

# MADERA PISTACHIOS

Madera County, California

**\$270,135**

(\$13,500/Acre)

**PRICE REDUCED**



**20.01± Acres**

- Mature Pistachios
- Micro Sprinklers
- Madera Water District

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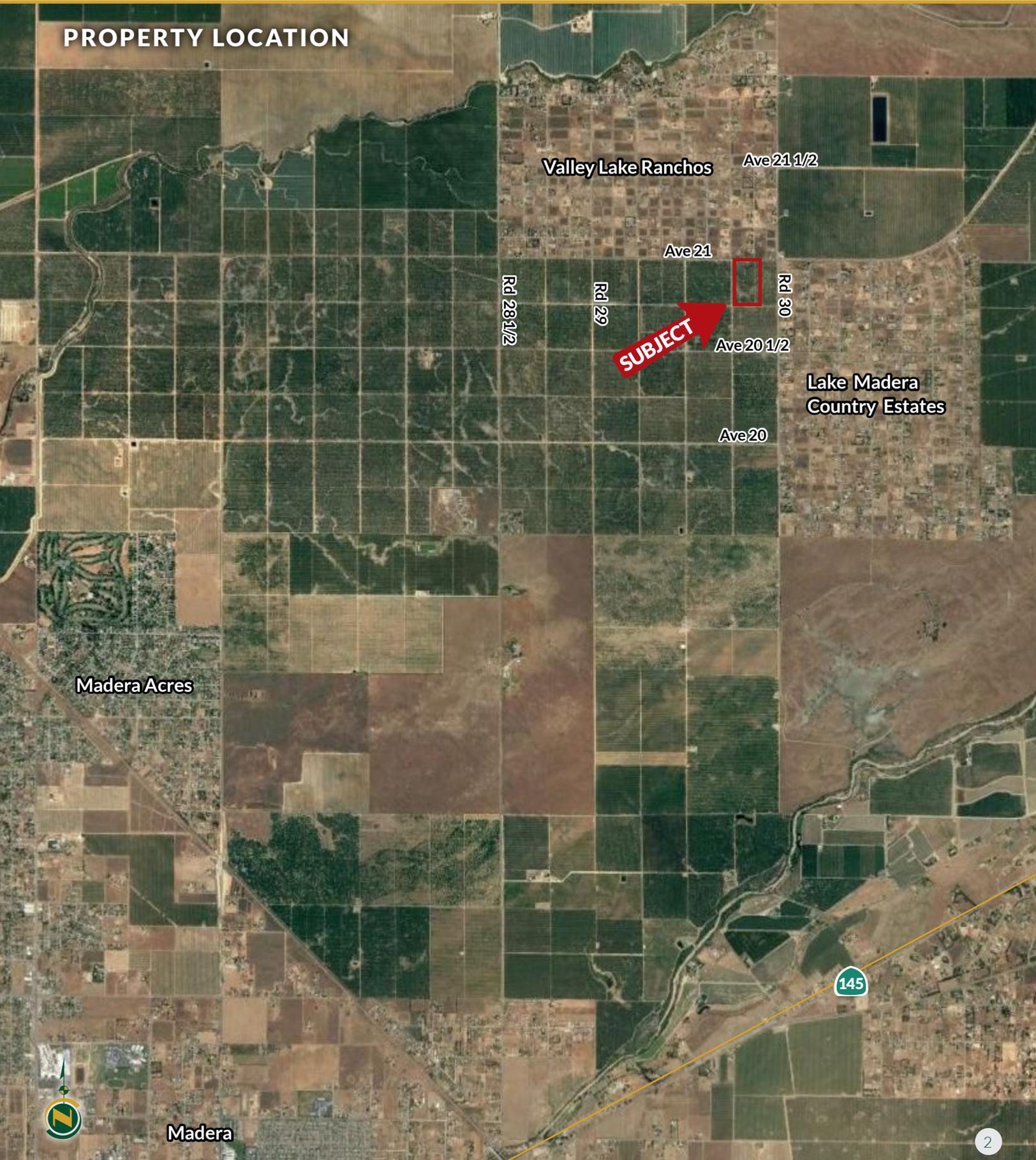
CA DRE #00020875

# MADERA PISTACHIOS

20.01± Acres  
Madera County, CA



## PROPERTY LOCATION



Madera

## PROPERTY INFORMATION

### DESCRIPTION

20.01± acres of mature pistachios located in the Pacific Lighting area of northeast Madera. The pistachio trees are Kerman and Peters variety on Atlantica rootstock.

### LOCATION

Located on the south side of Ave. 21, approximately 0.15± miles west of Rd 30, and approximately 0.75± miles north of Ave. 20.

### LEGAL

Madera County APN: 031-111-010  
Portion of Section 21, T10S, R18E, M.D.B.&M.

### ZONING

ARE-20 (Agricultural Rural Exclusive – 20 Acres)  
The property is not located within the Williamson Act.

### PLANTINGS

20.01± acres Kerman and Peters variety pistachios on Atlantica rootstock. Approximately 4± acres were replanted with Kermans in 2019.

### WATER

The property is located in Madera Water District and is irrigated with micro sprinklers. For more information about Madera Water District please contact their office at (559) 674-4944.

### SOILS

Cometa sandy loams, 3 to 8 percent slopes (90.2%)  
Greenfield sandy loam, moderately deep and deep over hardpan, 3 to 8 percent slopes (0.5%)  
Hanford sandy loam, moderately deep and deep over hardpan, 0 to 3 percent slopes (9.3%)

### PRICE/TERMS

\$270,135 (\$13,500/acre) cash at the close of escrow.  
Buyer to reimburse Seller for all cultural costs incurred towards the 2023 crop.



