

FOR SALE



**PEARSON
REALTY**
AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

Avenue 20 1/2 Pistachios



19.41± Acres
Madera County, California

- Mature producing pistachios
- Dual line drip irrigation system
- Madera Water District & subordinate M.I.D.

Exclusively Presented By:
Pearson Realty



CALIFORNIA'S LARGEST AG BROKERAGE FIRM

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CA DRE #00020875



Avenue 20 1/2 Pistachios

19.41± Acres

\$390,000

LOCATION:

The property is located on the north side of the Avenue 20 ½ alignment, between Road 27 and Road 28 in the Pacific Lighting area.

LEGAL:

Madera County APN: 031-101-022.
Located in a portion of Section 19 & 20, Township 10S, Range 18E, M.D.B.&M.

ZONING:

ARV-20, Agriculture Rural Valley, minimum 20 acres.
The property is not located within the Williamson Act.

PLANTINGS:

Mature Kerman variety pistachios on Atlantica Rootstock. Replants are Kerman on UCB-1 Rootstock.

PRODUCTION:

Available upon request.

**WATER/
IRRIGATION:**

The property is located within the Madera Water District. The property can receive 2nd class/subordinate water from the Madera Irrigation District when available, which is managed through MWD.
The orchard is irrigated by a dual line drip irrigation system.

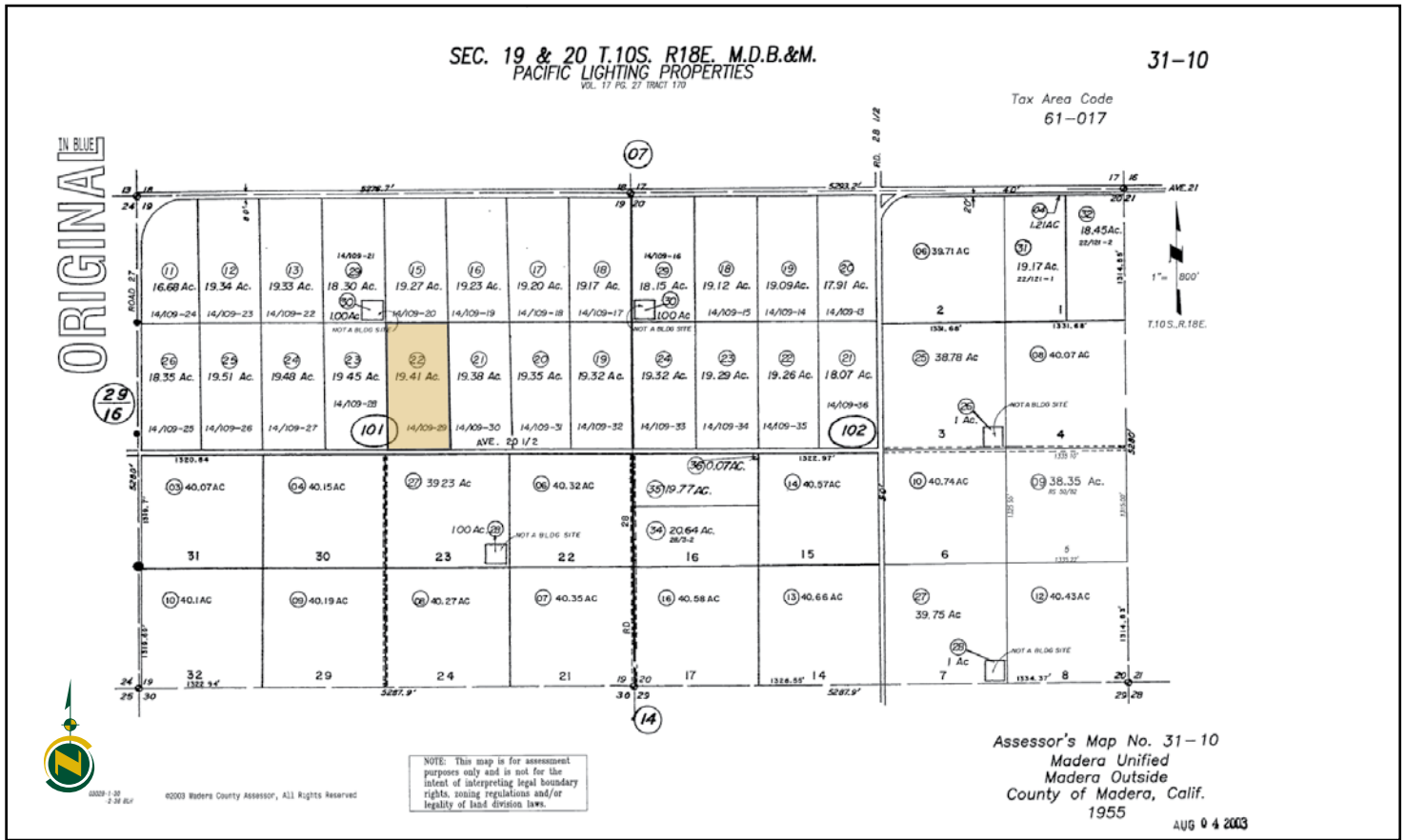
SOILS:

Cometa sandy loams, 3 to 8 percent slopes
Atwater loamy sand, moderately deep and very deep over hardpan, 3 to 8 percent slopes

PRICE/TERMS:

\$390,000 cash at the close of escrow. The 2021 crop is not included in the sale. Buyer to reimburse seller for all cultural costs incurred towards the 2022 pistachio crop.

ASSESSOR'S PARCEL MAP

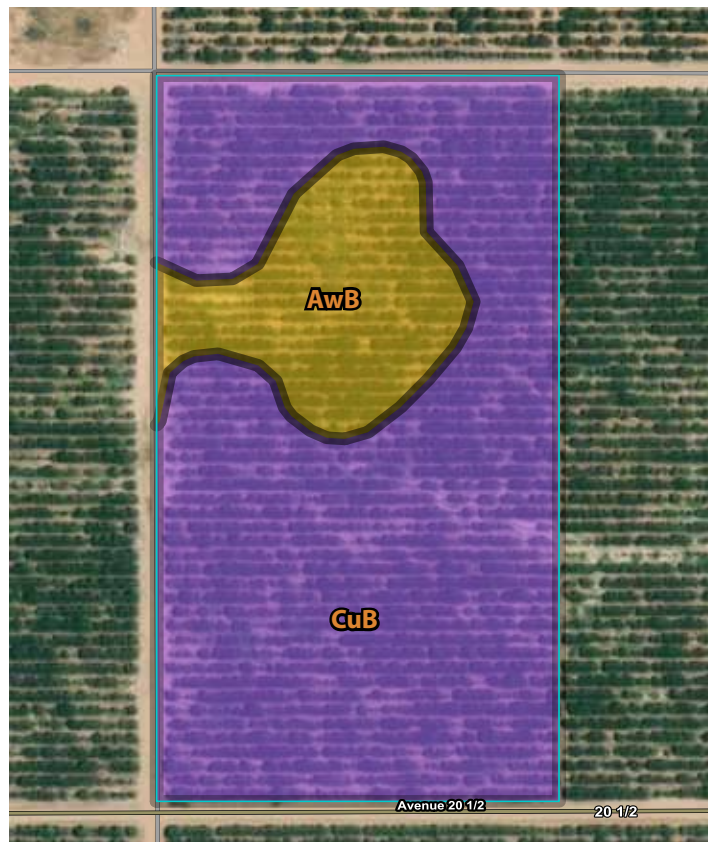


SOILS MAP

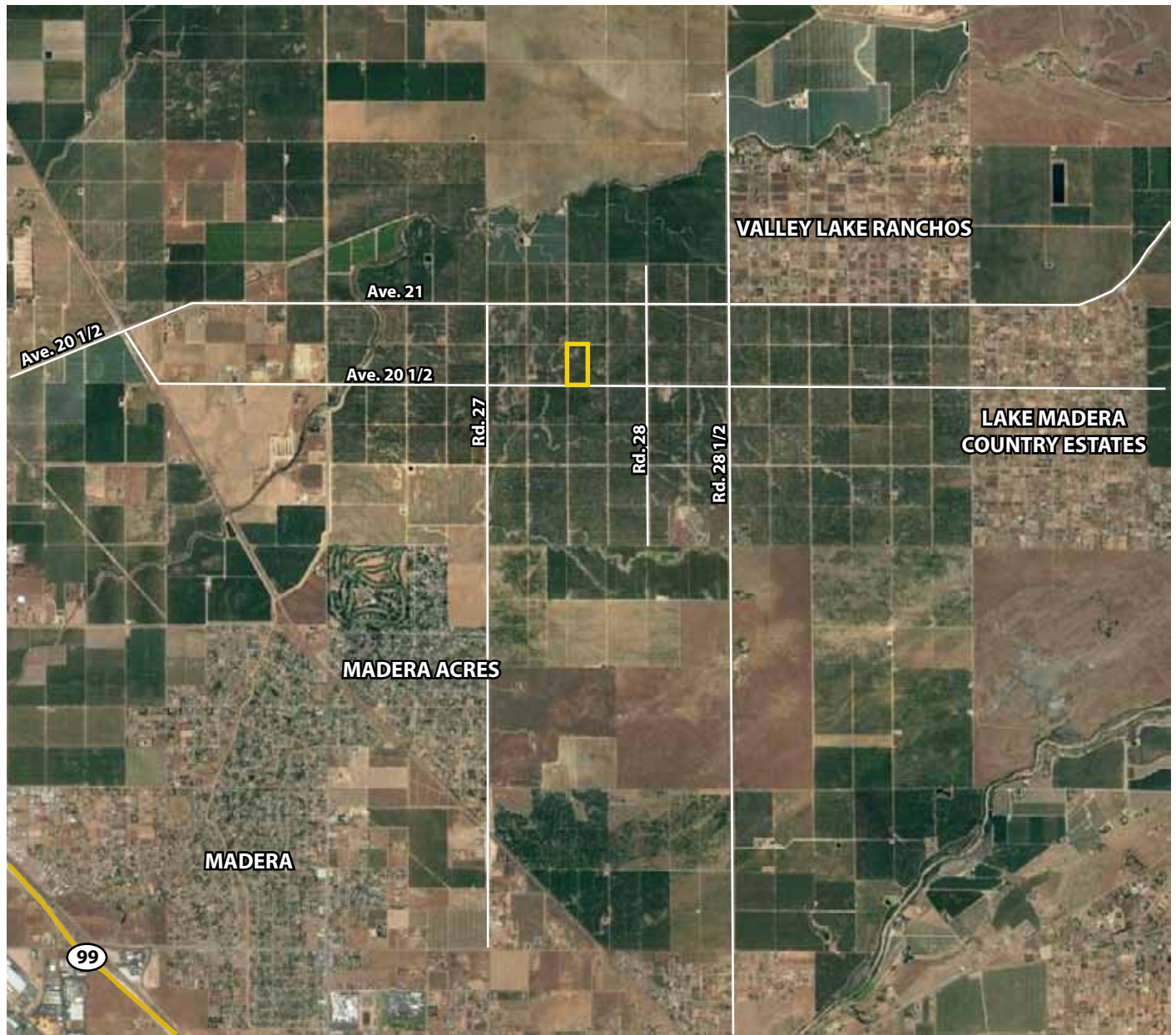
SOILS LEGEND

**CuB = Cometa sandy loams,
3 to 8% slopes**

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



LOCATION MAP



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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