

MADERA CO. PISTACHIOS

Madera County, California

40.01± Acres

\$480,000
(\$11,997/Acre)

PRICE REDUCED

- Madera Water District
- Mature Pistachios
- Dual Line Drip



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

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 California Ave., #210B
Bakersfield, CA 93309
661.334.2777

www.pearsonrealty.com

Exclusively Presented by:

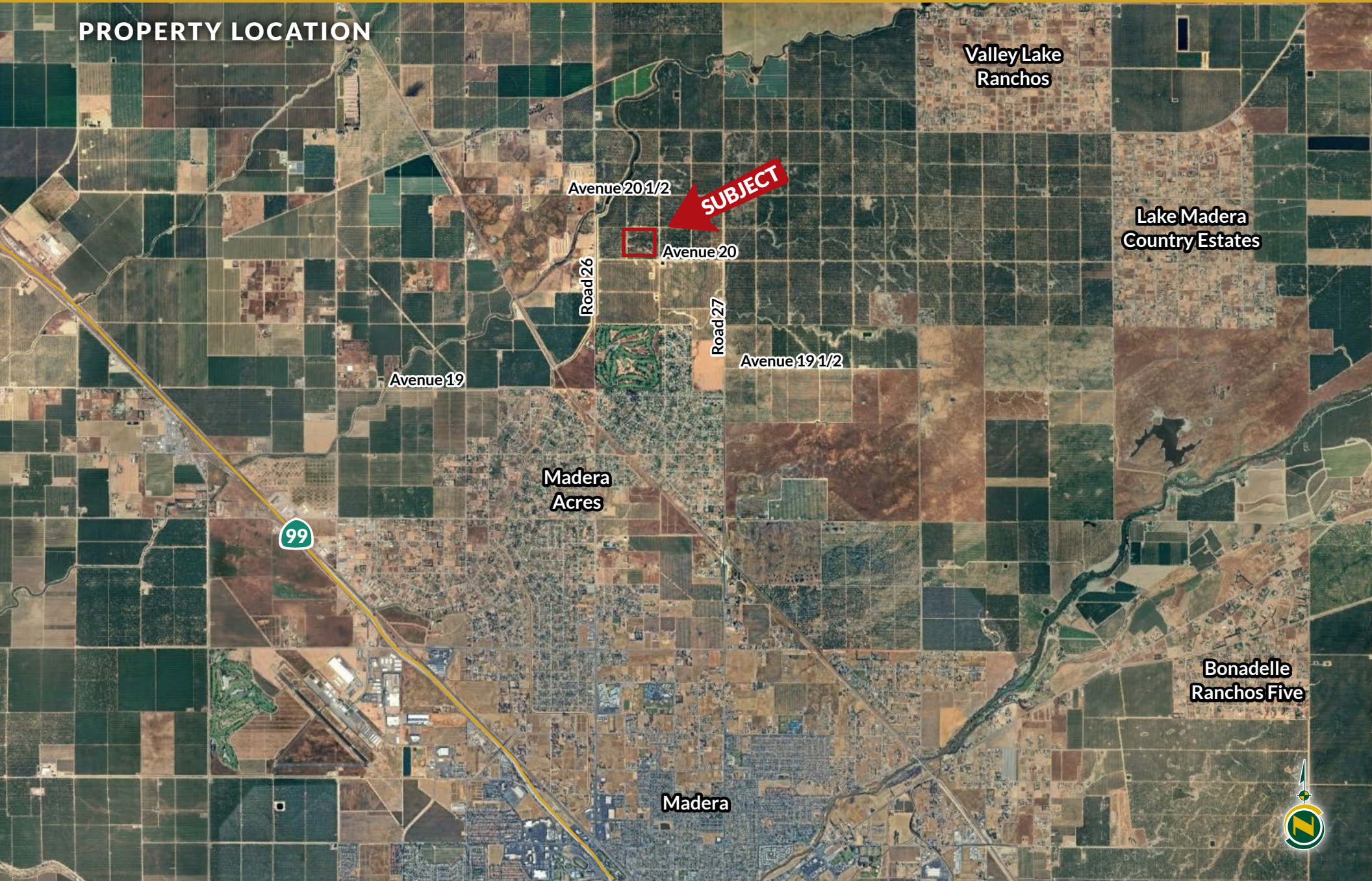


MADERA CO. PISTACHIOS

40.01± Acres
Madera County, CA



PROPERTY LOCATION



PROPERTY INFORMATION

DESCRIPTION

40.01 acres of Kerman/Peters pistachios on Atlantica Rootstock.

LOCATION

Located on the north side of Avenue 20 just east of Road 26.

LEGAL

Madera County APN: 029-160-014. Located in a portion of Section 24, T10S, R17E, M.D.B.&M. Designated as Lot 46.

PLANTINGS

Kerman/Peters pistachios on Atlantica Rootstock.

ZONING

AE-Agricultural Exclusive.

WATER

Property is irrigated by a dual line drip system pressurized by the Madera Water District. This parcel is subordinate to the Madera Irrigation District, which means when water is available in M.I.D. the property is allowed to purchase water.

An additional source of surface water on the east side of the water district (called Madera Lake Project) is currently being worked on with an anticipated completion date of 2025. It will provide water to subordinate parcels when additional water is available for sale. It consists of a pipeline and pump system to move surface water from Madera Lake (M.I.D.) to Madera Water District. The district has received grant money to help fund the project.

For more information:

Madera Water District

Groundwater Sustainability Agency

Carl Johnson, President ; John Gies, Madera Water District Manager

559-674-4944

SOILS

Atwater loamy sand

Cometa sandy loams

Greenfield sandy loam

San Joaquin sandy loam

See soils map included.

BUILDINGS

None.

PRICE/TERMS

\$480,000 cash at close of escrow. Buyer to reimburse Seller for all cultural costs, including water costs, for the current 2025 growing crop.

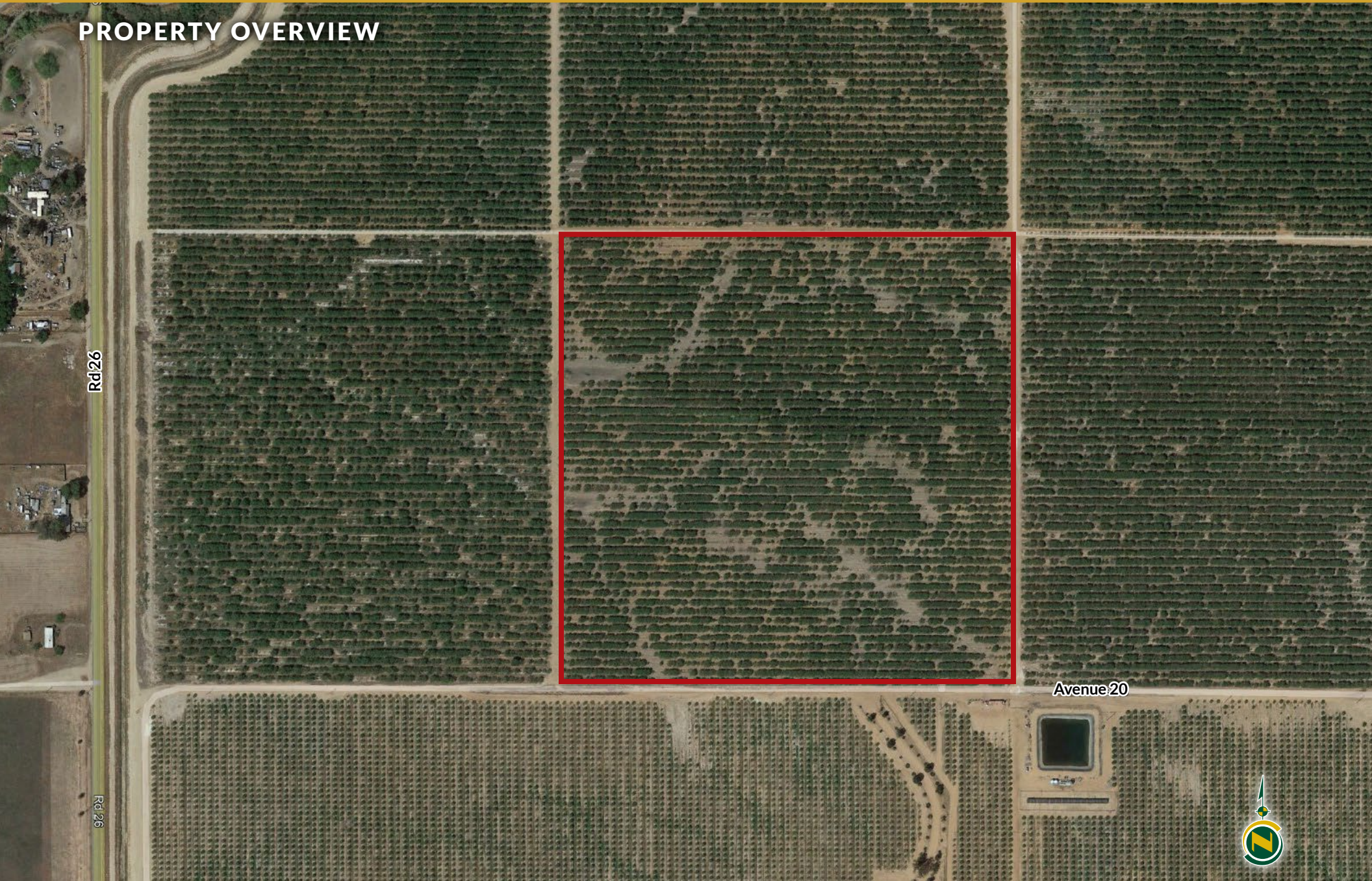


MADERA CO. PISTACHIOS

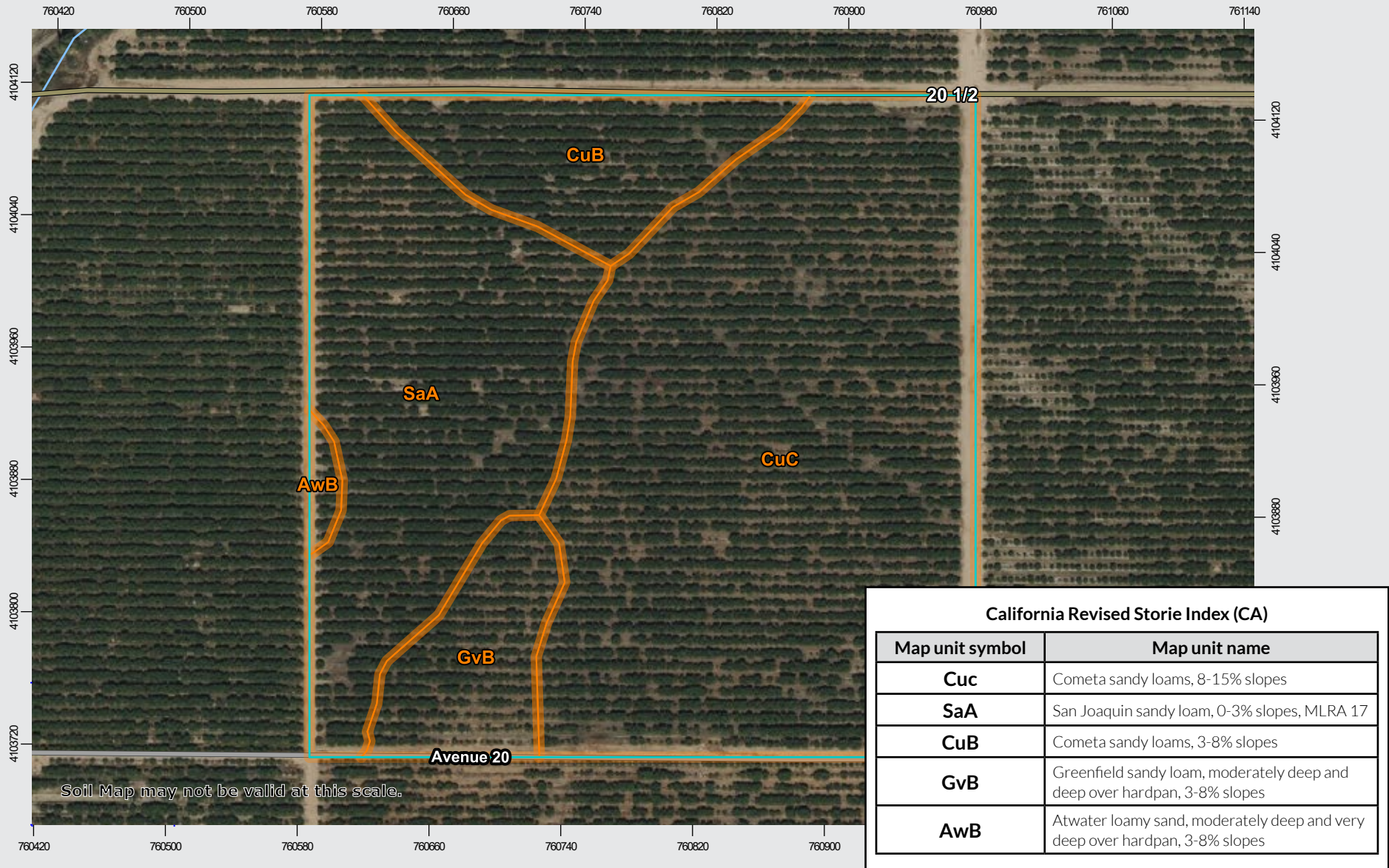
40.01± Acres
Madera County, CA



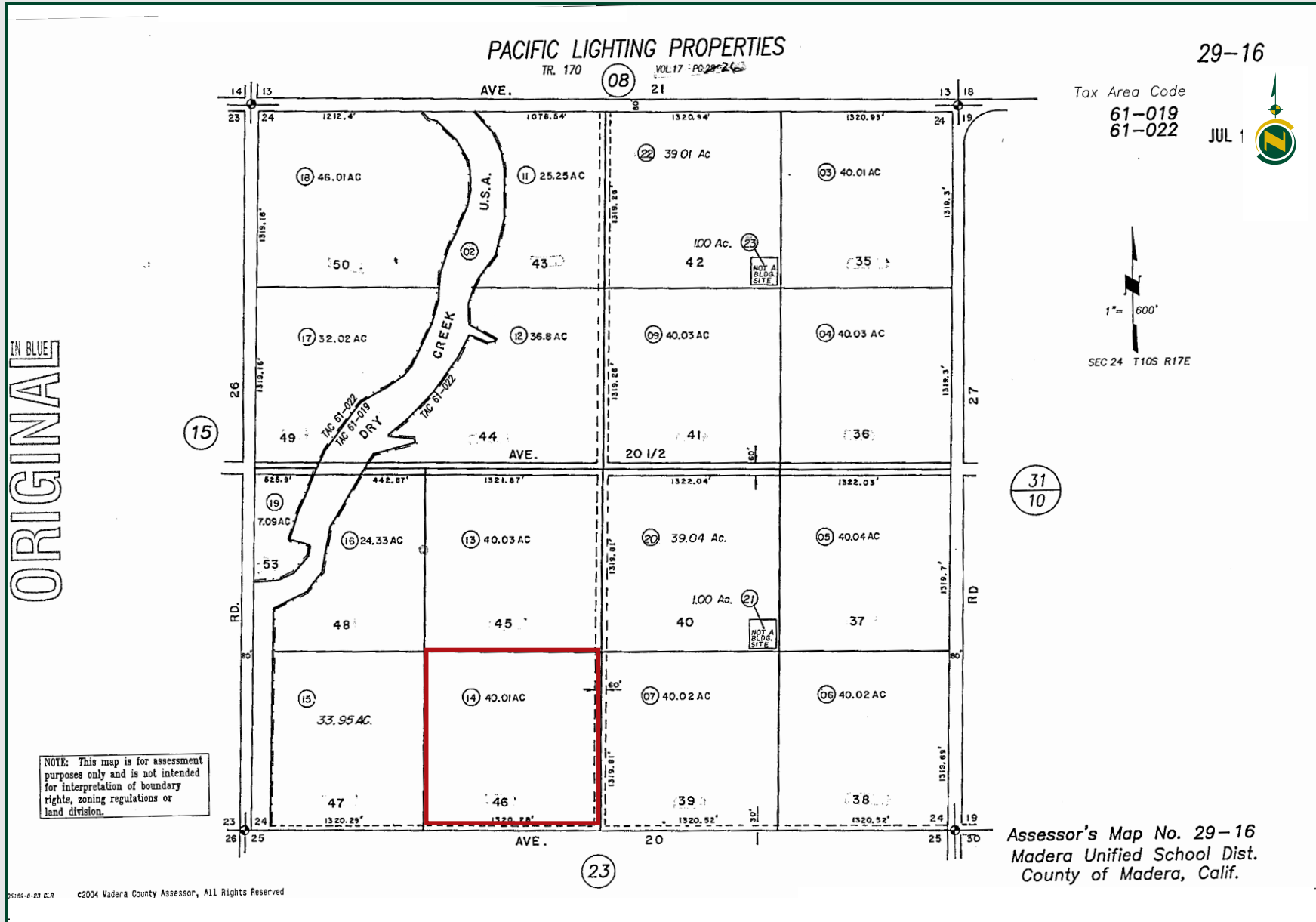
PROPERTY OVERVIEW



SOILS MAP



PARCEL MAP



MADERA CO. PISTACHIOS

40.01± Acres
Madera County, CA



PROPERTY PHOTOS



MADERA CO. PISTACHIOS

40.01± Acres
Madera County, CA



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 California Ave., #210B
Bakersfield, CA 93309
661.334.2777



Download Our
Mobile App!

<http://pearsonrealty.com/mobileapp>



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 **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.**