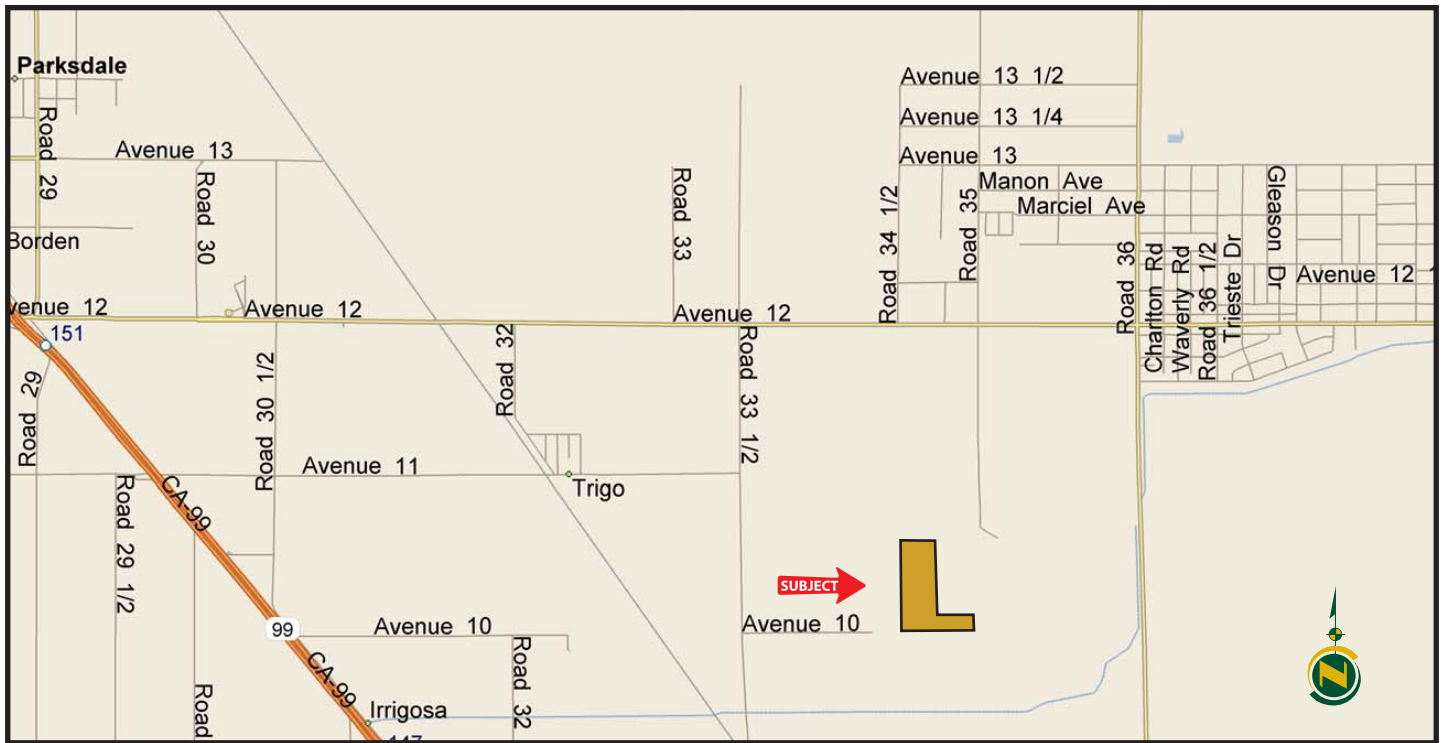
ASSESSOR'S PARCEL MAP



PROPERTY PHOTO



LOCATION MAP



PROPERTY PHOTO



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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