

MADERA COUNTY PISTACHIOS, ALMONDS & OPEN

Madera County, California

\$13,800,000 (\$17,228/Acre)

PRICE REDUCED



801± Acres

- Young high producing pistachios & almonds
- Owned 650 KW solar
- Dual line drip & flood irrigation

EXCLUSIVELY PRESENTED BY:
Pearson Realty



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DRE #00020875

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MADERA CO. PISTACHIOS, ALMONDS & OPEN

801± Acres | Madera County, California

PROPERTY LOCATION



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SUMMARY

PROPERTY DESCRIPTION

This 801± assessed acre property is planted to almonds and pistachios. There are 2 varieties of almonds and Kerman variety of pistachios. There are four contiguous parcels comprising the 801± acres.

LOCATION

East side of Road 9, one mile north of Avenue 7 1/2, Madera County, CA. Please see map for location.

LEGAL

Madera County APN's:

041-212-005

041-212-006

041-212-007

041-221-002

WATER/IRRIGATION

Groundwater levels have historically remained between 90' to 100' due to the fact that the ranch lies between the San Joaquin River and Eastside Bypass.

Irrigation is supplied by (4) 150 HP pumps which produce 1,700 - 2,000 GPM each. All pumps and irrigation systems are interconnected across the entire ranch.

Pistachios and almonds are irrigated via dual line drip and can also be flood irrigated.

The property is not located in an irrigation district but is within the County of Madera GSA-Madera.

BUILDINGS

(1) metal shop with total covered concrete area of 70' x 90' with 50' x 75' of that enclosed.

(2) roll-up doors and (3) walk-through doors.

Unisex bathroom and eye wash station.

Within the enclosed area are (2) 1,250± sq. ft. apartments complete with granite countertops and modern appliances.

The upstairs unit is a 2 bedroom, 1 bath and the downstairs unit is a 3 bedroom, 1 bath.

SOLAR

650 KW owned solar system installed in 2020 consisting of 1,782 Astronergy Chint Solar #CHSM6612M, 365W panels and 9 Chint Power systems #SCA60KTL-DO/US-480 Inverters.

This system generates enough electricity to power all 4 pumps as well as the shop.

LAND USE

Nut crops and annual crops.

PLANTINGS

Block 1

320±acs. of pistachios planted in 2007 on 19' x 17' spacing. Kerman variety on UCB-1 with Peters pollinators.

Block 2

160± acs. of almonds planted in 2013 on 12' x 22' spacing. 50% Nonpareil/50% Monterey on Hansen rootstock.

Block 3

160± acs. of almonds planted in 2015 on 12' x 22' spacing. 50% Nonpareil/50% Monterey on Brights Hybrid rootstock.

Block 4

160± acres currently planted to wheat.

PRICE/TERMS

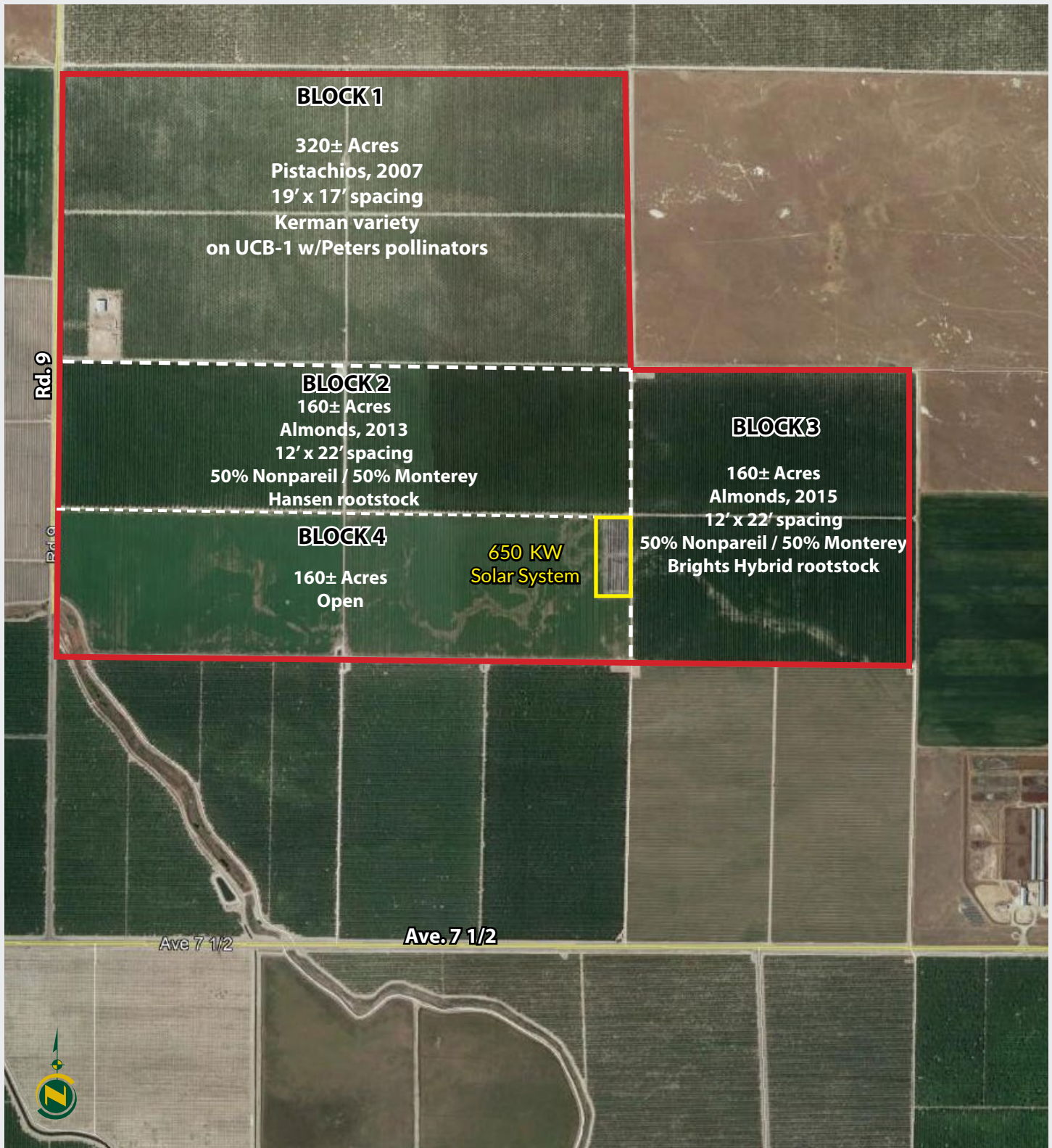
\$13,800,000 cash at close of escrow or terms acceptable to seller.

PRODUCTION

Pistachio Production	
2017	2,800± lbs./acre
2018	4,100± lbs./acre
2019	2,700± lbs./acre
2020	4,200± lbs./acre
2021	2,950± lbs./acre
2022	4,300± lbs./acre
2023	2,800± lbs./acre

Almond Production	
2017	2,200± lbs./acre
2018	3,150± lbs./acre
2019	3,757± lbs./acre
2020	3,700± lbs./acre
2021	2,260± lbs./acre
2022	3,200± lbs./acre
2023	2,700± lbs./acre

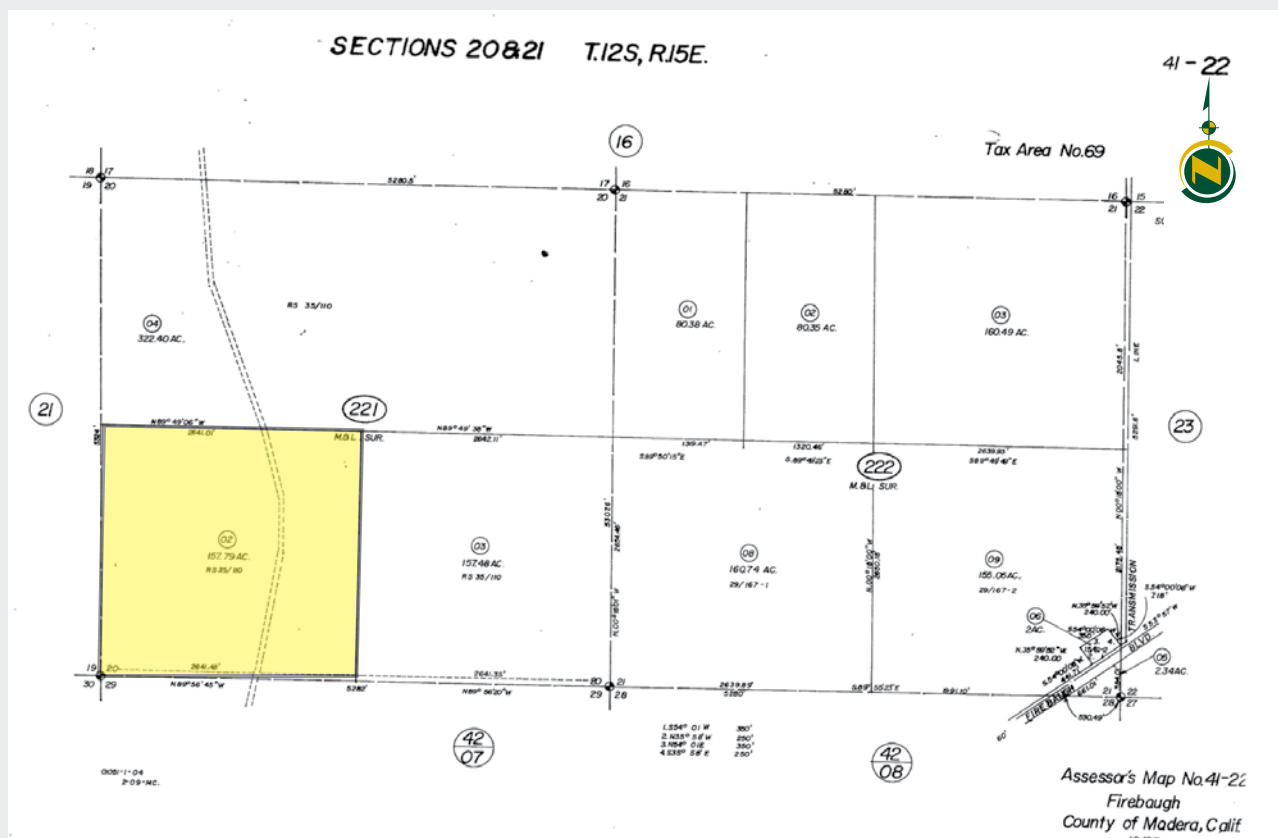
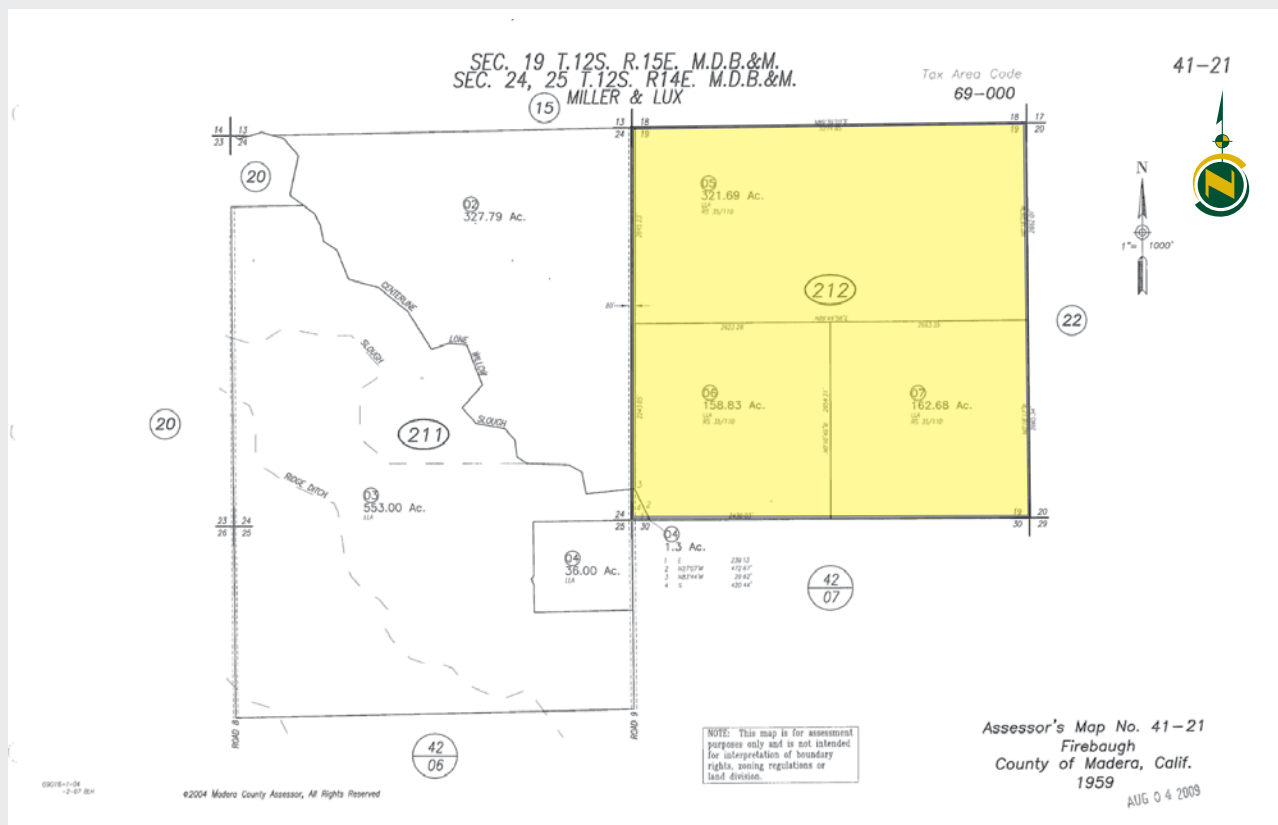
PLANTING MAP



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PARCEL MAPS



PROPERTY PHOTOS - PISTACHIOS



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PROPERTY PHOTOS - PISTACHIOS



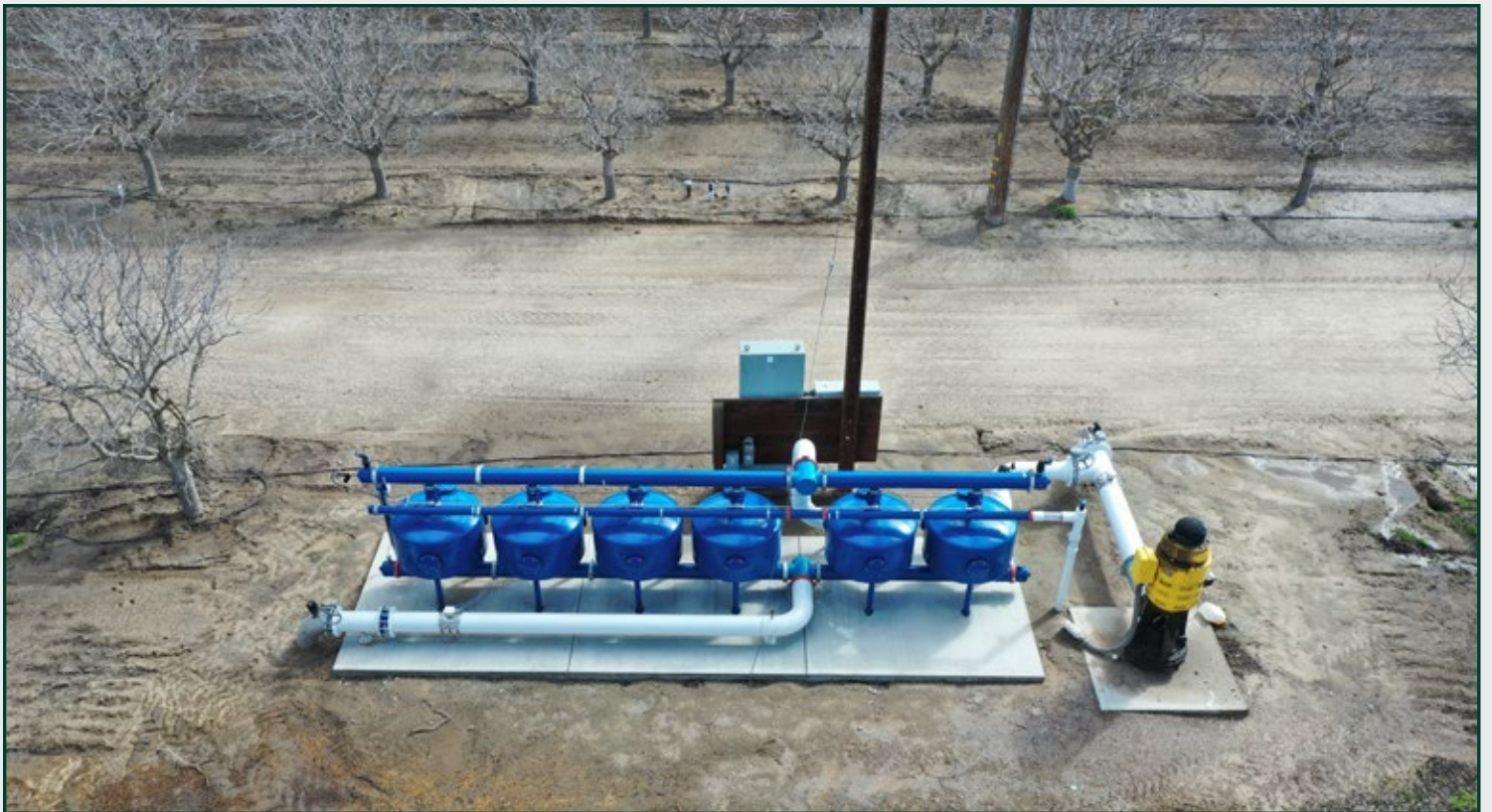
PROPERTY PHOTOS - ALMONDS



PROPERTY PHOTOS - ALMONDS



PROPERTY PHOTOS - IRRIGATION SYSTEMS



PROPERTY PHOTOS - IRRIGATION SYSTEMS



PROPERTY PHOTOS - OPEN GROUND (WHEAT)



PROPERTY PHOTOS - SHOP AREA & SOLAR SYSTEM



PROPERTY PHOTOS - ALMOND HARVEST



PROPERTY PHOTOS - PISTACHIOS



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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.

SUBJECT



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