

MADERA LUXURY ESTATE & PISTACHIOS

Madera County, California

39.70± Acres

\$2,325,000



- Income Producing Pistachios
- Luxurious Home Dwelling with Attractive Amenities
- Potential Tax Depreciation Benefits



**PEARSON
REALTY**
AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

Offices Serving The Central Valley

FRESNO

7480 N. Palm Ave, Ste 101
Fresno, CA 93711
559.432.6200

VISALIA

3447 S. Demaree Street
Visalia, CA 93277
559.732.7300

BAKERSFIELD

4900 California Ave., #210B
Bakersfield, CA 93309
661.334.2777

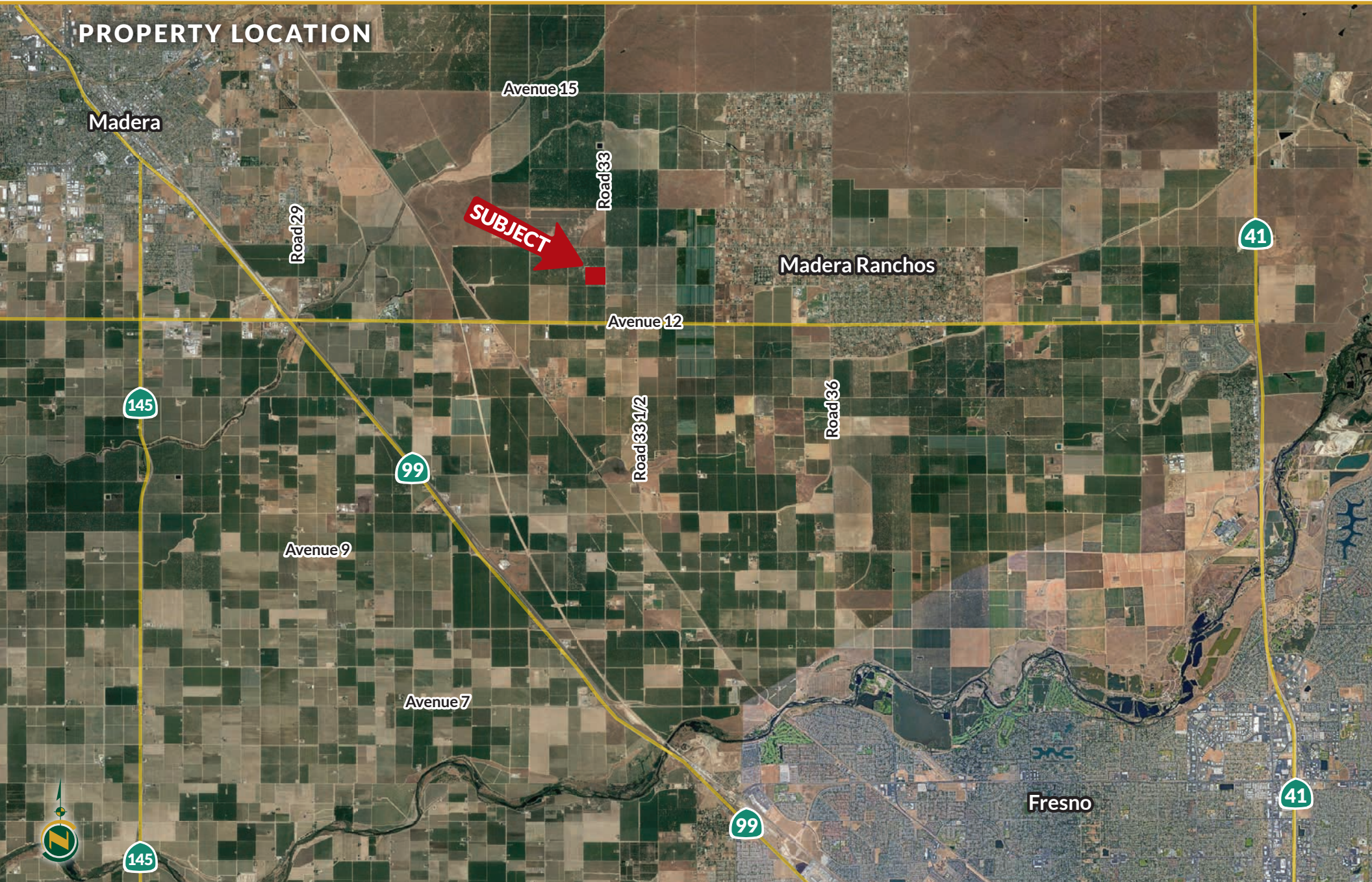
www.pearsonrealty.com

Exclusively Presented by:



MADERA LUXURY ESTATE & PISTACHIOS

39.70± Acres
Madera County, CA



PROPERTY INFORMATION

DESCRIPTION

A rare opportunity to purchase 39.7± gross acres consisting of income producing pistachios and 2,905± SF of luxurious country living. This beautiful 4-bedroom 3 bath home has heated wood tile flooring, upgraded fixtures and a remodeled kitchen. Enjoy hot summer days in the spacious back yard that offers a gas fireplace, (2) pool waterfalls and an incredible backyard kitchen. This grand property also has (2) large workshops, horse arena and open-air barn.

LOCATION

Physical Address: 12576 Road 33, Madera, CA 93638. The subject property is located on the west side of Road 33 in Madera County, just a ½ mile north of Avenue 12. The home is conveniently located approximately 8.5 miles west from Highway 41 and 4 miles east of Highway 99.

LEGAL

Madera County APN: 034-210-017 & 034-210-044.
Located in a portion of Section 36, Township 11S, Range 18E, M.D.B&M.

ZONING

ARE-20 (Agricultural, Rural, Exclusive, 20 acre minimum).

PLANTINGS

Pistachios were planted in 1973-1974 to Peter/Kerman varieties on Atlantica Rootstock with 22 x 22 spacing. Replants have been planted on UCB-1 Rootstock. Production available upon request.

RESIDENCE

The home was built in the year 2000 with all the amenities one can ask for, while being surrounded by permanent plantings. Entering the home, you are welcomed with bamboo hardwood flooring that leads into the

sun room, dining room; and spacious kitchen that includes all remodeled alder wood cabinets, farm sink, lavish granite counter tops and upgraded appliances. The residence consists of 4 bedrooms, with one being used as an office. The 3 full bathrooms contain heated tile flooring. The sizeable master suite consists of an open master bathroom with coastal tub, double sink, glass enclosed shower and outside patio with standing spa. Walking outside to the backyard you are greeted to a private, heated pool with (2) pool waterfalls, a 25' x 30' outdoor kitchen that includes granite counter tops, double sink, pizza oven, gas fireplace and more! The entire residence is surrounded by upgraded artificial turf and beautiful landscaping.

BUILDINGS/STRUCTURES

(2) Metal shop buildings with owned solar on the rooftops. Both shop buildings measure approximately 30' x 60' each.

36' x 24' open air barn with (6) 12' x 24' stalls.

WATER / IRRIGATION

Irrigation water is provided to the orchard with a newly installed dual line drip system featuring automatic irrigation scheduling by a 150HP shared agricultural well.

GSA

County of Madera GSA-Madera. For additional information, please contact Julia Berry at 559.675.7821.

PRICE / TERMS

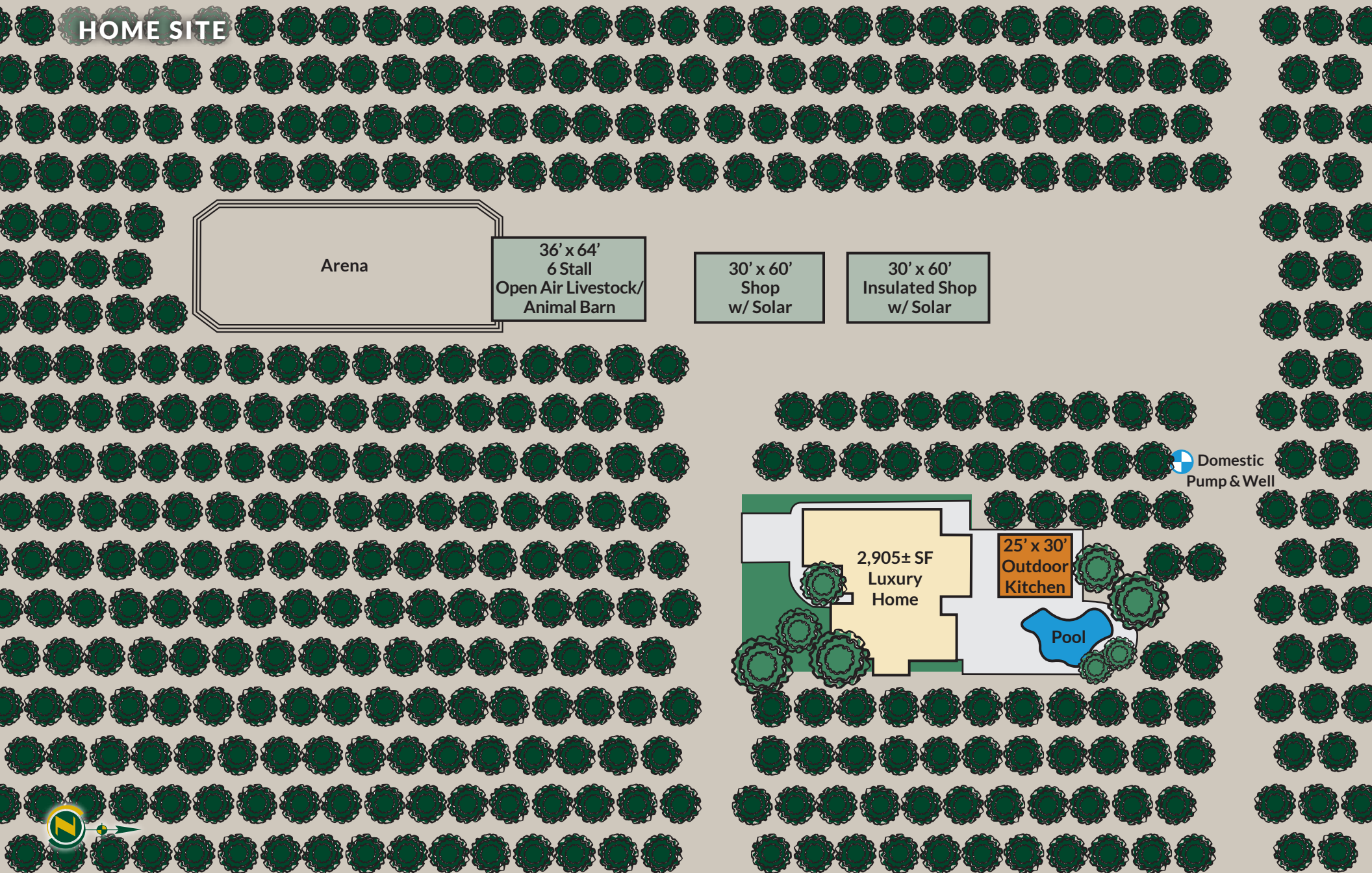
\$2,325,000 cash at the close of escrow. The 2022 pistachio crop is negotiable.

MADERA LUXURY ESTATE & PISTACHIOS

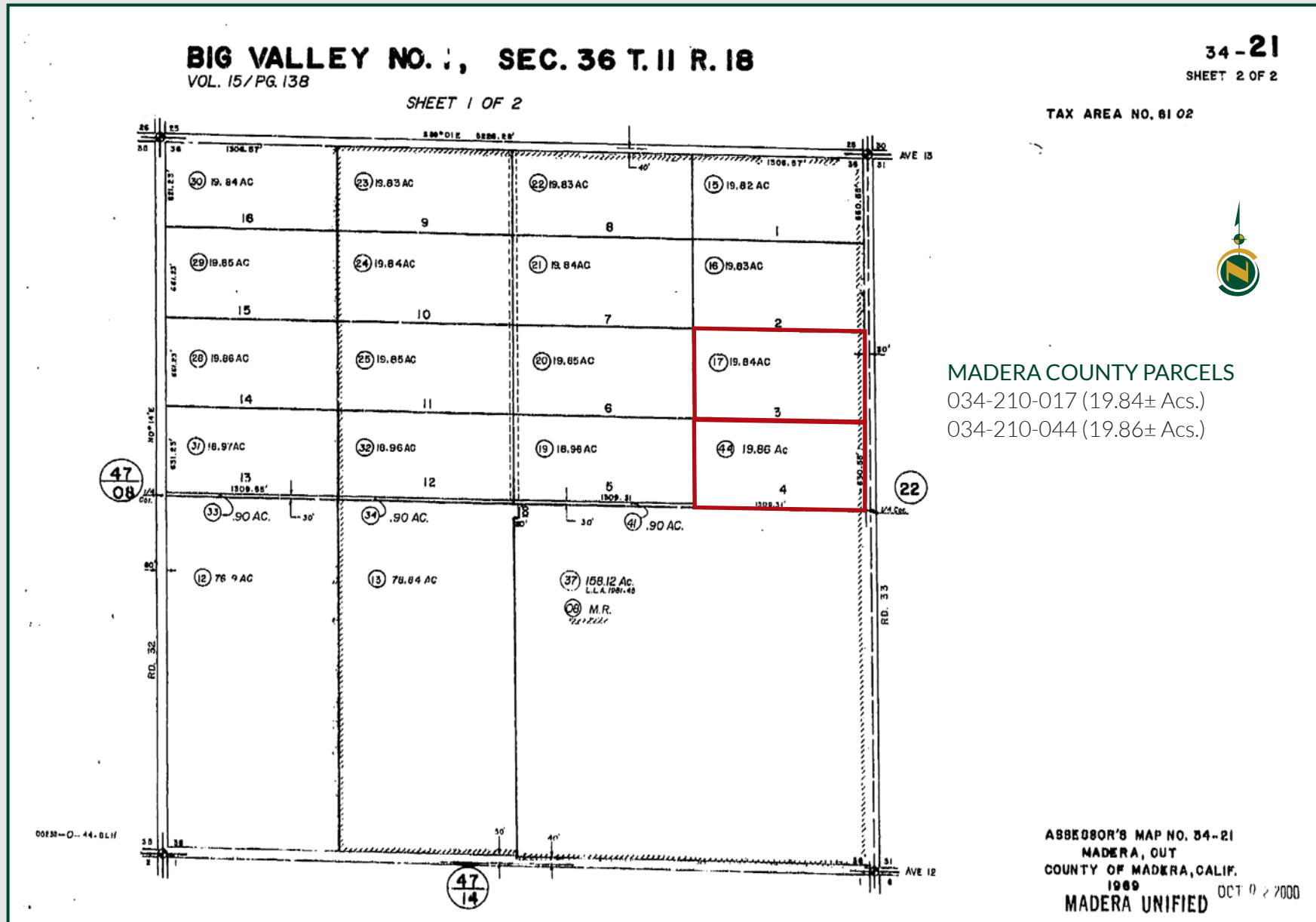
39.70± Acres
Madera County, CA



HOME SITE



PARCEL MAP



MADERA LUXURY ESTATE & PISTACHIOS

39.70± Acres
Madera County, CA



PROPERTY PHOTOS



MADERA LUXURY ESTATE & PISTACHIOS

39.70± Acres
Madera County, CA



MADERA LUXURY ESTATE & PISTACHIOS

39.70± Acres
Madera County, CA



MADERA LUXURY ESTATE & PISTACHIOS

39.70± Acres
Madera County, CA



MADERA LUXURY ESTATE & PISTACHIOS

39.70± Acres
Madera County, CA



MADERA LUXURY ESTATE & PISTACHIOS

39.70± Acres
Madera County, CA



MADERA LUXURY ESTATE & PISTACHIOS

39.70± Acres
Madera County, CA



Offices Serving The Central Valley

FRESNO

7480 N. Palm Ave, Ste 101
Fresno, CA 93711
559.432.6200

VISALIA

3447 S. Demaree Street
Visalia, CA 93277
559.732.7300

BAKERSFIELD

4900 California Ave., #210B
Bakersfield, CA 93309
661.334.2777



**Download Our
Mobile App!**

<http://pearsonrealty.com/mobileapp>



Download on the
App Store



GET IT ON
Google Play

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.