

# Chowchilla Pistachios



**Madera County, CA**

**929.79± ACRES**

We believe the information contained herein to be correct. It is obtained from sources which we regard as reliable, but we assume no liability for errors or omissions.  
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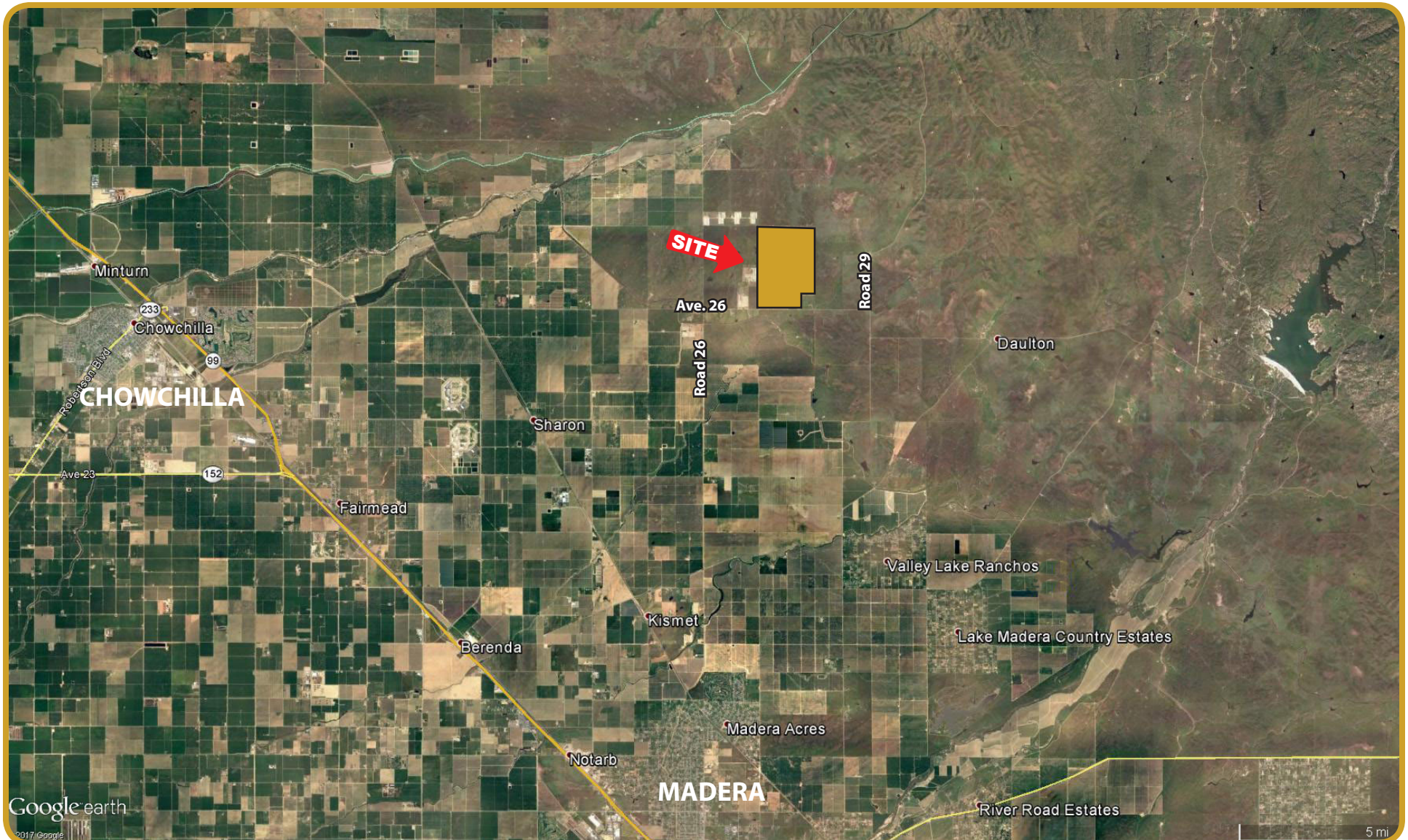


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Property is located on the north side of Ave 26 between Rd. 26 and Rd. 29. The town of Chowchilla is 10± miles to the west and Madera is 8± miles to the south. The physical address is 27499 Ave. 26, Chowchilla, Ca 93610.





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## PROPERTY DETAILS

**DESCRIPTION:** This is 929.79± assessed acres planted to 11th leaf pistachios with two sources of water in eastern side of Madera County. Properties in the general area are planted to almonds, pistachios, figs, and grapes. There are five reservoirs, lift pumps, and a runoff canal used to capture rain water in the winter months.

**LEGAL DESCRIPTION:** Madera County APN's: 052-061-002 and 052-062-003. Section 19 and the south 1/2 of Section 18, T9S, R18E, M.D.B.&M.

**ZONING:** ARE-40 (Agricultural, Rural, Exclusive, 40 ac minimum parcel size). The property is in the Williamson Act contract.

### WATER/IRRIGATION:

Madera Irrigation District (Class II)

Irrigation pumps and wells ranging from 30 HP to 150 HP.

(5) Storage ponds capable of holding 750± ac. ft. of water.

(1) Canal booster (4,500 GPM).

Double line drip.

**PLANTINGS:** 850± planted acres of Kerman pistachios with Peters pollinators from Sierra Gold Nursery. The rootstock is Pioneer Gold. The trees were planted in June, 2008 and budded in September, 2008.

**PRODUCTION:** 2016 - 2,604± lbs/ac  
2017 - 1,272± lbs/ac  
2018 - 3,017± lbs/ac

**SOILS:** Please see included soils map.

### BUILDINGS/IMPROVEMENTS:

There is a 1,460± sq. ft. house and equipment shop on the property.

**PRICE/TERMS:** \$32,985,000 all cash. 2019 season cultural costs to be reimbursed to Seller in addition to purchase price.





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## PROPERTY PHOTOS



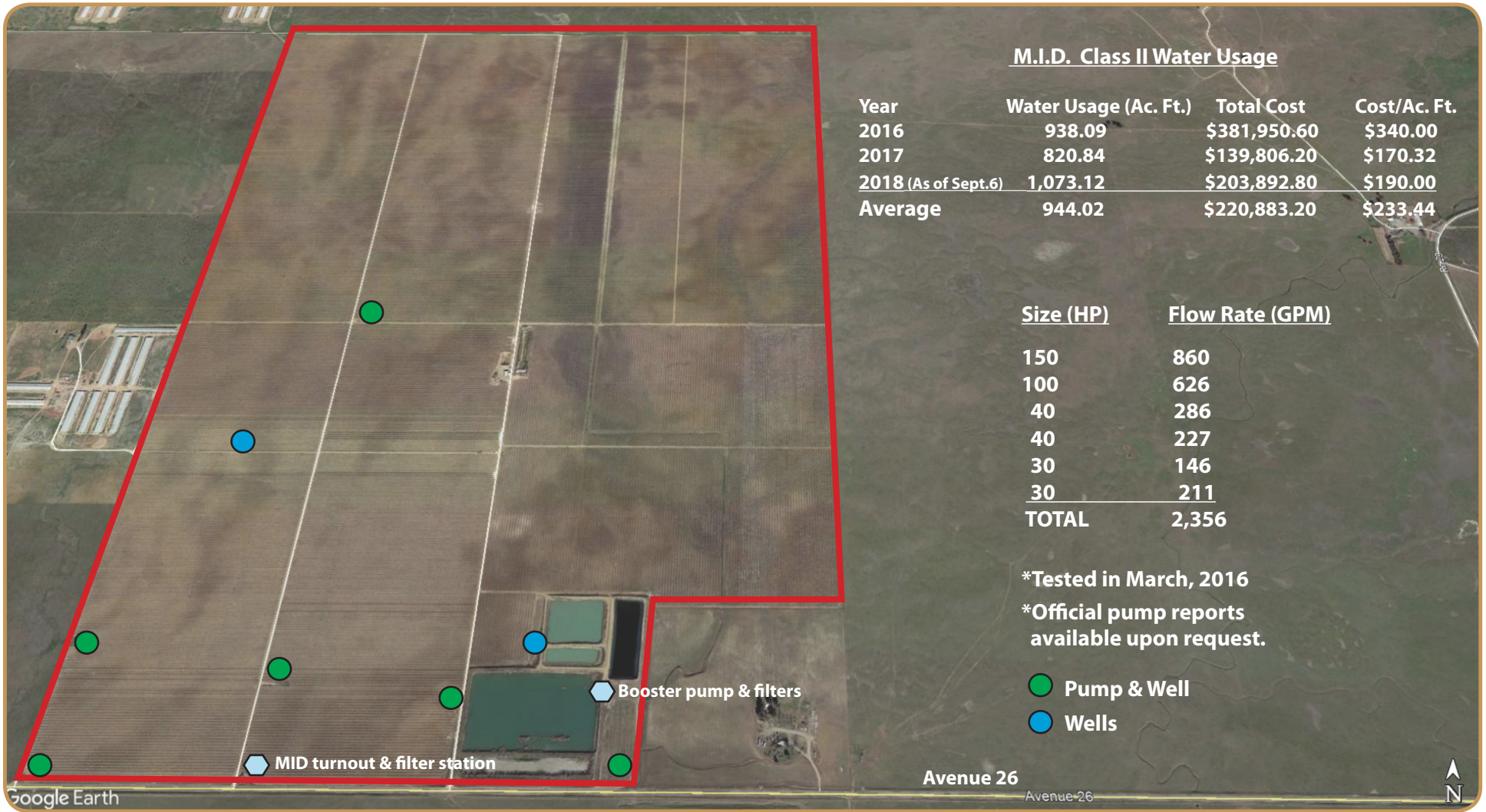


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## AERIAL PHOTO - WELL & FILTER STATIONS



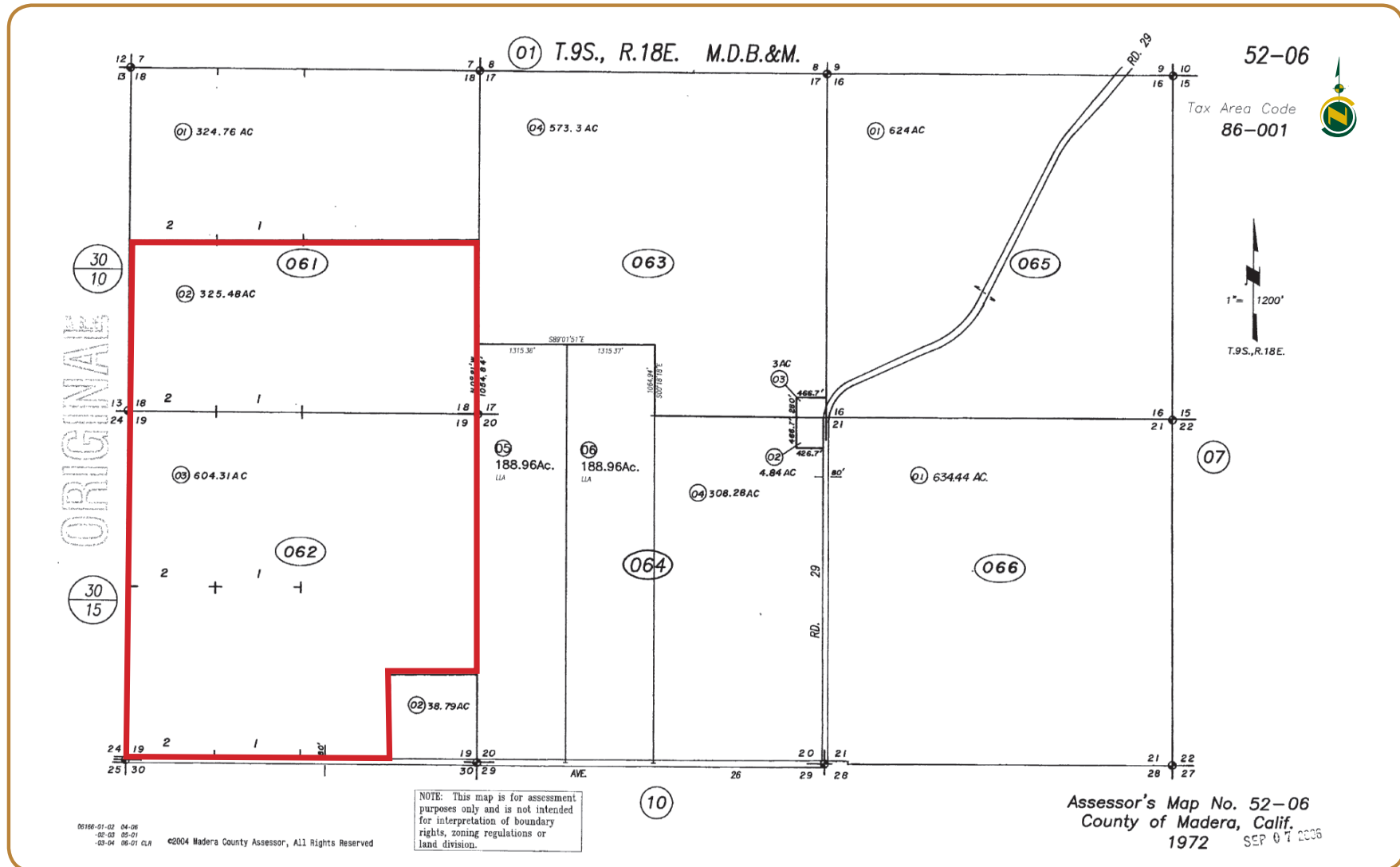


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## MADERA COUNTY ASSESSOR'S PARCEL MAP



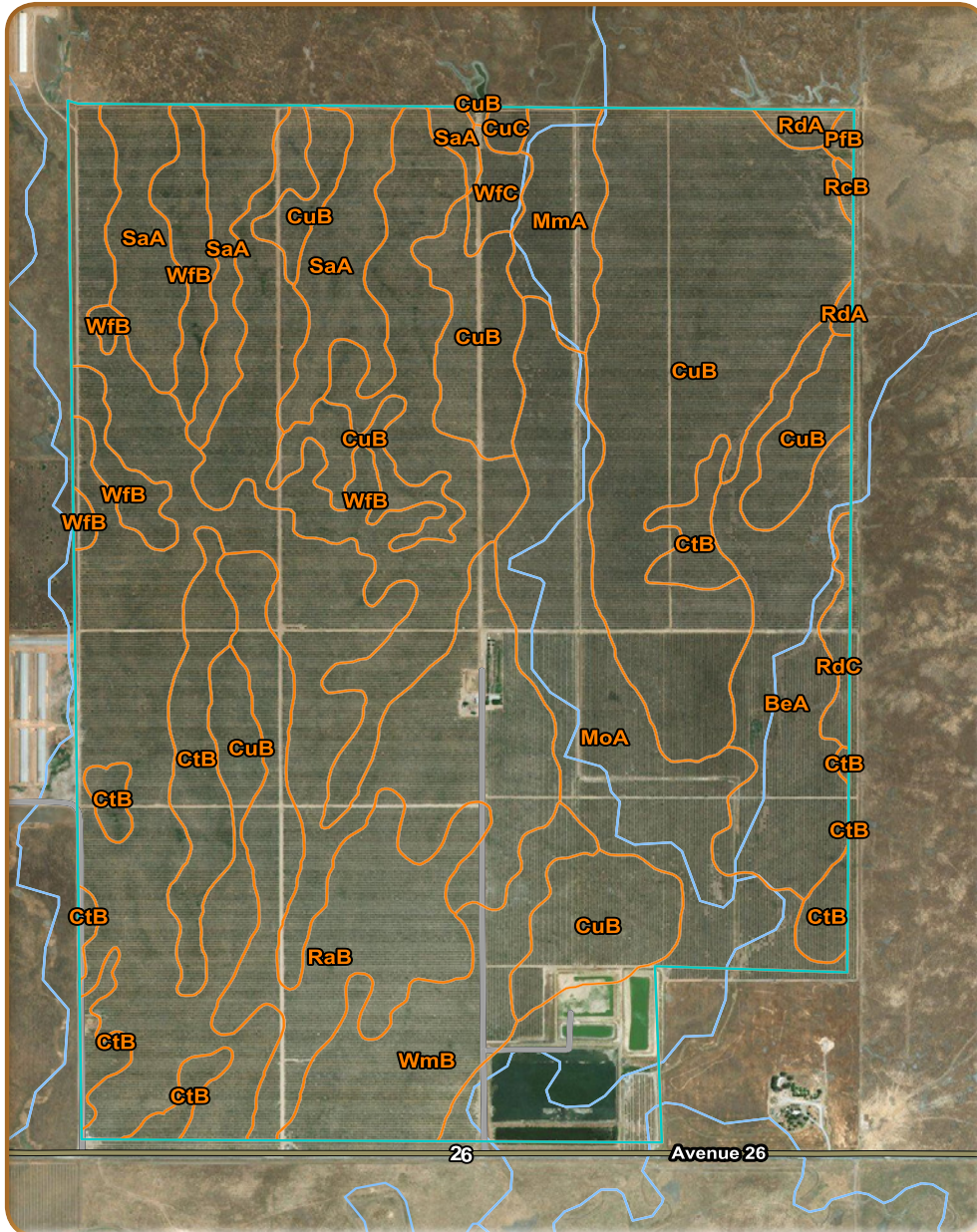


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## SOILS MAP



### Map Unit Legend

| Map Unit Symbol | Map Unit Name   |
|-----------------|---|
| BeA             | Bear Creek loam, 0 to 3 percent slopes                      |
| CtB             | Cometa loam, 3 to 8 percent slopes                          |
| CuB             | Cometa sandy loams, 3 to 8 percent slopes                   |
| CuC             | Cometa sandy loams, 8 to 15 percent slopes                  |
| MmA             | Marguerite clay loam, 0 to 3 percent slopes                 |
| MoA             | Marguerite loam, 0 to 3 percent slopes                      |
| PfB             | Porterville clay, 3 to 8 percent slopes                     |
| RaB             | Ramona sandy loam, 3 to 8 percent slopes                    |
| RcB             | Raynor clay, 3 to 8 percent slopes                          |
| RdA             | Redding gravelly loam, 0 to 3 percent slopes, dry, MLRA 17  |
| RdC             | Redding gravelly loam, 0 to 15 percent slopes, dry, MLRA 17 |
| SaA             | San Joaquin sandy loam, 0 to 3 percent slopes, MLRA 17      |
| WfB             | Whitney fine sandy loam, 3 to 8 percent slopes              |
| WfC             | Whitney fine sandy loam, 8 to 15 percent slopes             |
| WmB             | Whitney loam, 3 to 8 percent slopes                         |

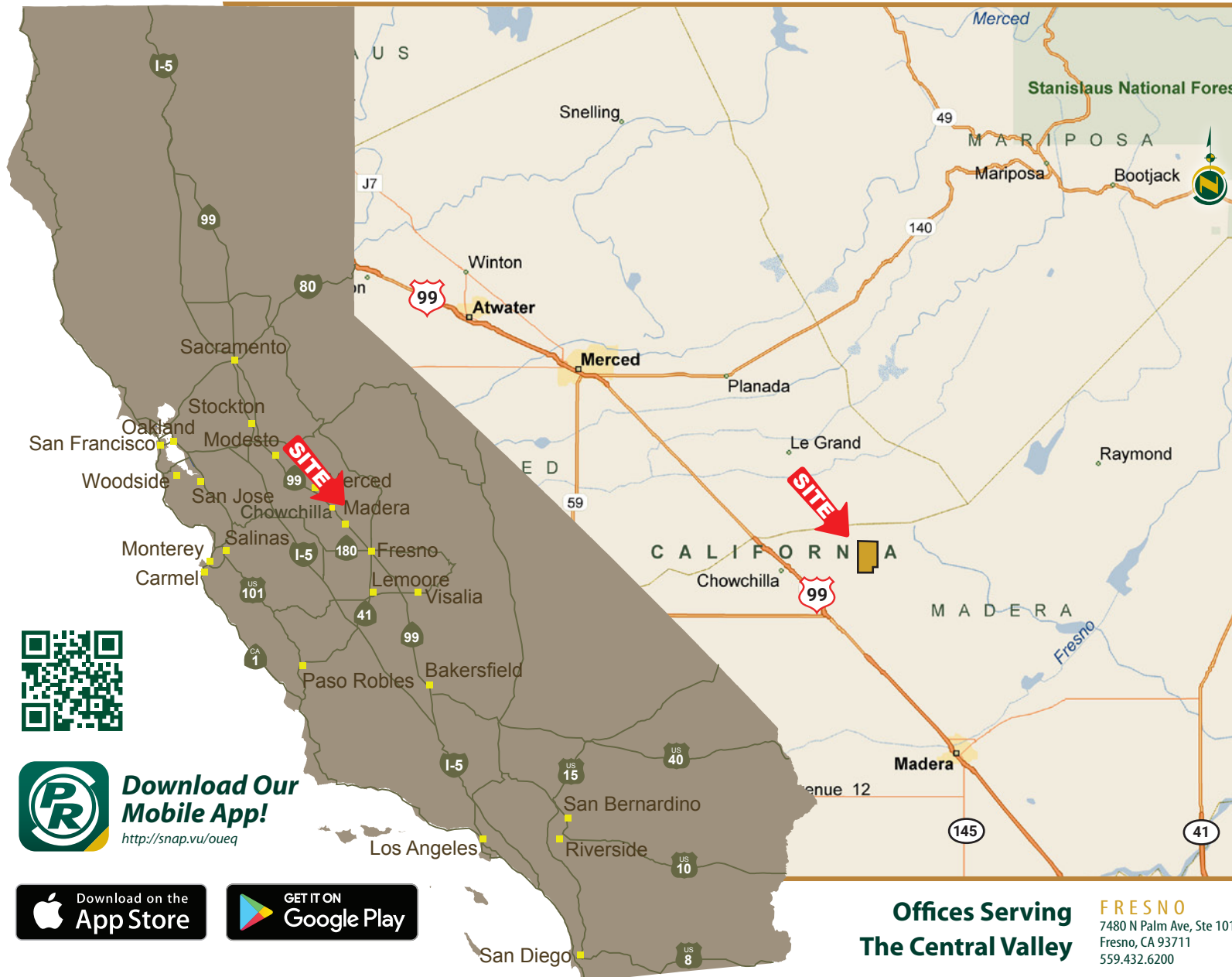


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## CALIFORNIA & REGIONAL MAP



### 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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