

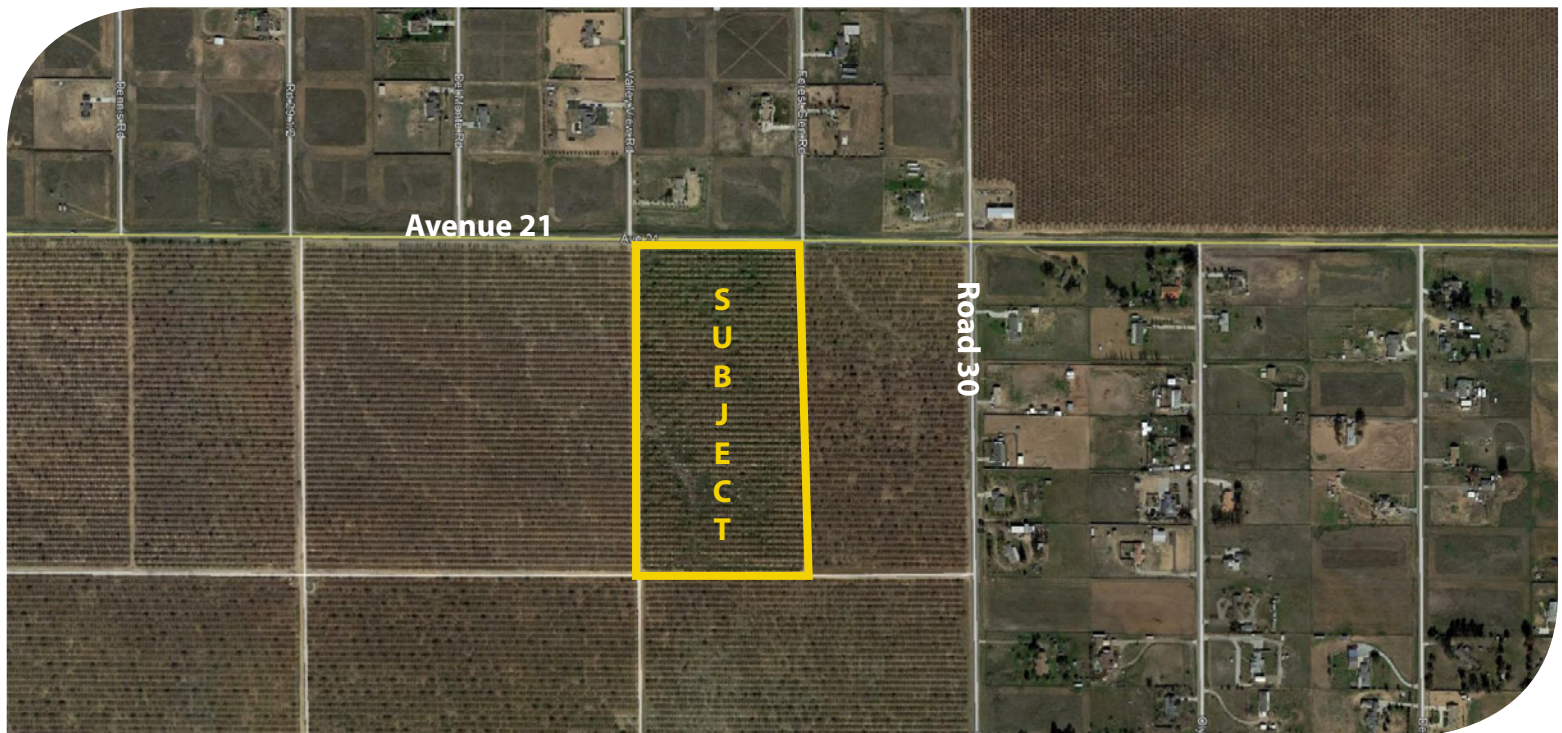
FOR SALE



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Avenue 21 Madera Pistachios



20.01± Acres
Madera County, California

- Madera Water District
- Kerman/Peters varieties
- Atlantica Rootstock

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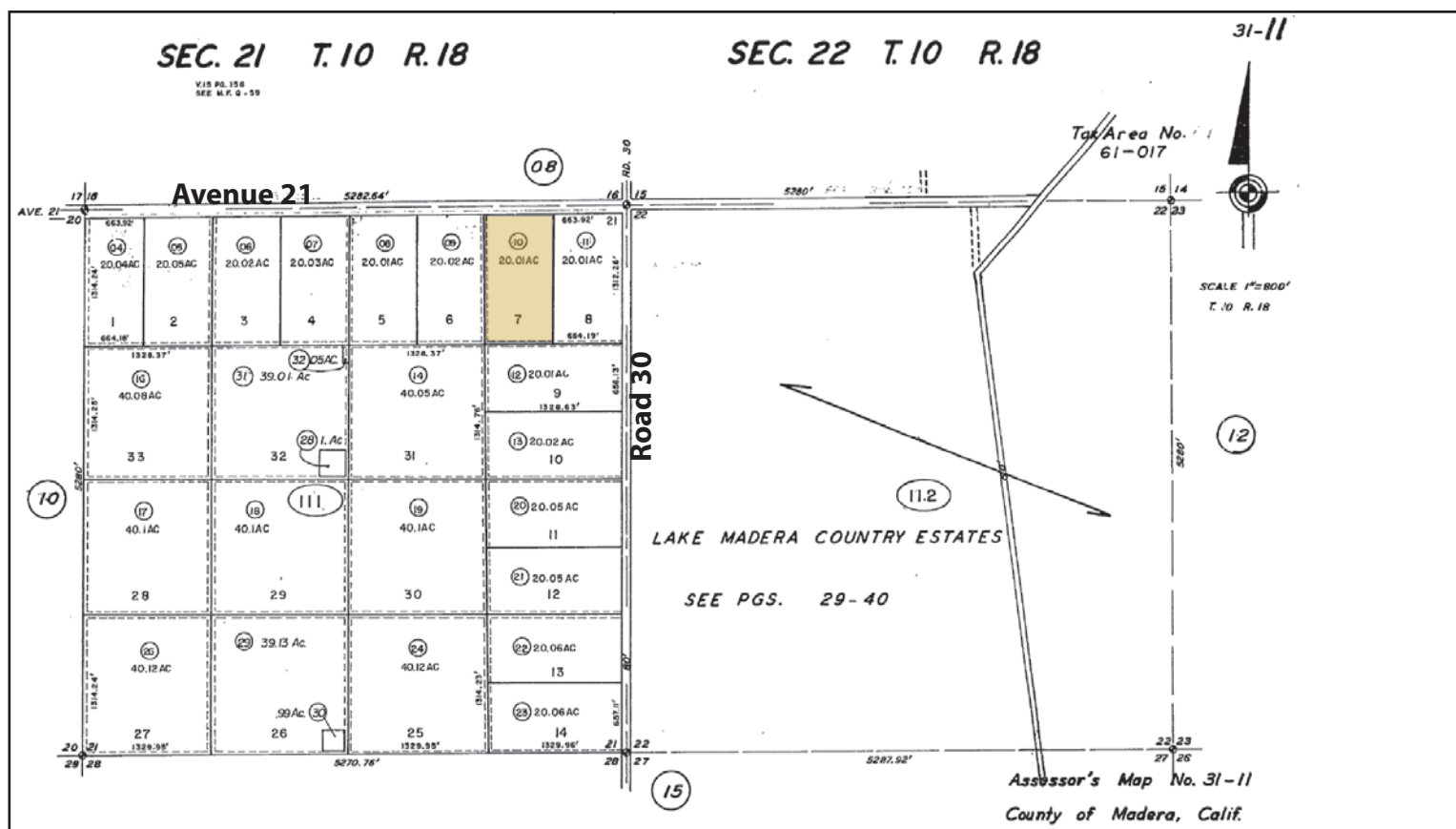
Avenue 21 Madera Pistachios

20.01± Acres

\$380,000

LOCATION:	Property is located on Avenue 21 approximately 1/8 mile west of Road 30.
DESCRIPTION:	20.01± assessed acres with pistachio plantings in northeast Madera County.
LEGAL:	Madera County APN: 031-111-010. Located in a portion of Section 22, T10S, R18E, M.D.B.&M.
ZONING:	ARV-20 and subject property is enrolled in the Williamson Act Land Preserve.
PLANTINGS:	Kerman/ Peters varieties pistachios on Atlantica rootstock with a small portion of UCB-1 replants.
WATER:	Madera Water District.
SOILS:	Cometa sandy loams, 3-8% slopes Hanford sandy loam, moderately deep and deep over hardpan, 0-3% slopes Greenfield sandy loam, moderately deep and deep over hardpan, 3-8% slopes
BUILDINGS/ IMPROVEMENTS:	None.
PRICE/TERMS:	\$380,000 cash to Seller at close of escrow. Buyer to reimburse Seller for cultural costs incurred toward the 2019 pistachio crop.

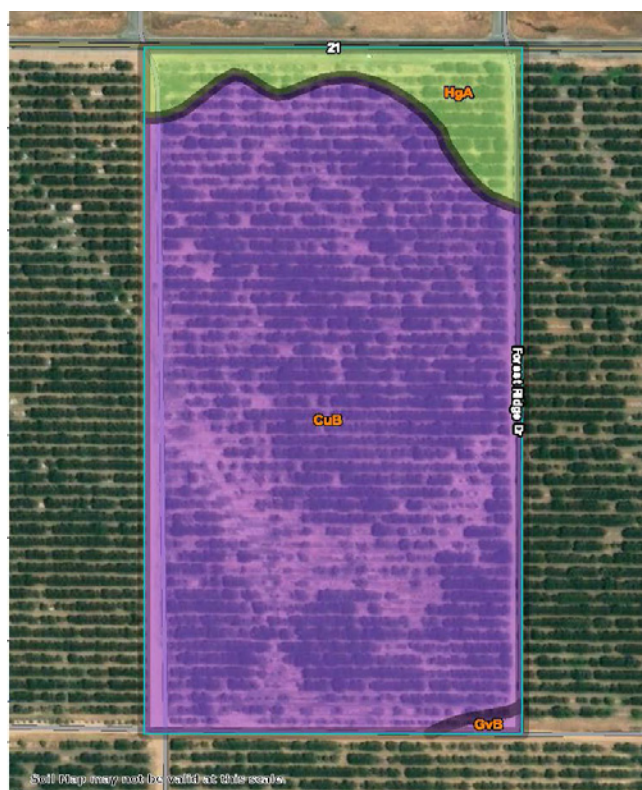
ASSESSOR'S PARCEL MAP



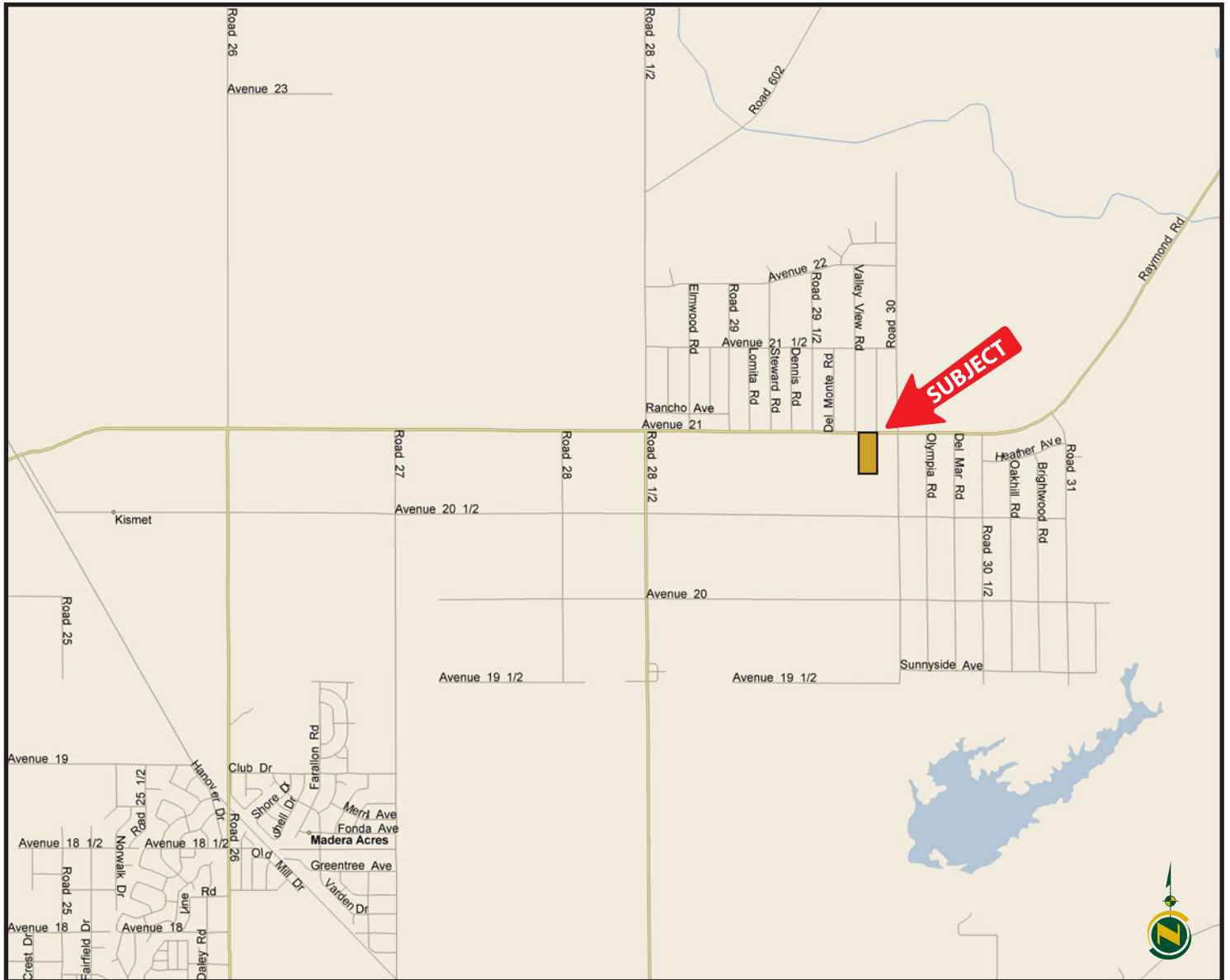
SOILS MAP

California Revised Storie Index (CA)

Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
CuB	Cornelia sandy loams, 3 to 8 percent slopes	Grade 3 - Fair	Cornelia (85%)	19.0	90.0%
GvB	Greenfield sandy loam, moderately deep and deep over hardpan, 3 to 8 percent slopes	Grade 3 - Fair	Greenfield (85%)	0.1	0.5%
HgA	Hanford sandy loam, moderately deep and deep over hardpan, 0 to 3 percent slopes	Grade 2 - Good	Hanford (85%)	2.0	9.5%
Totals for Area of Interest				21.1	100.0%



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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