

FOR SALE



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Young Trust Pistachios



**19.45± Assessed Acres
Madera County, California**

- Producing Pistachios
- Madera Water District
- Mini-Sprinkler Irrigation

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Pearson Realty**



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CA DRE #00020875



Young Trust Pistachios

19.45± Assessed Acres

\$450,000.00
(\$23,137 per acre)

LOCATION:

The north side of Avenue 21, 1/8 mile west of Road 28 1/2. Approximately 2± miles north of the city of Madera, Madera County, CA.

LEGAL:

19.45± assessed acres located in the W 1/2 of the SE 1/4 of the SW 1/4 of Section 17, T10S, R18E, M.D.B.&M.
Madera County APN: 031-072-007.

ZONING:

ARV-20, Agriculture Rural Valley with a 20 acre minimum parcel size.

PLANTINGS:

A mature producing pistachio orchard planted in the 1970's.

WATER:

Madera Water District.
Mini-sprinkler irrigation.

SOILS:

Cometa sandy loams, 3-8% slopes.

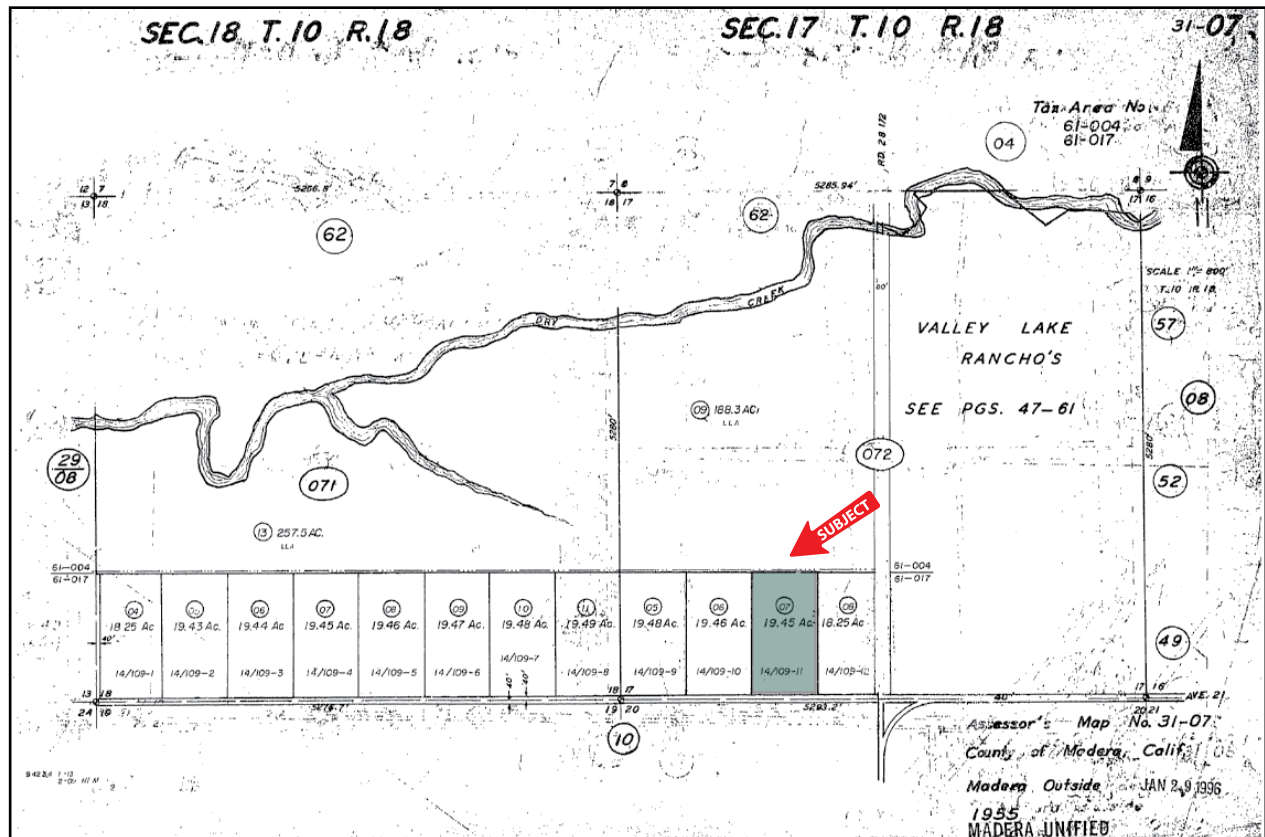
**BUILDINGS/
IMPROVEMENTS:**

None.

PRICE/TERMS:

\$450,000 cash at the close of escrow. Buyer to reimburse Seller for cultural costs incurred toward the 2021 season at the close of escrow.

ASSESSOR'S PARCEL MAP



PROPERTY PHOTOS



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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FRESNO

7480 N Palm Ave, Ste 101
Fresno, CA 93711
559.432.6200

VISALIA

3447 S Demaree Street
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