

AVENUE 23 PISTACHIOS

Madera County, California

439.39± Acres

\$9,666,580
(\$22,000/Acre)



- Mature Kerman Pistachios
- Micro Sprinklers
- Well Maintained Orchard
- (3) Pumps & Wells



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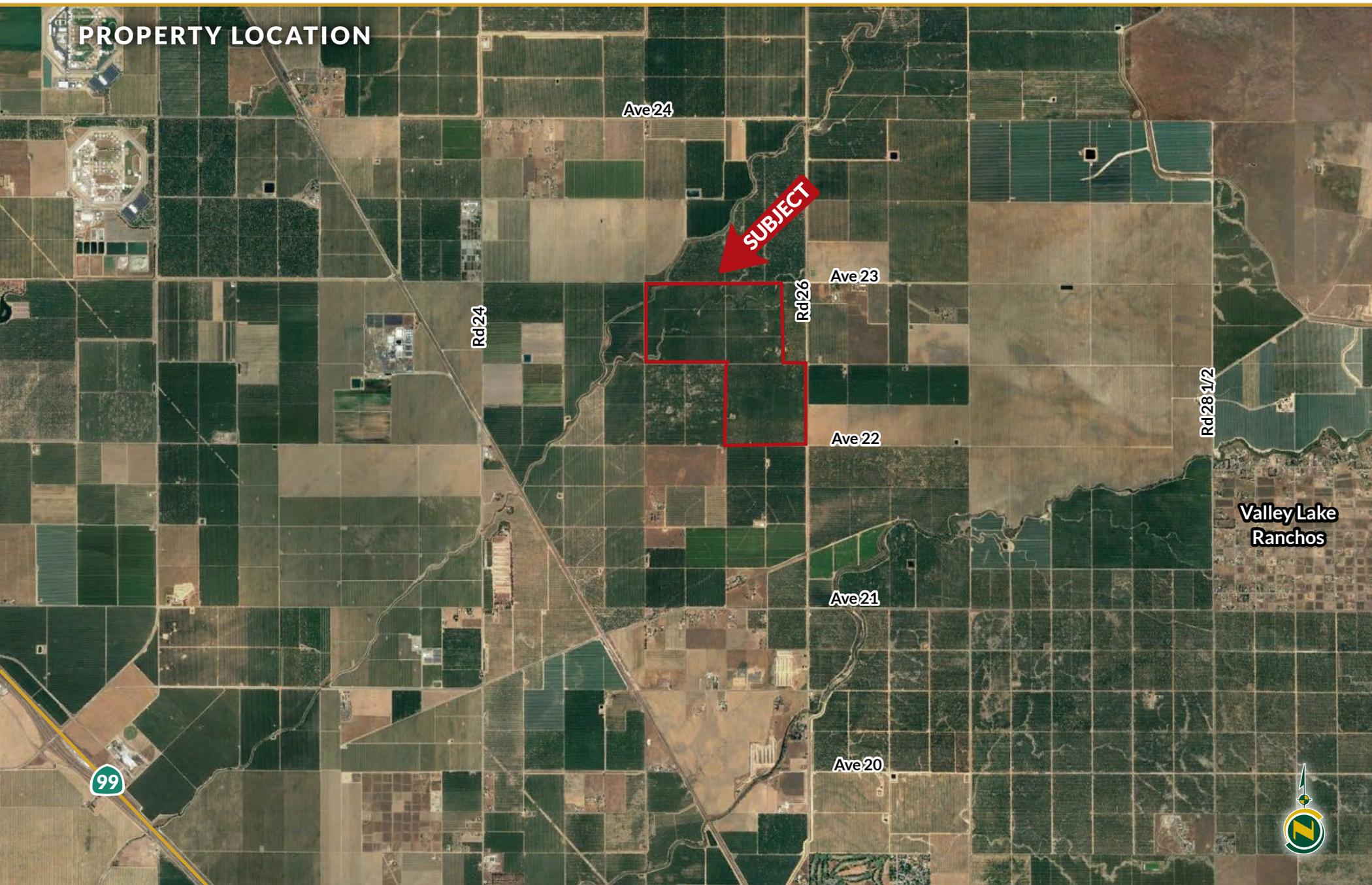


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PROPERTY LOCATION



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PROPERTY INFORMATION

DESCRIPTION

Well maintained and professionally managed large contiguous orchard planted to mature pistachios. The property consists of eleven parcels totaling 439.39± assessed acres located north of Madera.

LOCATION

The subject property is located approximately 6.5 miles east of Freeway 99 on the south side of the Avenue 23 alignment, with a half mile of frontage on Road 26 in Madera County, California.

LEGAL

Madera County APN's: 030-311-007, 008, 009, 010, 011, 015, 016, 017, 018, 019 & 020.

Located in a portion of Section 11, Township 10S, Range 17E, M.D.B.&M.

ZONING

ARE-40, Agricultural Exclusive - 40 acres minimum parcel size.
The parcels are in the Madera County Farmland Security Zone.

PLANTINGS

Kerman and Peters pistachios on mixed Pioneer Gold II and Atlantica rootstock planted in the late 1970's - 1980's with 14' x 24' spacing.

WATER

The subject property is irrigated via a combination of micro sprinkler system and drip lines with filter stations and reservoir. There are currently (2) wells in operation and a third recently drilled and developed well. Upon completion of the pumping station on the third well the total estimated yield on the (3) wells will be 2,800± gallons per minute. In 2023 there were 736± acre feet of non-CVP surface water purchased and transported from Madera Irrigation District (MID) from canal #232. In most recent water years this water has been purchased and pumped from MID to the ranch, although the ranch is not located within the boundaries of MID. The property is located in the Madera County GSA.

SOILS

See soils map included.

PRODUCTION

Production records available upon request.

PRICE/TERMS

\$9,666,580 cash at the close of escrow. Buyer to reimburse for cultural costs associated with the 2024 crop.

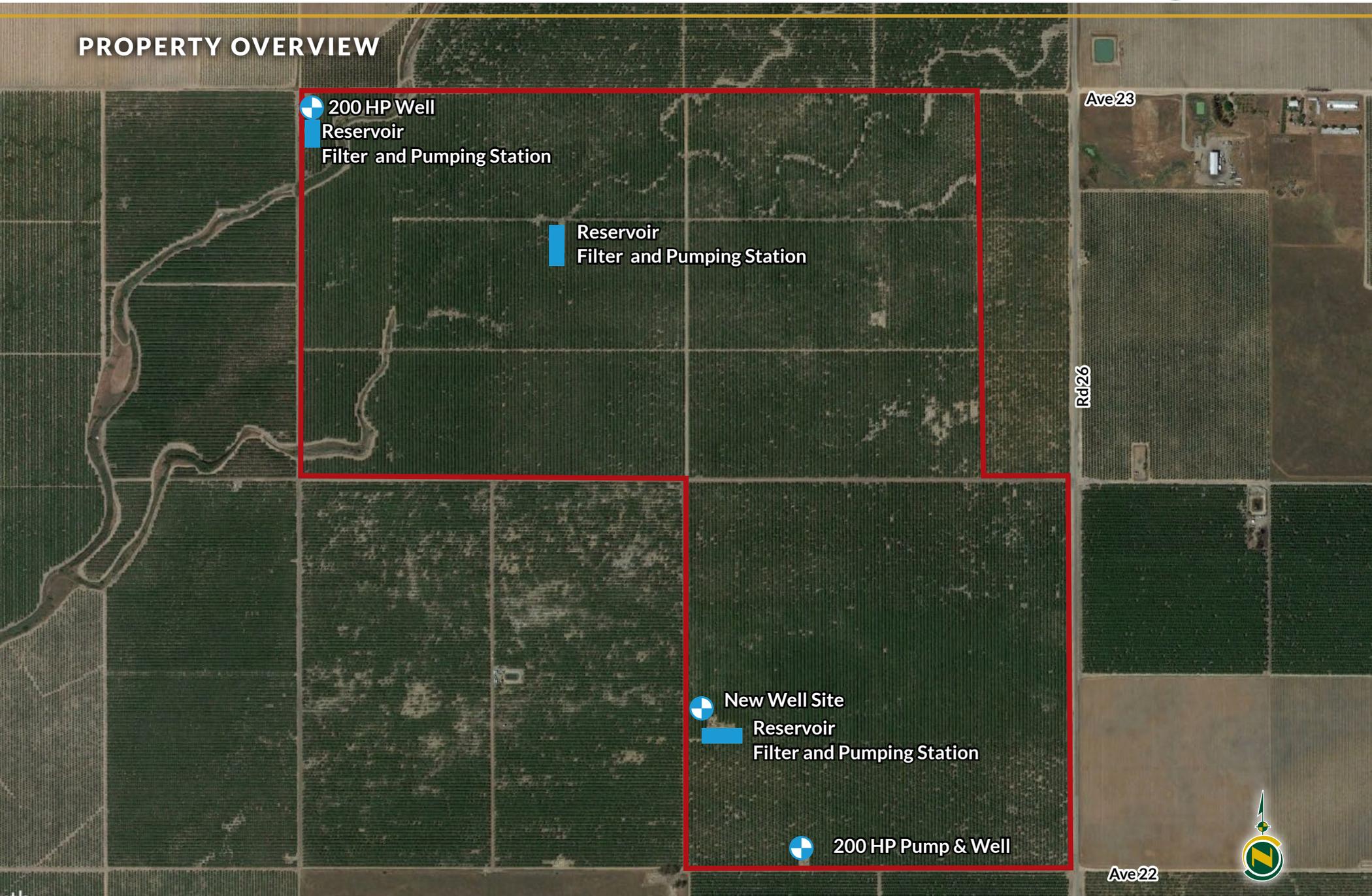


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PROPERTY OVERVIEW



200 HP Well
Reservoir
Filter and Pumping Station

Reservoir
Filter and Pumping Station

New Well Site
Reservoir
Filter and Pumping Station

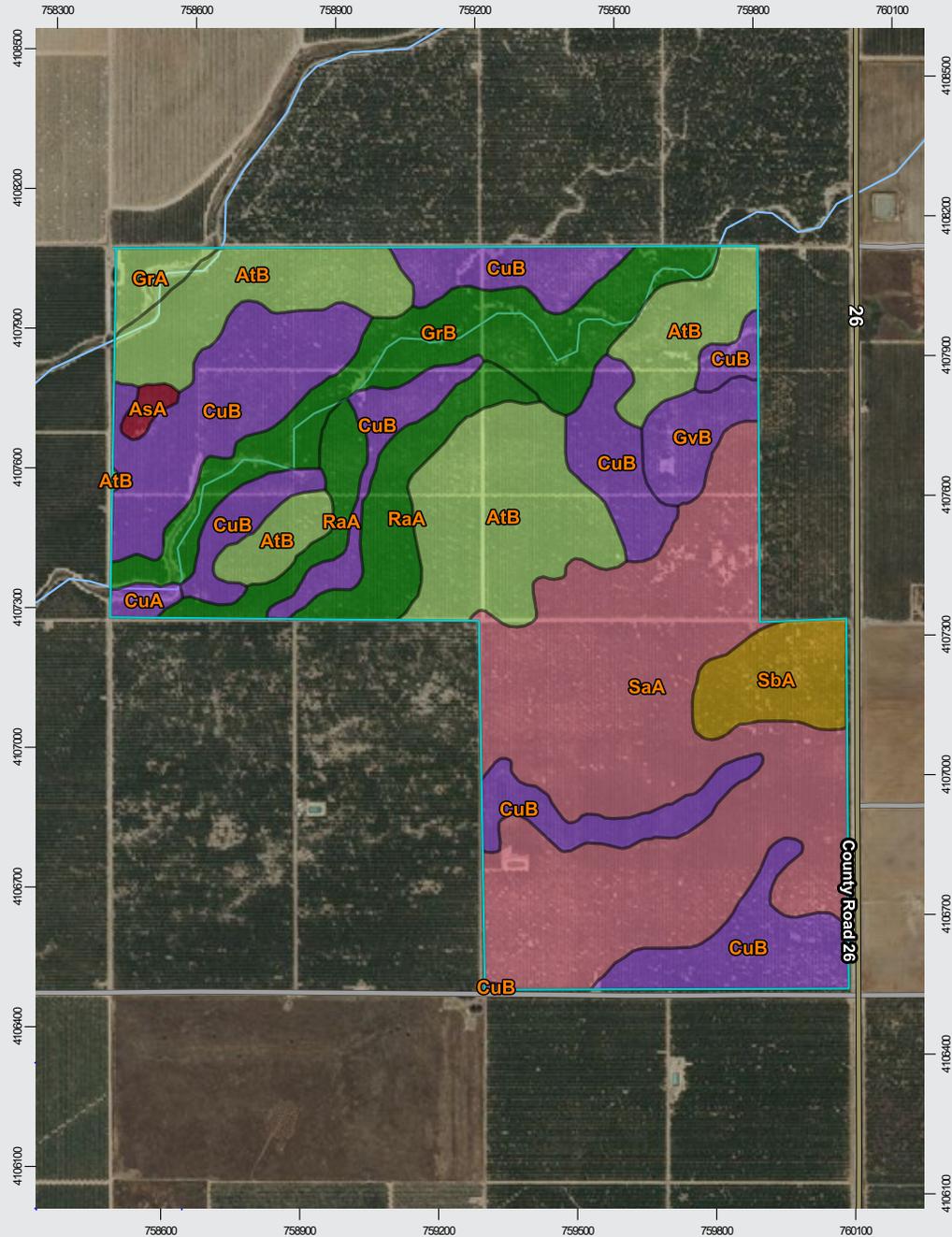
200 HP Pump & Well

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SOILS MAP



California Revised Storie Index (CA)

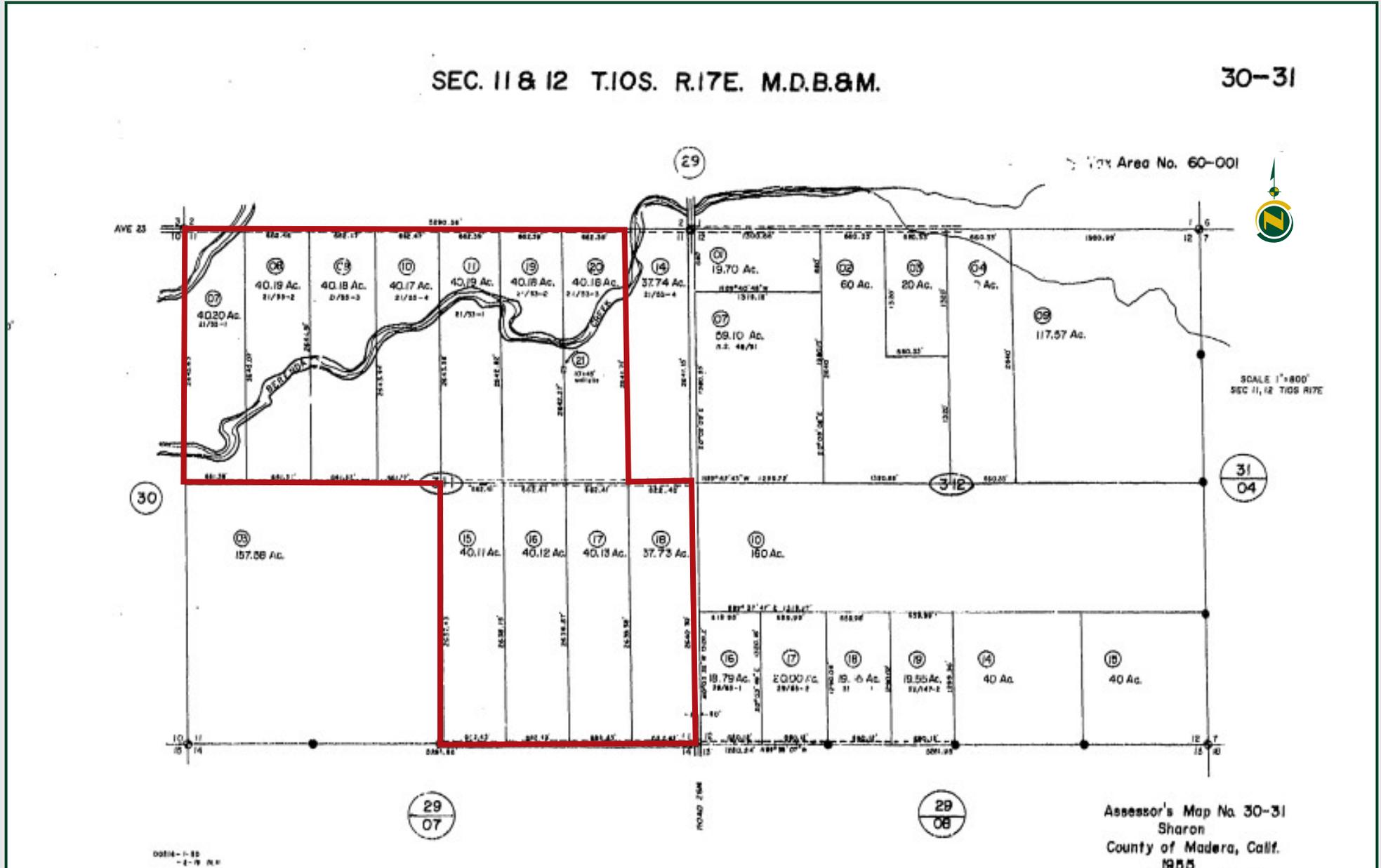
Map unit symbol	Map unit name
SaA	San Joaquin sandy loam, 0-3% slopes, MLRA 17
CuB	Cometa sandy loams, 3-8% slopes
AtB	Atwater loamy sand, 3-8% slopes, MLRA 17
GrB	Greenfield coarse sandy loam, 3-8% slopes
RaA	Ramona sandy loam, 0-3% slopes
SbA	San Joaquin-Alamo complex, 0-3% slopes
GvB	Greenfield sandy loam, moderately deep and deep over hardpan, 3-8% slopes
CuA	Cometa sandy loams, 0-3% slopes
AsA	Alamo clay, 0-1% slopes

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PARCEL MAP



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PROPERTY PHOTOS



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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.**