



SCHUIL
AG REAL ESTATE



+/-1,797.98 Acres – Pistachios & Open Ground – Chowchilla, CA

Ave 18 1/2 & Lincoln Rd, California 93610,
USA • 1797.98 Acres

Schuil Ag Real Estate

CaIBRE: 00845607

559-734-1700 • www.schuil.com

LOCATION:

Property is located west of the Avenue 18 1/2 and Lincoln Road intersection in Chowchilla, CA.

SIZE:

+/-1,797.98 Assessed Acres

PLANTINGS:

+/-1,260 Acres of Lost Hills Pistachios:

- +/-1,100 acres of 8th leaf pistachios.
- +/-160 acres of 4th leaf pistachios.

+/-530 Acres of Open Land:

- +/-370 Acres of open ground used for farming Wheat and Sudan Grass Hay.
- +/-160 Acres of 2nd year Alfalfa.

WATER:

Property has three (3) sources of water. Property is located in Triangle T Water District and part of Triangle T Water District GSA. There are 14 wells on the property (11 deep wells and three (3) shallow wells). Property receives Eastside Bypass flood water off the San Joaquin River. These flood flows are historically available every four (4) to five (5) years. There is a +/-40 acre future recharge pond that is fully funded with construction starting in 2024.

SOLAR:

There is a +/-5 acre, 622 KW solar farm at the north end of the property.

BUILDINGS:

There is one (1) – two (2) story, insulated shop with two (2) offices, a kitchen, and one (1) full bathroom.

LEGAL:

Madera County APNs: 020-150-013, 020-180-005, 020-181-002, and 020-210-003.

SOIL:

Soil maps are available upon request.

GROUNDWATER
DISCLOSURE:

Sustainable Groundwater Management Act (SGMA) requires groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. Said plans may limit ground water pumping. For more information please visit the SGMA website at www.sgma.water.ca.gov/portal/.

PRICE:

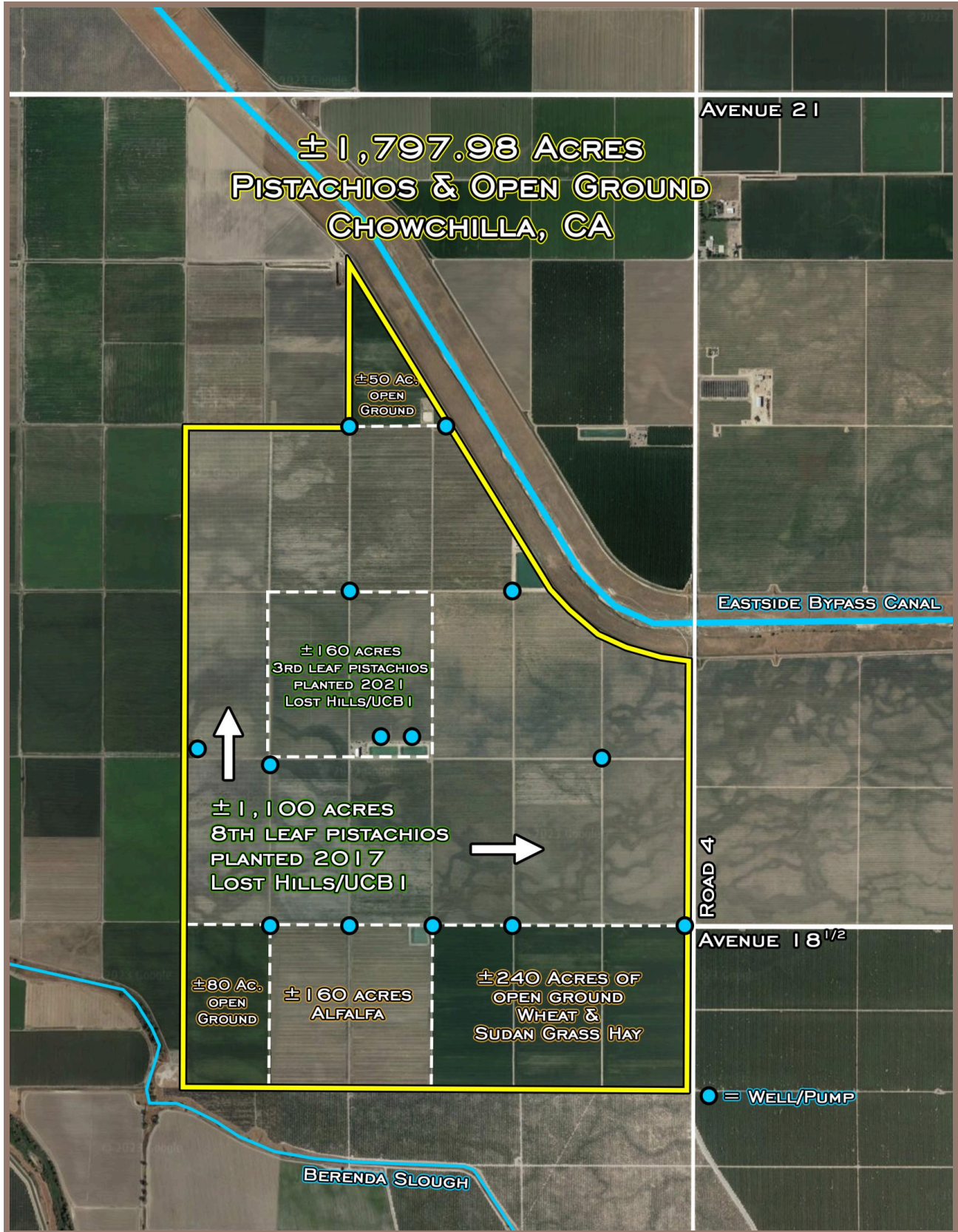
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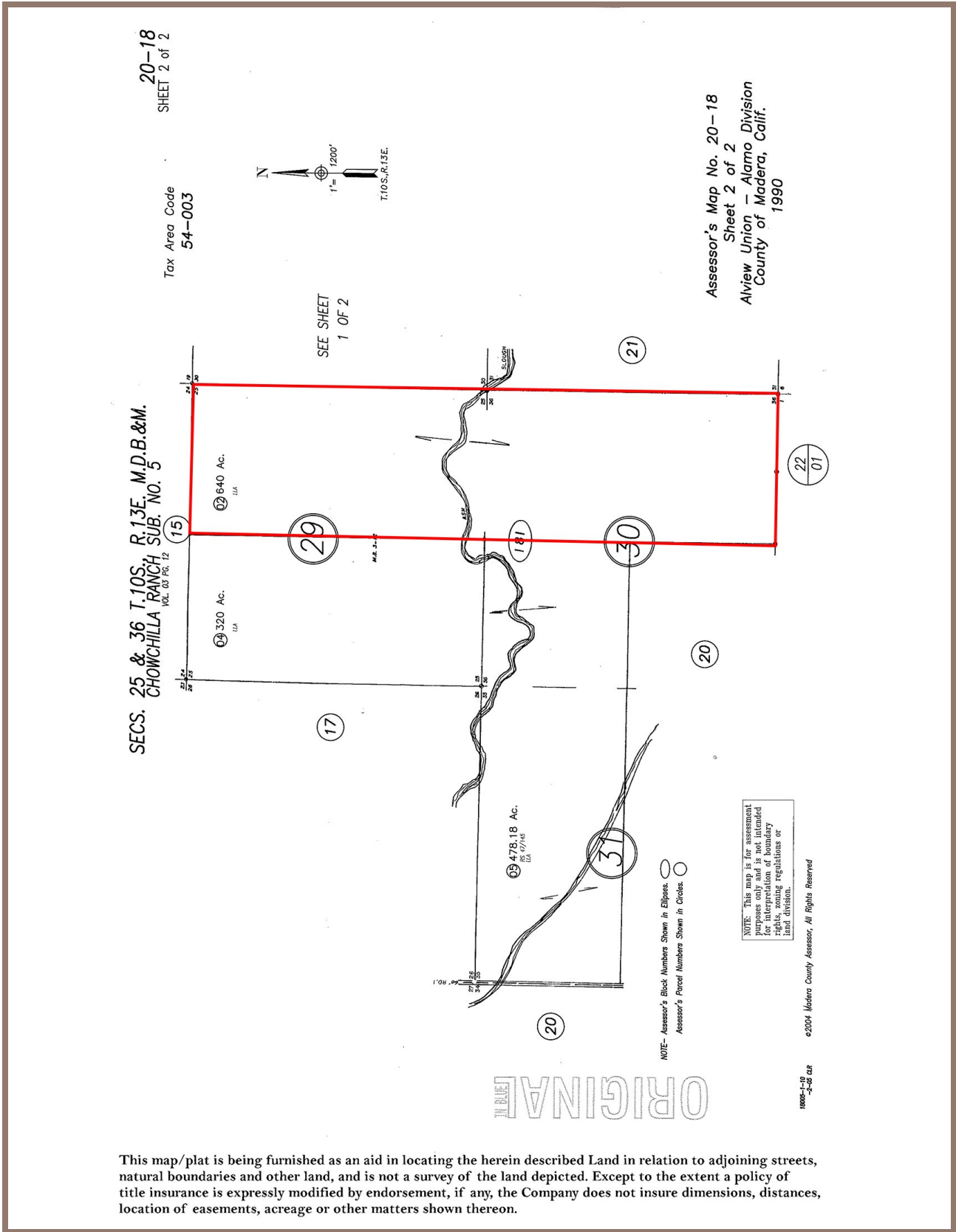
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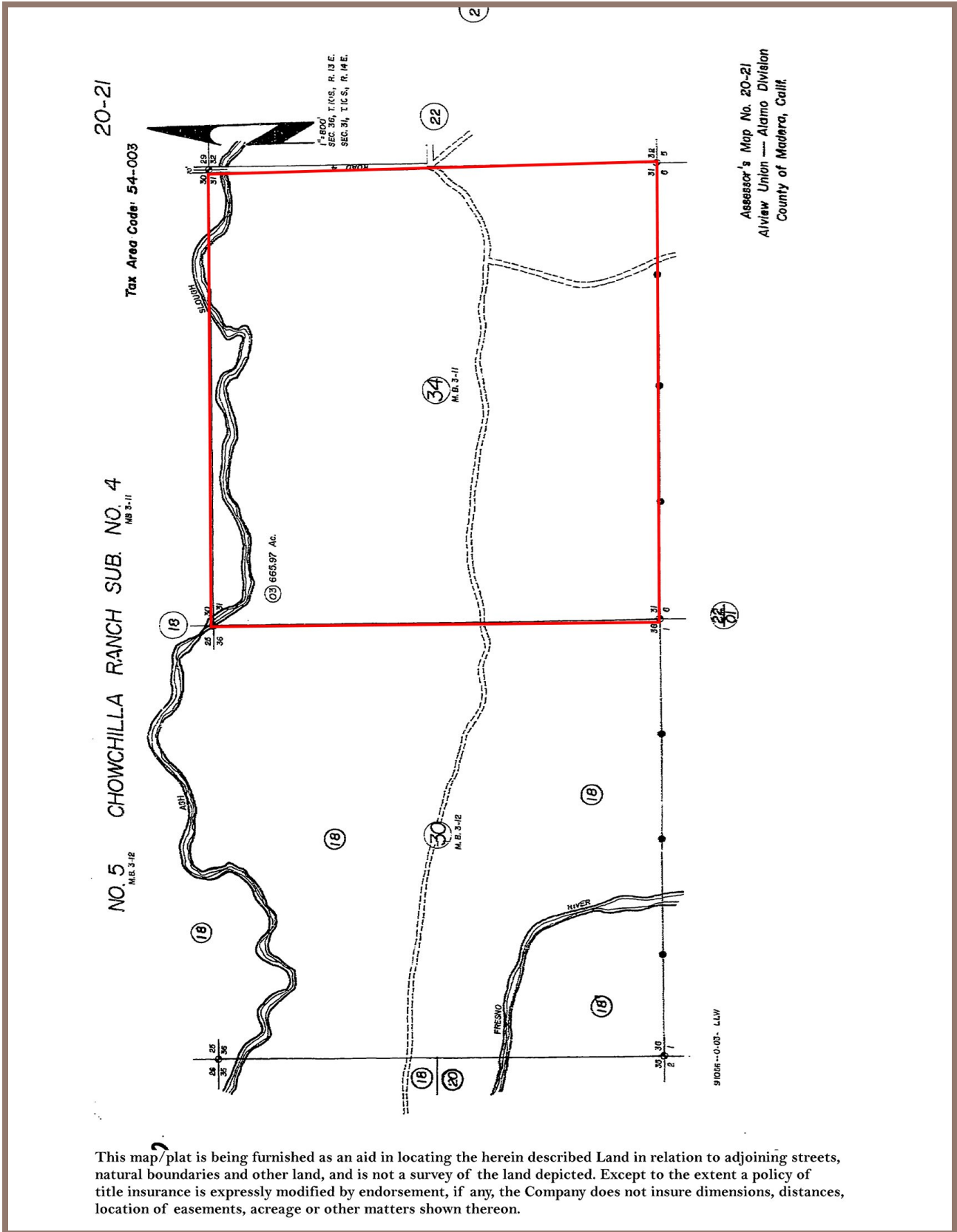
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