

Pistachio Orchards

259 +/- Acres | MADERA, CA



CENTURY 21 Select
AG & RANCH Real Estate



Jasdip Singh

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<https://bizandland.com/maderapistachios>

Century 21 Select Group Real Estate

409 Century Park Dr, Yuba City CA 95991

Each Office is Independentlt owned and operated.

Portfolio of 3 Ranches

Apple & Country Club | North & South | K-21

Can be purchased individually or altogether



Portfolio- Local Map, Madera, CA
Great Pistachio Soil!

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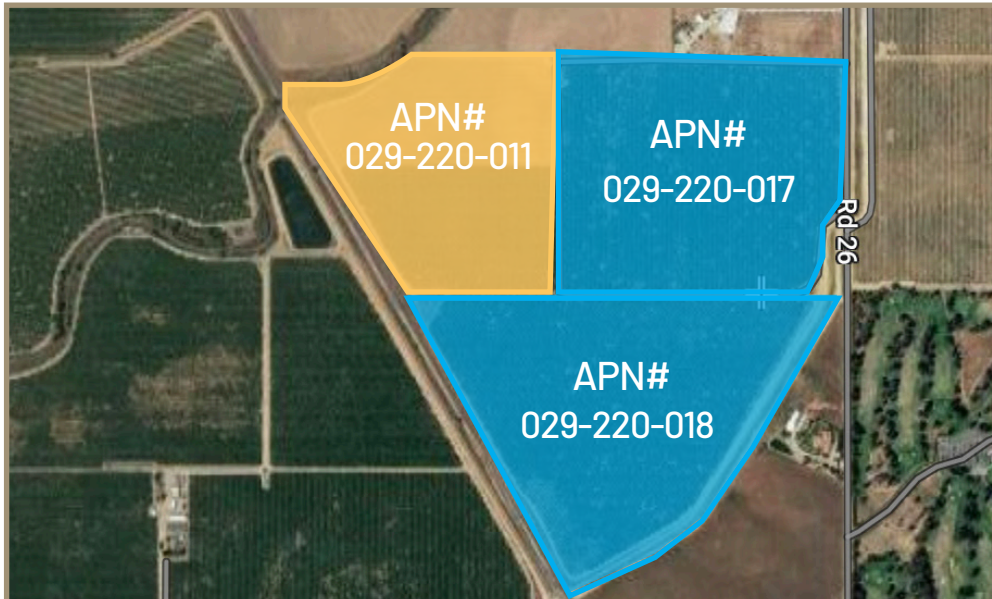
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138.72
Acres

Apple & Country Club Ranch



RANCH NAME	APN#	ACRES	PRICE PER ACRE	PRICE
Apple	029-220-011	38.45		
Country Club	029-220-017	50.00		
Country Club	029-220-018	50.27		
TOTAL		138.72	\$27,897.60	\$3,889,955

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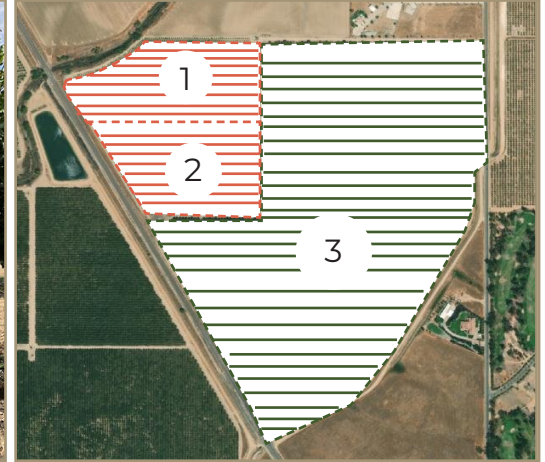
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Apple & Country Club Ranch

BLOCK MAP & INFORMATION

138.72
Acres



Block #	Ranch Name	Net Planted	Planning Year	Variety	Root Stock	Primary Water Source	*Secondary Water Source	Irrigation System
1	Apple	19.00	2018	Golden Hill	UCB1	AG Well	*MID	MICROJETS
2	Apple	17.60	1985	Kerman	Pioneer Gold	AG Well	*MID	MICROJETS
3	County Club	95.70	1974	Kerman	Kerman	AG Well	*MID	MICROJETS

*RIGHTS TO MID (MADERA IRRIGATION DISTRICT) BUT NOT BEING USED. IRRIGATION IS DONE ONLY WITH GROUND WATER FROM AG WELL(S).

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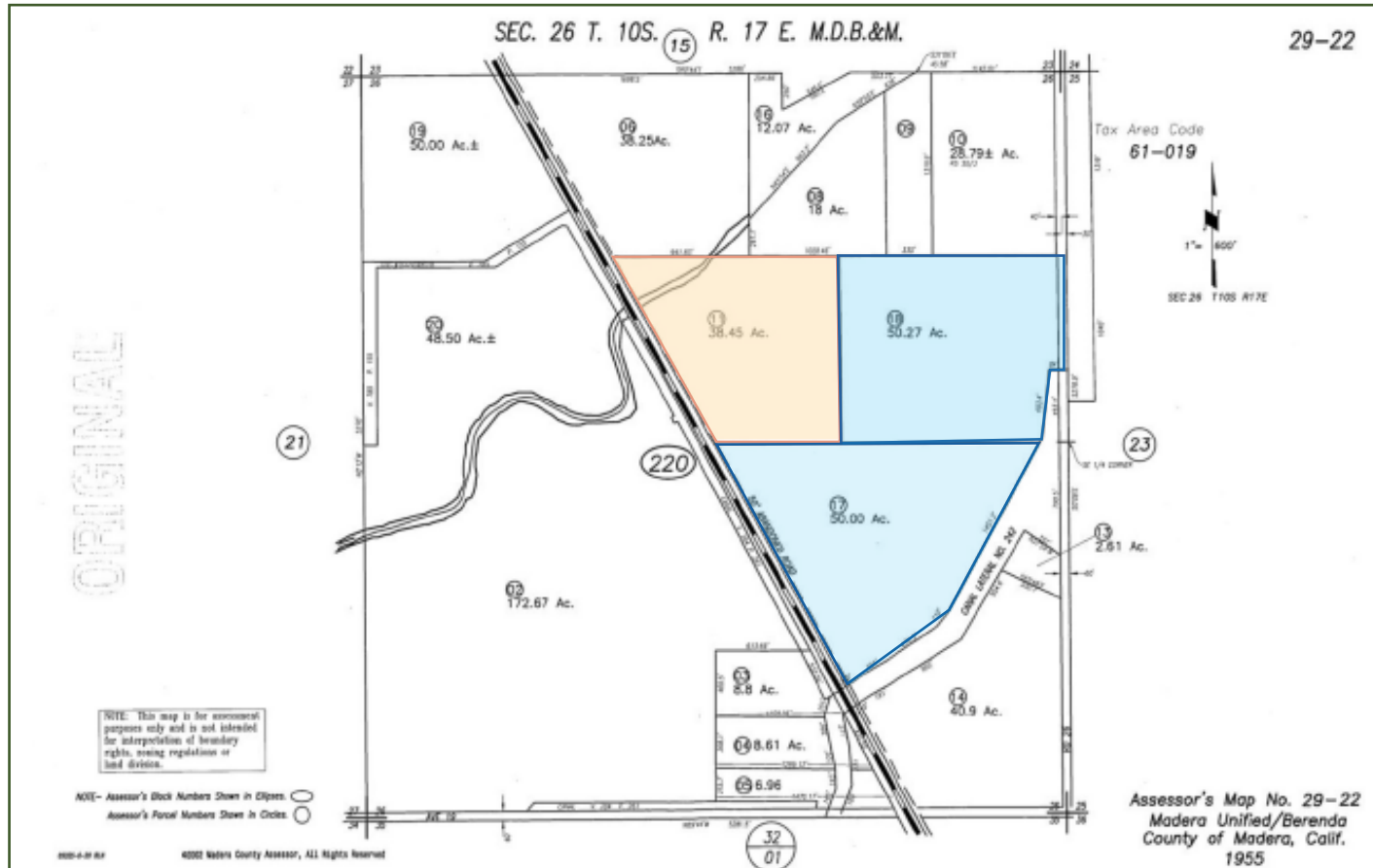
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Apple & Country Club Ranch

Tax Map | APN# 029-070-012, 029-150-007, 029-150-008

138.72
Acres



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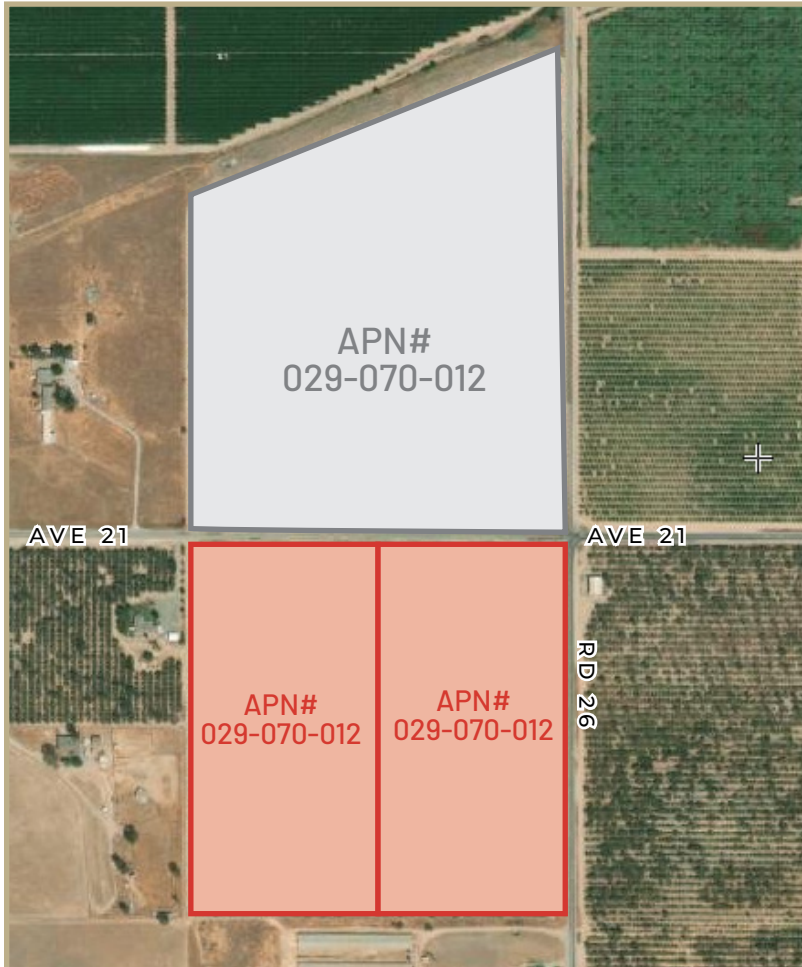
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North & South Ranch

80.32
Acres



RANCH NAME	APN#	ACRES	PRICE PER ACRE	PRICE
South	029-070-012	42.45		
North	029-150-007	19.39		
North	029-150-008	18.48		
TOTAL		80.32	\$17,934.17	\$1,440,473

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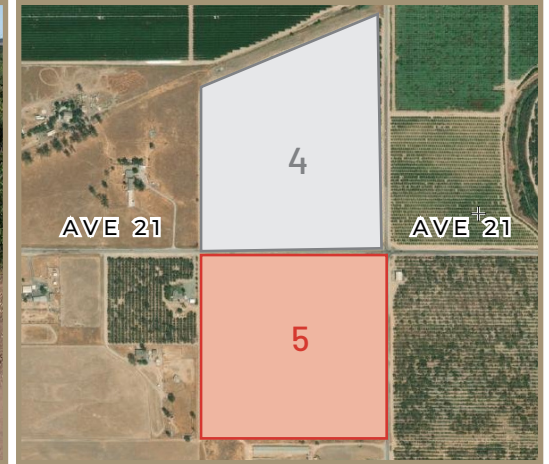
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North & South Ranch

BLOCK MAP & INFORMATION

80.32
Acres



Block #	Ranch Name	Net Planted	Planning Year	Variety	Root Stock	Primary Water Source	*Secondary Water Source	Irrigation System
4	South	40.30	1974	Kerman	Kerman	MWD	*MID	MIRCOJETS
5	North	38.50	1974	Kerman	Kerman	MWD	*MID	MIRCOJETS

*MWD HAS DIRECT AGREEMENT WITH MID

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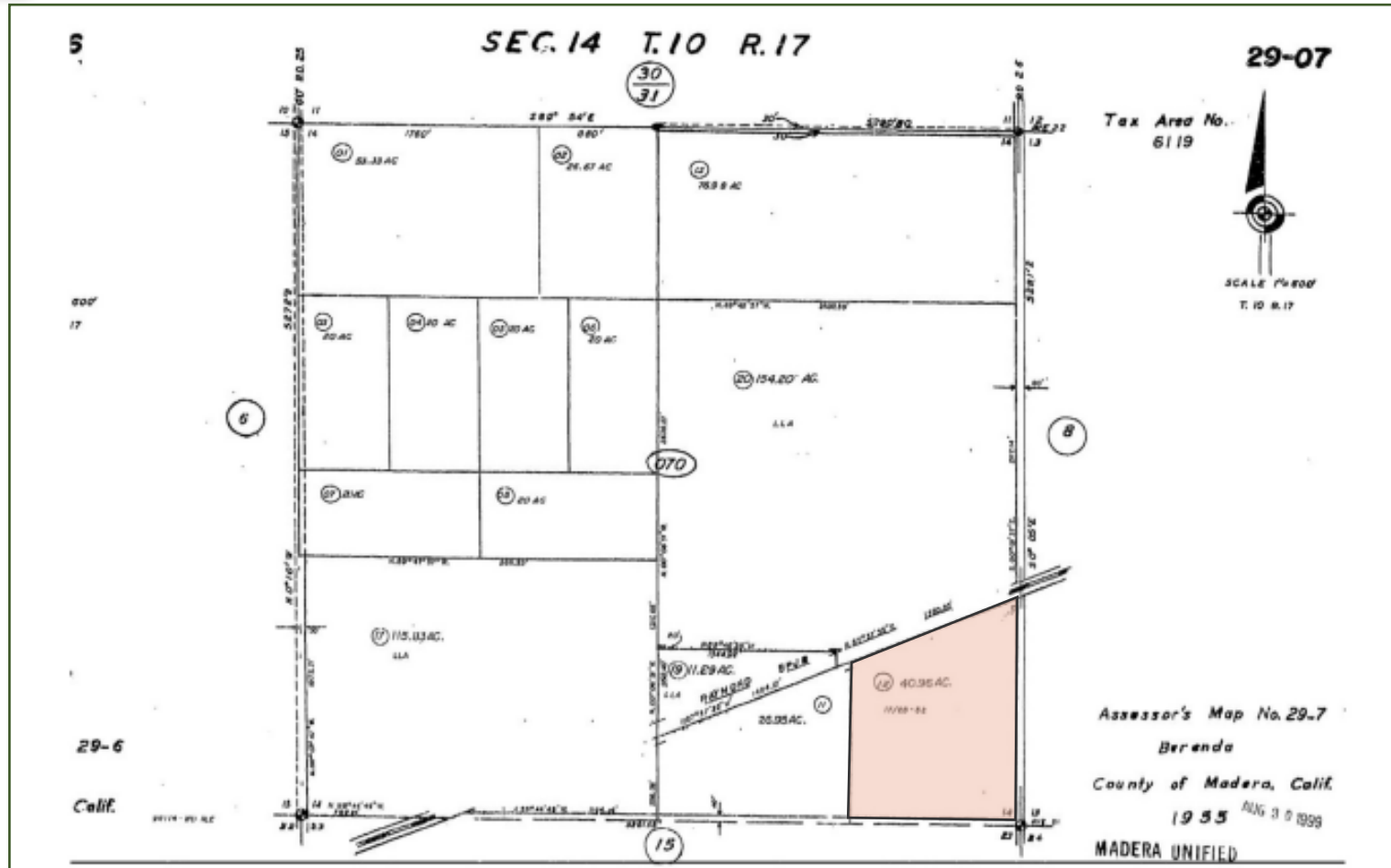
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North & South Ranch

Tax Map | APN# 029-070-012

80.32
Acres



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North & South Ranch

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K-21 Ranch

40.12
Acres



RANCH NAME	APN#	ACRES	PRICE PER ACRE	PRICE
K-21	031-151-012	40.12		
TOTAL		40.12	\$15,941.49	\$639,572

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K-21 Ranch

BLOCK MAP & INFORMATION

40.12
Acres



Block #	Ranch Name	Net Planted	Planting Year	Variety	Root Stock	Primary Water Source	*Secondary Water Source	Irrigation System
5	K-21	40.00	1974	Kerman	Kerman	MWD	*MID	MIRCOJETS
*MWD HAS DIRECT AGREEMENT WITH MID								

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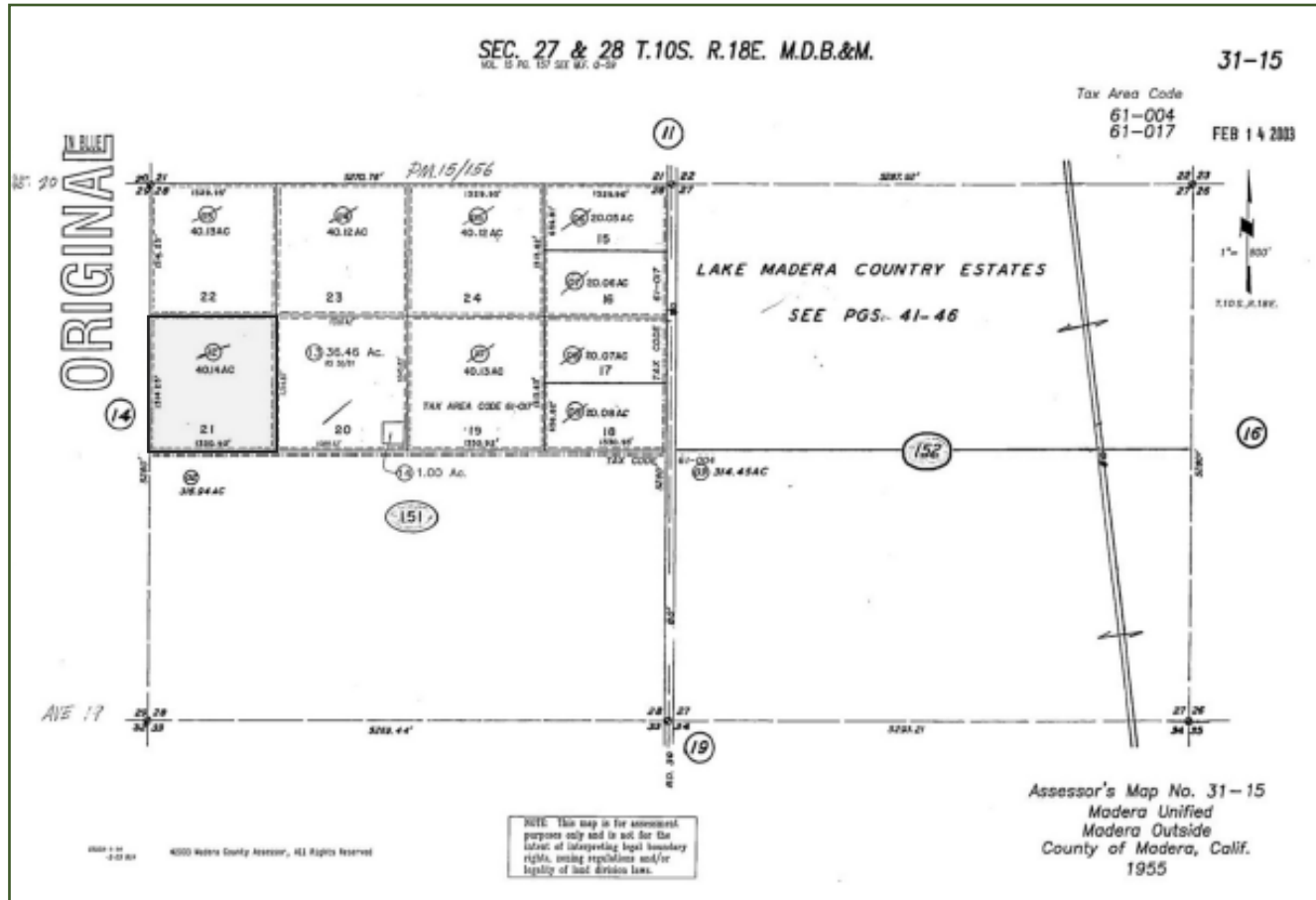
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40.12
Acres

K-21 Ranch

Tax Map | APN# 031-151-012



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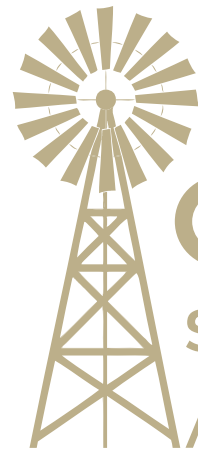
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Water Disclosure

Water Disclosure: Sustainable Ground Water Management Act: California has enacted groundwater management legislation in the form of the Sustainable Groundwater Management Act ("SGMA"). All California groundwater basins and sub-basins are affected by SGMA. Each basin and sub-basin will be managed by one or more local Groundwater Management Agencies ("GMA"). Each GMA is required to adopt a Groundwater Management Plan ("GMP") which are intended to address and rectify groundwater over-drafting. Buyer is advised that the Property may be located in one or more groundwater basin or sub-basin that are subject to one or more GMPs. As a result and depending on the terms and provisions of the GMP, extraction of groundwater may be severely curtailed, restricted, measured or prohibited. In addition, costs and fees may be imposed on the extraction of groundwater if it is permitted. These rules and charges may be applicable regardless of the Property's history of groundwater production. The Buyer is strongly encouraged to investigate the applicability of SGMA to the Property by consulting the State Water Resources Board and all applicable GMAs to determine if there is a GMP in effect or planned that will affect the Property and if so, what are its terms and provisions and impact on the Buyer's intended use for the Property. Broker has not made, does not make and hereby disclaims any and all representations or warranties concerning the Property's location in any groundwater basin or sub-basin, whether it is affected by SGMA or one or more GMPs or the existence, accessibility, quantity, quality or cost of any groundwater relating to the Property.

Additional information is available at California Department of Water Resources (DWR), SGMA Portal website: <https://sgma.water.ca.gov/>. DWR headquarters phone no. 916-653-5791

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