

ROAD 28 PISTACHOS

40.32 ACRES
MADERA COUNTY

\$846,720
\$21,000/ac.



- *Income producing pistachios*
- *Madera Water District*
- *Mini-sprinkler irrigation system*

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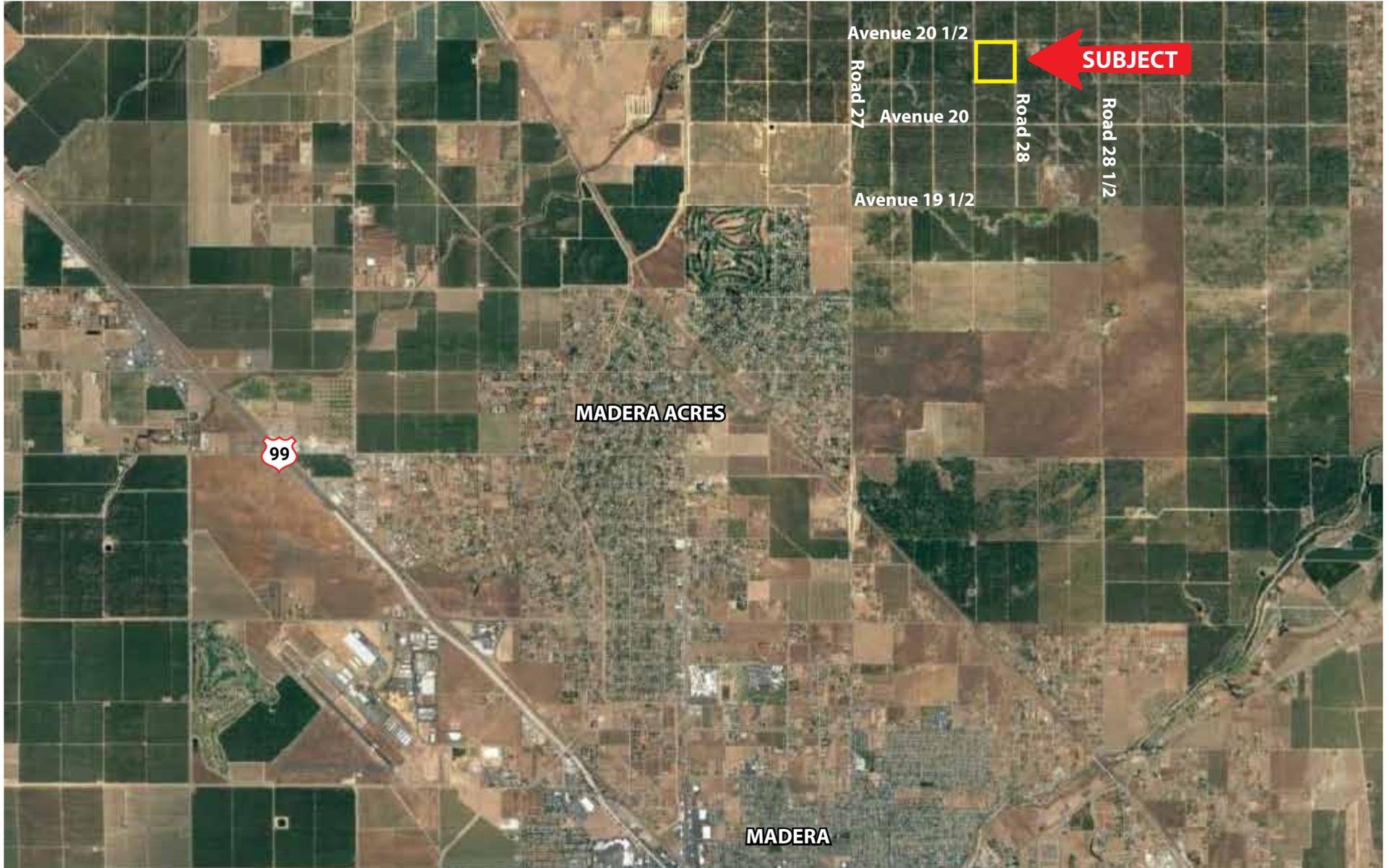


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Location Aerial



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Property Details

LOCATION:

Subject property is on the South side of Avenue 20 ½ and east of Road 28. Approximately ¾ of a mile east of Road 27 and ½ a mile west of Raymond Road. Property is 2 ½ miles northeast of the city of Madera.

DESCRIPTION:

Approximately 40.32± acres with income producing pistachios. The original orchard was planted in 1974.

LEGAL:

Madera County APN's: 031-101-006. Located in a portion of Section 19, T10S, R18E, M.D.B.&M.

PLANTINGS:

Kerman variety planted in 1974 on Atlantica Rootstock. Since then, replants have been planted to Kerman on UCB-1 Rootstock.

PRODUCTION:

Available upon request.

WATER/IRRIGATION:

Madera Water District. Property is irrigated with a mini-sprinkler irrigation system. Property is within the Williamson Act.

BUILDINGS/STRUCTURES:

None.

SOILS:

Cometa sandy loam, 3-8% slopes
Atwater loamy sand, 3-8% slopes
Atwater loamy sand, moderately deep & very deep over hardpan, 3-8% slopes
Whitney fine sandy loam, 3-8% slopes
Delhi sand, moderately deep & deep over hardpan, 0-3% slopes

PRICE/TERMS:

\$846,720 (\$21,000 / acre) cash at the close of escrow. Buyer to reimburse Seller for all cultural costs incurred towards the 2022 pistachio crop through the close of escrow.



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Property Overview Map



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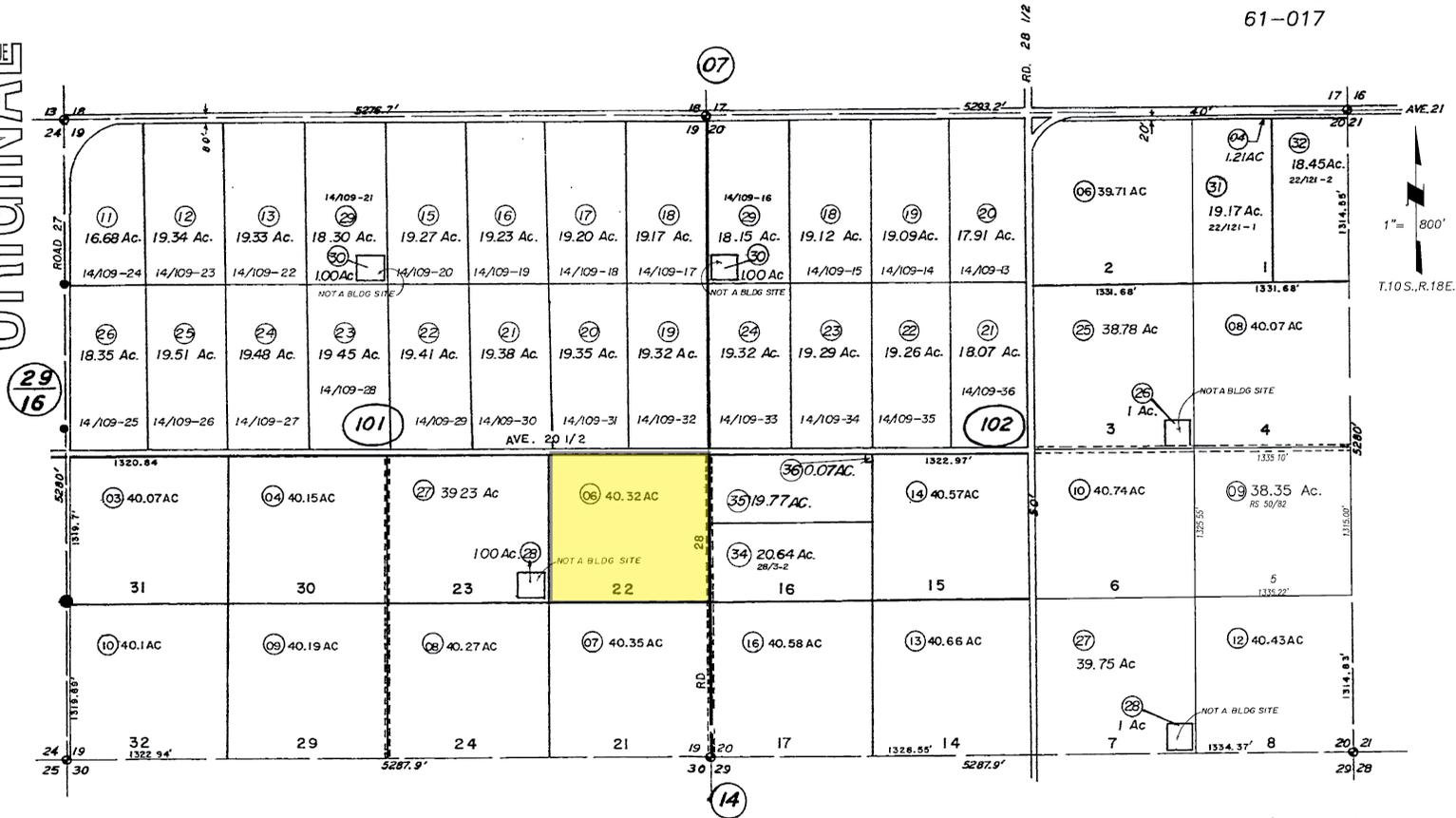
Assessor's Parcel Map

SEC. 19 & 20 T.10S. R18E. 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

02029-1-00 2-06 BLH ©2003 Madera County Assessor, All Rights Reserved

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SOILS MAP

SOILS MAP LEGEND

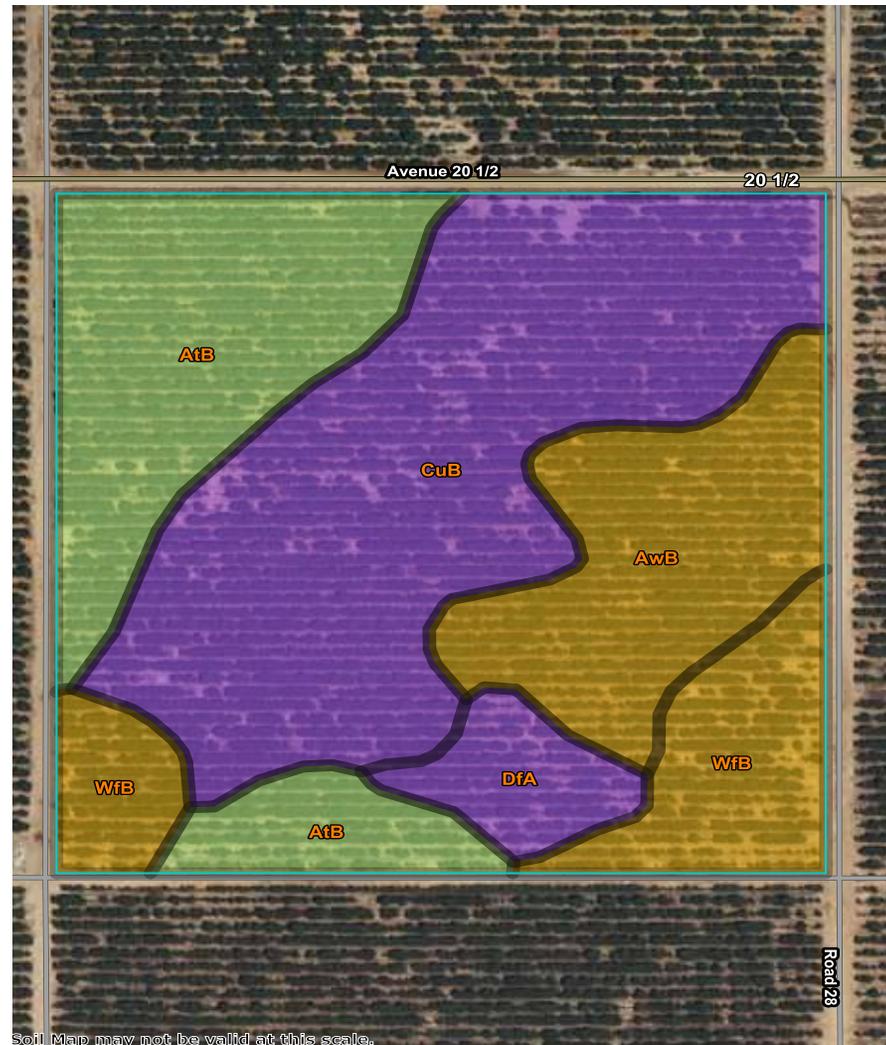
CuB = Cometa sandy loams, 3-8% slopes

AtB = Atwater loamy sand, 3-8% slopes, MLRA 17

AwB = Atwater loamy sand,
moderately deep & very deep over hardpan, 3-8% slopes

WfB = Whitney fine sandy loam, 3-8% slopes

DfA = Delhi sand,
moderately deep and deep over hardpan, 0-3% slopes



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PROPERTY PHOTOS



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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



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Offices Serving The Central Valley

FRESNO
7480 N Palm Ave, Ste 101
Fresno, CA 93711
559.432.6200

VISALIA
3447 S Demaree Street
Visalia, CA 93277
559.732.7300

BAKERSFIELD
4900 Callifornia Ave., #210B
Bakersfield, CA 93309
661.334.2777