



SCHUIL
AG REAL ESTATE



+/-40.01 Acres – Pistachios – Madera, CA

Rd 26, Madera, CA 93638, USA • 40.01 Acres

Schuil Ag Real Estate

CalBRE: 00845607

559-734-1700 • www.schuil.com



LOCATION:

Property is located East of Rd 26 and south of Ave 21 in Madera, CA.

SIZE:

+/-40.01 Assessed Acres

PLANTINGS:

Property is planted to Kerman and Peters pistachios on Atlantica rootstock.

WATER:

Property is located within the Madera Water District and is subordinate to the Madera Irrigation District. Pistachios are irrigated by a dual line drip system.

SOIL:

See 'Soil Map' for details.

LEGAL:

Madera County APN: 029-160-014

GROUNDWATER
DISCLOSURE :

Sustainable Groundwater Management Act (SGMA) requires groundwater basins to be sustainable by 2040. SGMA may limit ground water pumping. For more information, please visit the SGMA website at

<https://water.ca.gov/programs/groundwater-management/sgma-groundwater-management>.

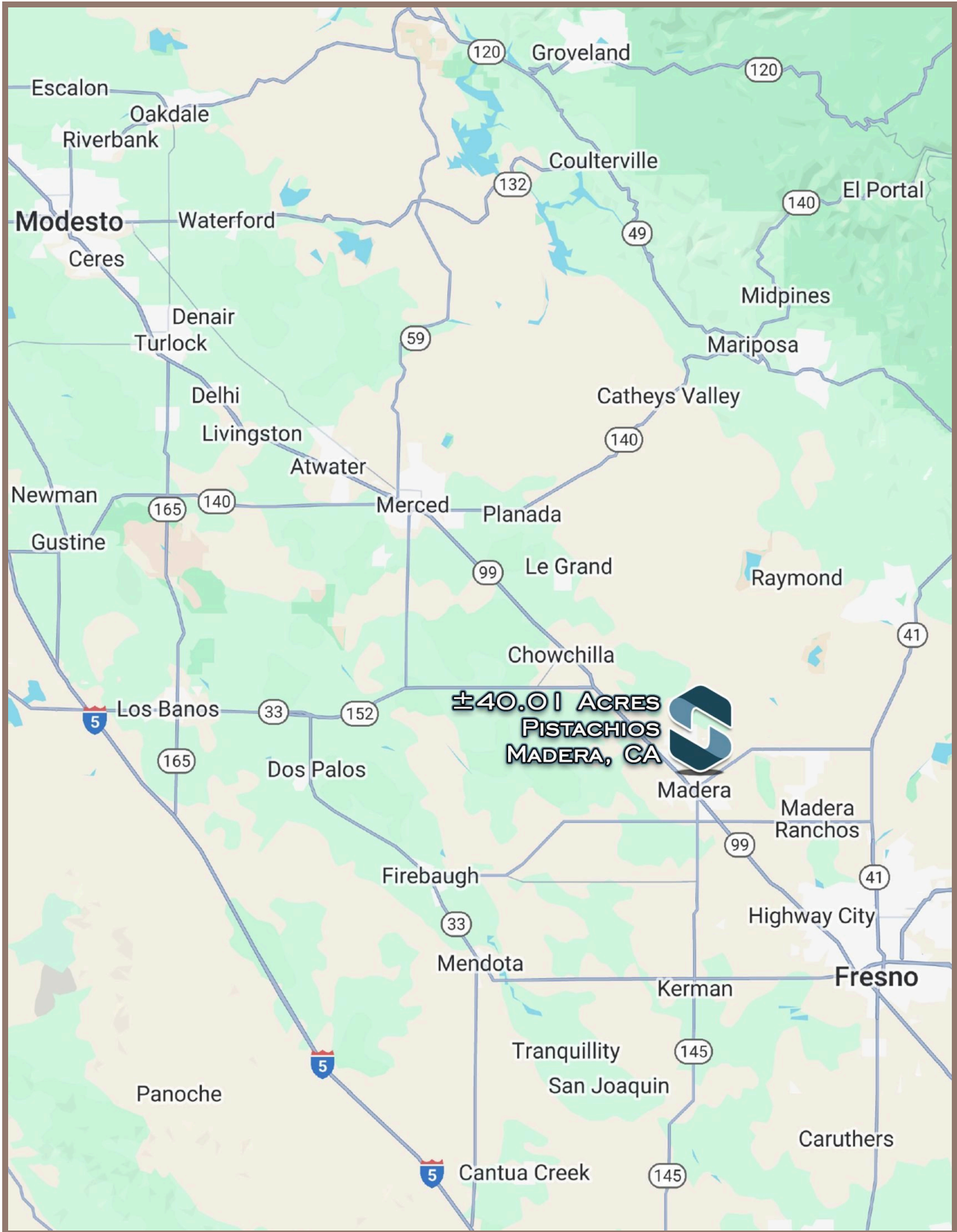
The Buyer is responsible for conducting their own research to verify all information related to groundwater and surface water resources, including availability, usage rights, and potential restrictions.

PRICE:

\$200,000 (+/- \$5,000 per acre)

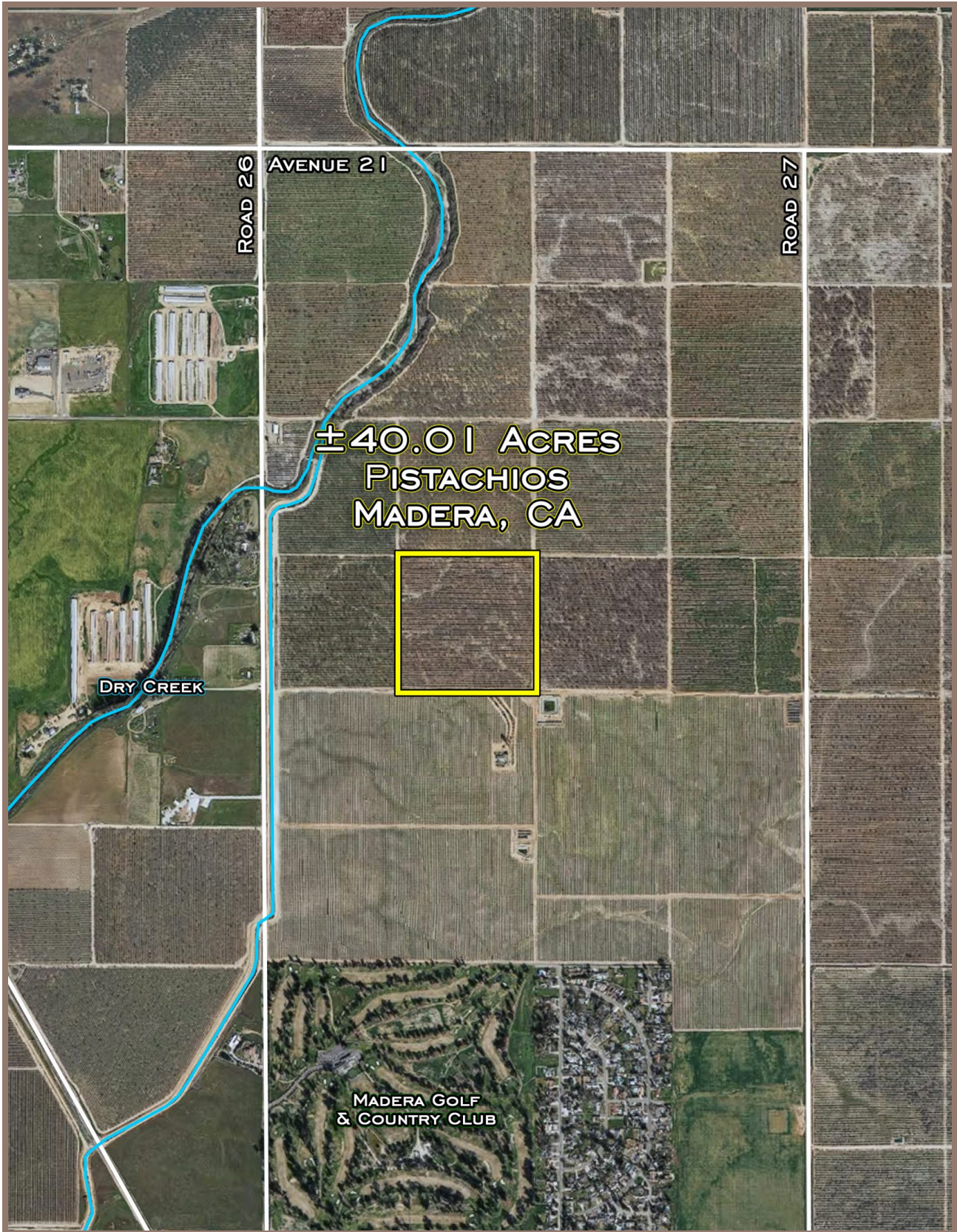
CONTACT:

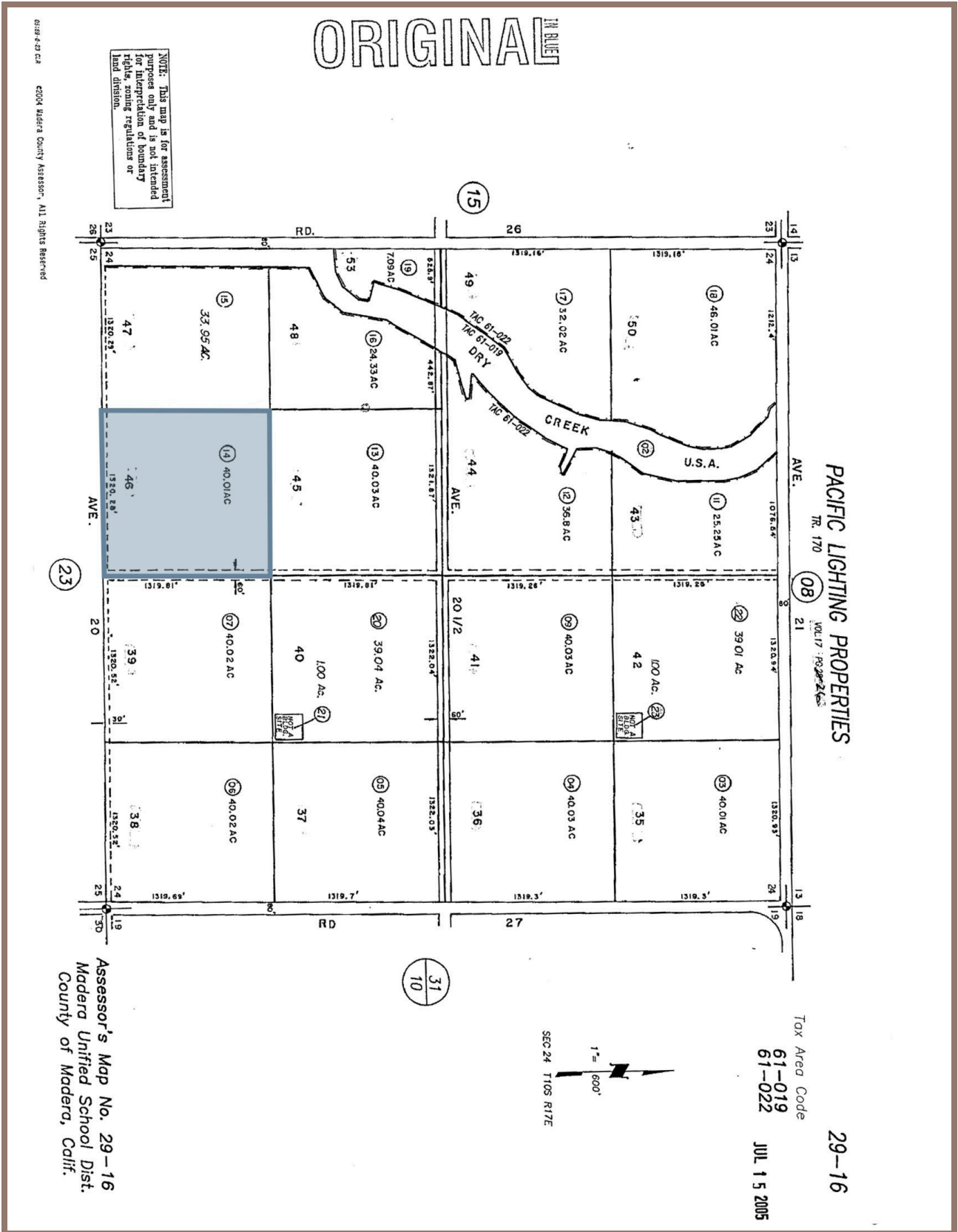
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The information contained in this brochure is from reliable sources and is believed to be correct, but is NOT guaranteed.

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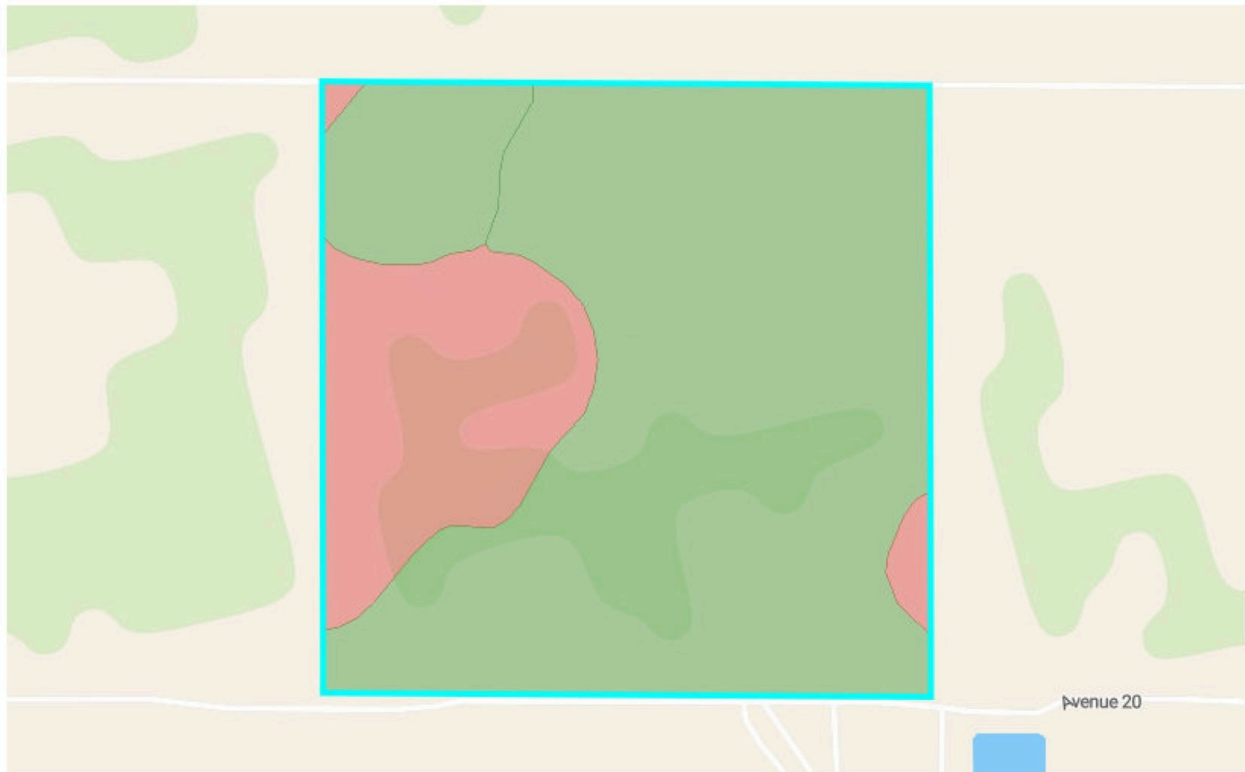




Soils

Madera County, CA

40.0 Acres, 1 Boundary



○ 30.7 / 100 NCCPI

○ 37.9 / 100 STORIE

Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	State Score (STORIE)	NCCPI
● CuC	Cometa sandy loams, 8 to 15 percent slopes	70.6%	27	4e	4e	38.31	34.7
● SaA	San Joaquin sandy loam, 0 to 3 percent slopes, MLRA 17	19.9%	7.6	4s	4s	26.659	17.2
● GvB	Greenfield sandy loam, moderately deep and deep ove...	8.3%	3.2	4e	2e	59.5	28
● CuA	Cometa sandy loams, 0 to 3 percent slopes	1.1%	0.4	4s	4s	46.364	35.4

