

Madera Pistachio Farm

Madera County, CA

APN 031-101-006-000 | 40 Acres

OFFERING MEMORANDUM



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LAND

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Exclusively Listed by:

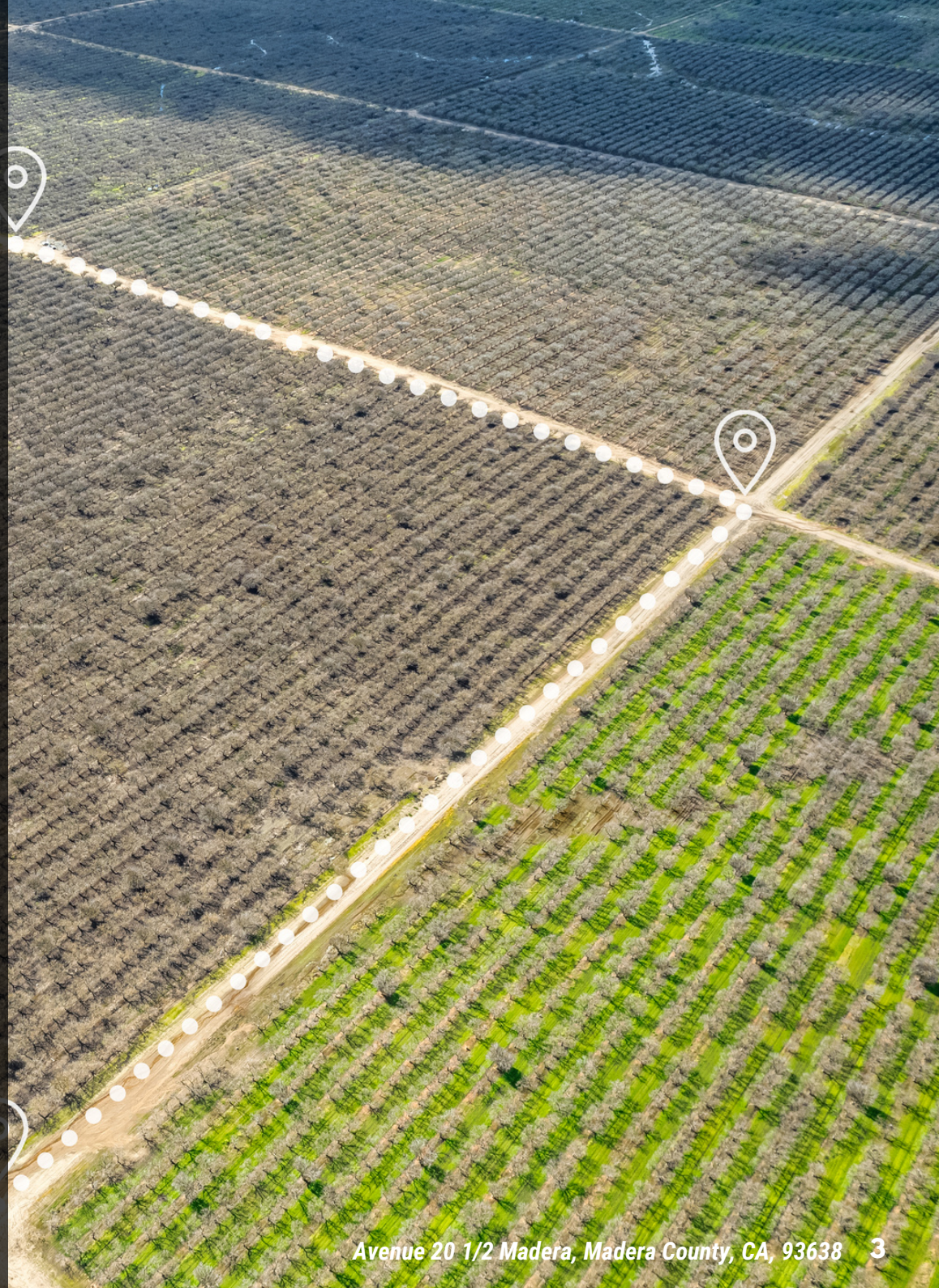


DANIELLE DAVENPORT

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AGRICULTURAL & ENERGY SPECIALIST
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PRIME FARM OPPORTUNITY

The Davenport Group presents a Kerman Pistachio Farm, an agricultural gem nestled in the heart of Madera. Established in 1972, this 40 +/- acres maintained farm offers a prime opportunity for pistachio cultivation enthusiasts and savvy investors alike. Boasting Atlantica Pistachio trees spaced at 13 feet by 26 feet, with 129 trees per acre, the farm ensures optimal land utilization and tree growth. With approximately 4.5% male seeds, the farm maintains reproductive health and productivity. Reliable irrigation sourced from the esteemed Madera Water District, supplemented by a MID hookup, guarantees consistent water supply for healthy tree development. Situated in a thriving agricultural hub, the farm enjoys proximity to essential amenities and transportation arteries. Free from structures, the pristine landscape offers flexibility for development and expansion.





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PROPERTY OVERVIEW

EXECUTIVE SUMMARY



PROPERTY HIGHLIGHTS

- **Farm Name: Kerman Pistachio Farm**
- **40 +/- acres**
- **Type: Atlantica Pistachio**

- **Planting Density:** 129 trees per acre with a spacing of 13 feet by 26 feet.
- **Male Seeds:** About 4.5% of the seeds are male.
- **Year Planted:** The farm was planted in 1972.
- **Irrigation:** The farm relies on irrigation.
- **Water Source:** The primary water source is Madera Water District, but there's also a hookup with the MID (possibly referring to Madera Irrigation District).
- **Water Source:** The primary water source is Madera Irrigation District.
- **Structures:** There are no structures on the farm.



PROPERTY SUMMARY

ADDRESS

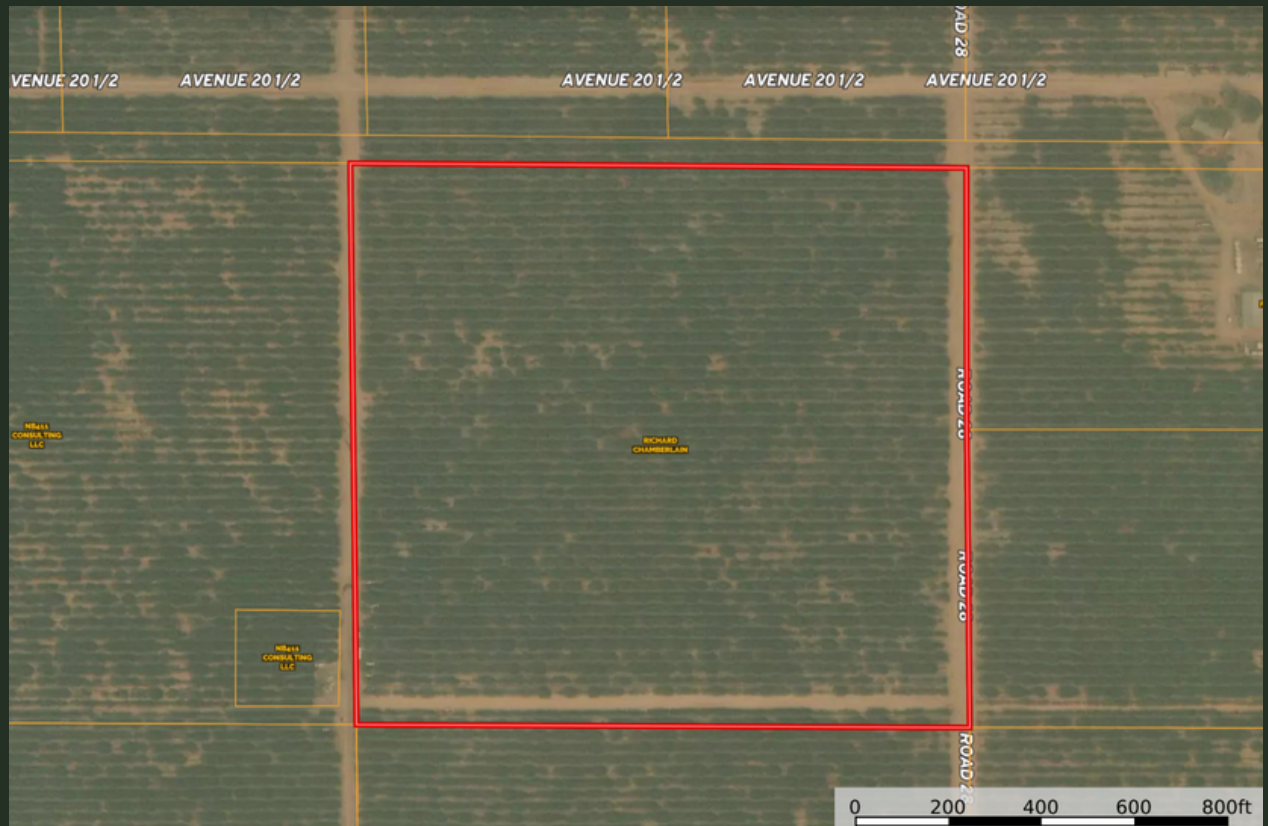
**Avenue 20 1/2 Madera,
Madera County, CA
93638**

APN

031-101-006-000

ACRE /SIZE

40



PROPERTY SUMMARY



SOIL CODE	SOIL DESCRIPTION
CuB	Cometa sandy loams, 3 to 8 percent slopes
AtB	Atwater loamy sand, 3 to 8 percent slopes, MLRA 17
AwB	Atwater loamy sand, moderately deep and very deep over hardpan, 3 to 8 percent slopes
WfB	Whitney fine sandy loam, 3 to 8 percent slopes
DfA	Delhi sand, moderately deep and deep over hardpan, 0 to 3 percent slopes

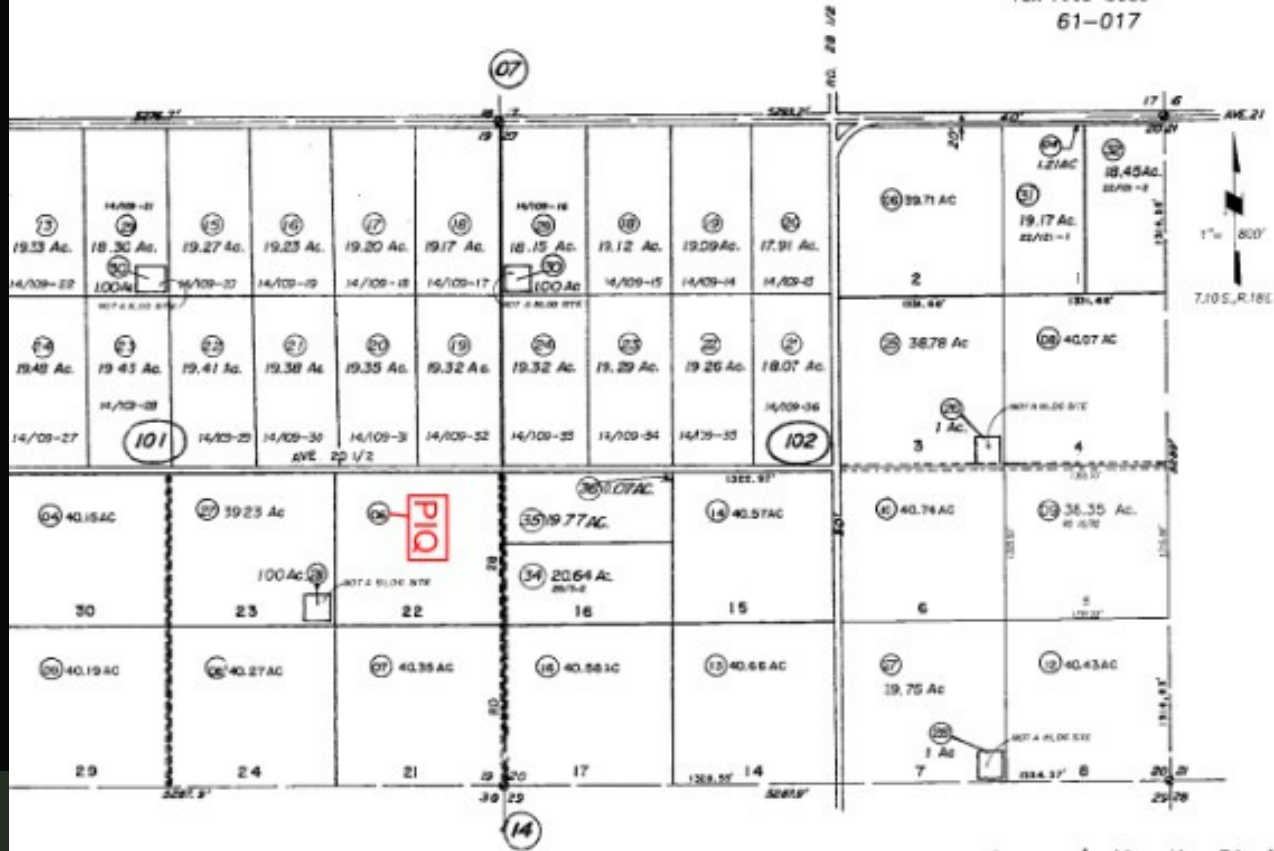
Pistachio Payable Pound Production 40 Acres

Year	Payable Pounds
2023	45156
2022	22510
2021	11217
2020	52889

SEC. 19 & 20 T.10S. R18E. M.D.B.&M.
 PACIFIC LIGHTING PROPERTIES
 VOL. 17 PL. 2 TRACT 19

31-10

Tax Area Code
 61-017



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 24 2003







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LOCATION OVERVIEW



M A D E R A

Located in the heart of California's Central Valley, Madera is a vibrant city with a rich history and a bright future. Known for its agricultural roots, Madera offers a unique blend of small-town charm and urban amenities. The city is home to a diverse population that values community and connection. With a thriving downtown area, beautiful parks, and a range of cultural and recreational opportunities.



MADERA

M A D E R A C O U N T Y

Nestled in California's picturesque Central Valley, Madera County is a region of natural beauty and cultural richness. Home to stunning landscapes, including the Sierra National Forest and Yosemite National Park, outdoor enthusiasts will find no shortage of opportunities for hiking, camping, and exploring. The county's rich history is evident in its charming towns and historic sites, such as the Madera County Courthouse and the Fresno Flats Historical Park. With a thriving agricultural industry, Madera County is known for its vineyards, orchards, and farms, offering visitors a taste of the region's bounty. Whether you're looking to connect with nature, immerse yourself in history, or simply relax and enjoy the scenery, Madera County offers a welcoming escape from the hustle and bustle of city life.

