

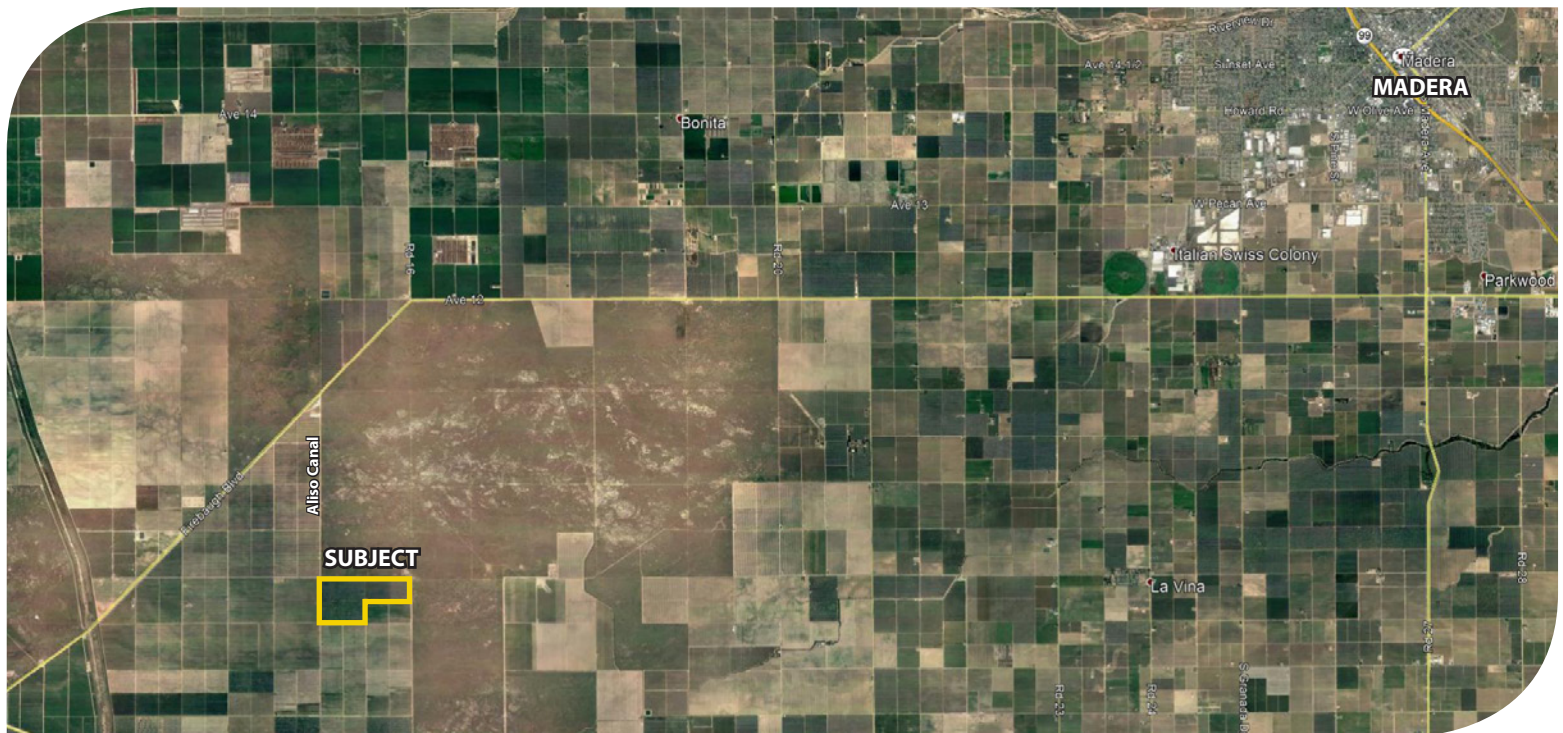
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Madera 240 Almonds



238.00± Acres
Madera County, California

- 2 deep pumps & wells
- Fan jet drip irrigation
- Mature almond orchard

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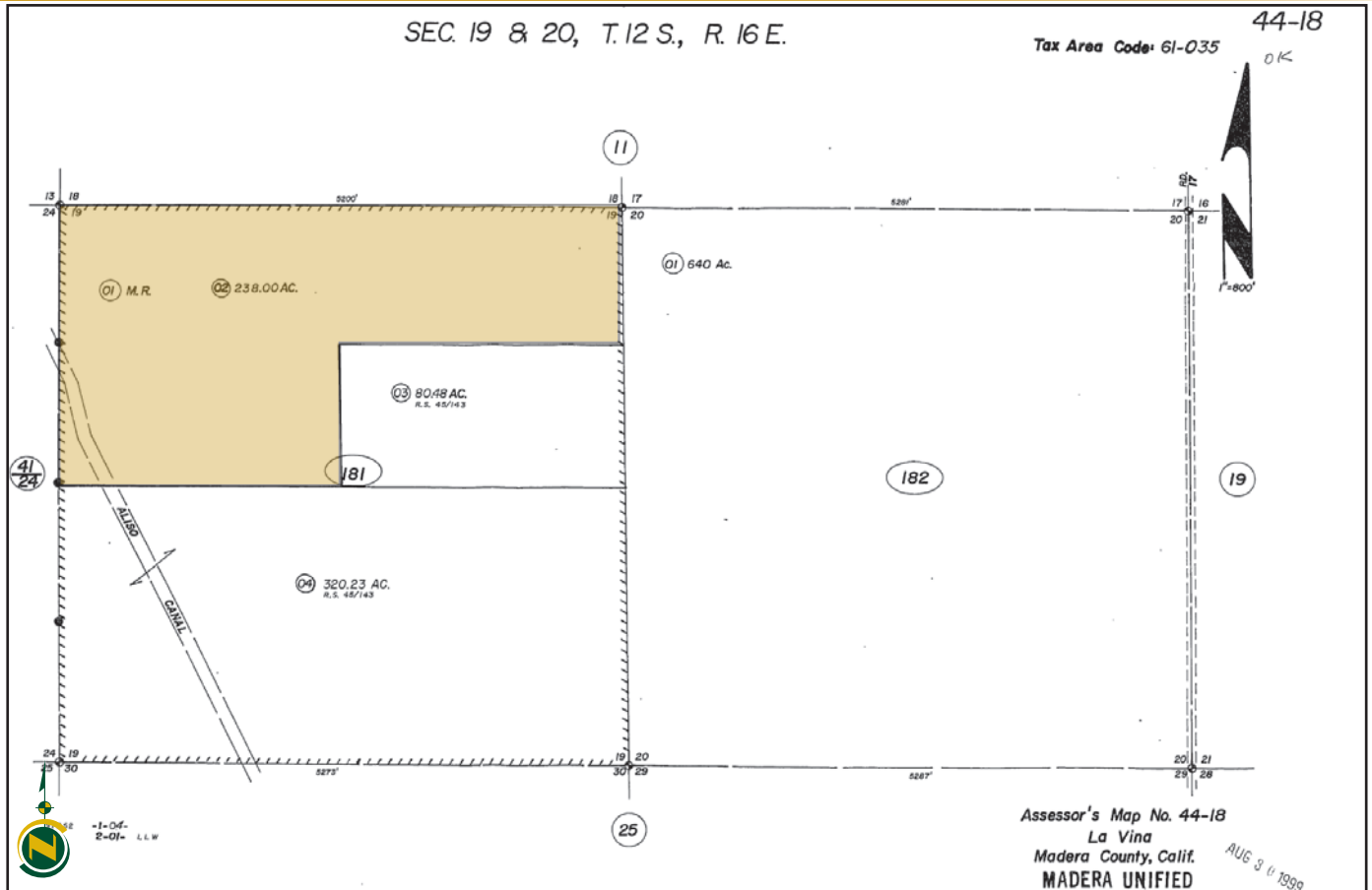
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238.00± Acres

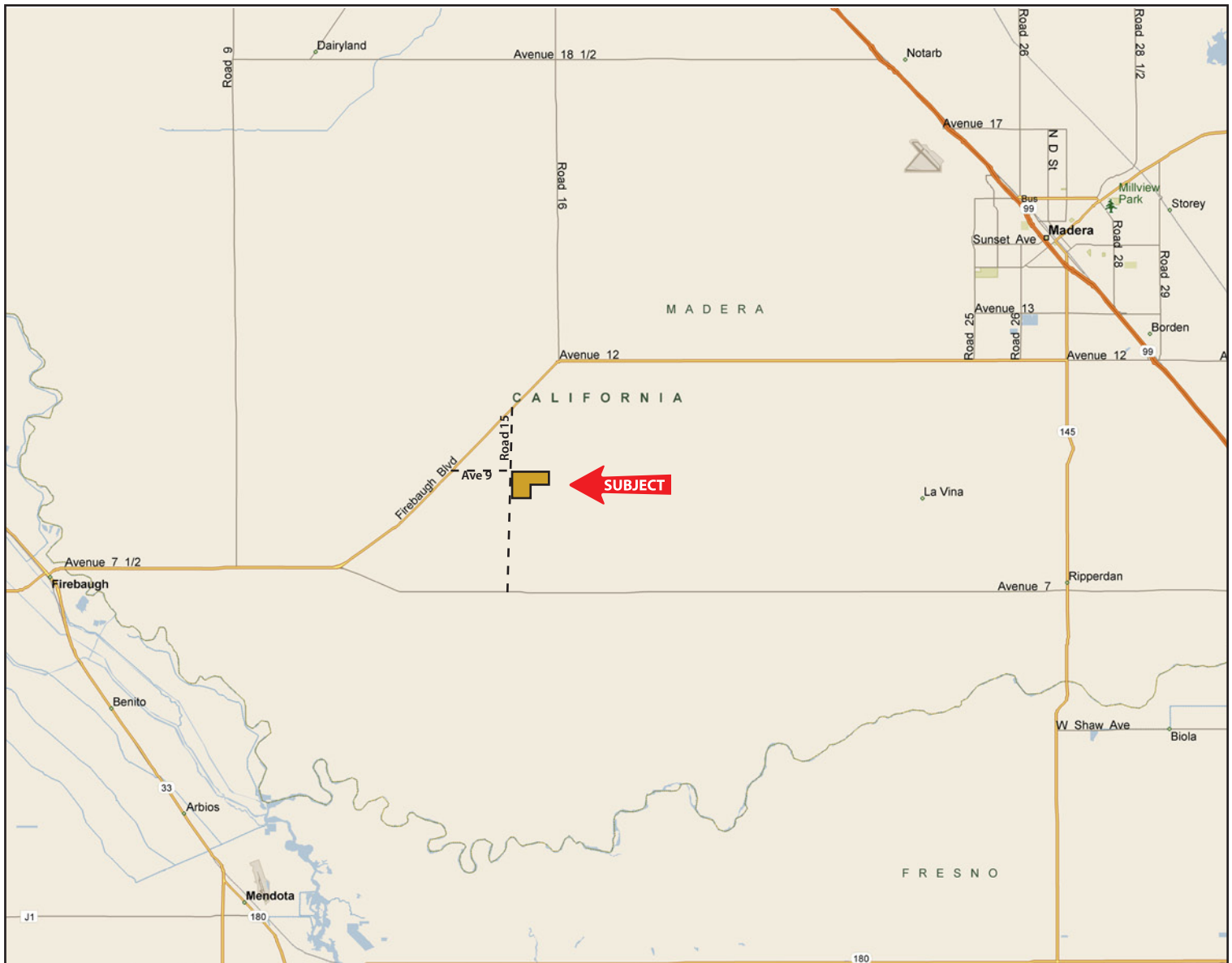
\$3,570,000

LOCATION:	Approximately 2 miles South of Firebaugh Road on the SEC of Ave 9 and Road 15 Alignments.
LEGAL:	Madera County APN: 044-181-002 consisting of 238± acres in the N 1/2 of Section 19, T12S, R16E, M.D.B.&M.
ZONING:	Agricultural. Property is subject to an Agricultural Preserve Contract.
DESCRIPTION:	Approximately 231.6 net acres of good producing Nonpareil/Monterey/ Fritz almonds in an excellent growing area. The 152 acre block is comprised of 16' x 22' rows planted in 2000. Half of the block is planted: Nonpareil 50%/ Monterey 25%/Fritz 25%; and half is planted Nonpareil 33%/Monterey 33%/ Fritz 33%. The remaining 80 acres are 2002 plantings in 14' x 22' rows. The plantings are 50% Nonpareil/ 25% Monterey/ 25% Fritz. The combined production from all blocks per acre are: 2015 - 2648± lbs; 2016 - 2696± lbs/ 2017 - 2370± lbs, and in 2018 - 2081± lbs because of frost damage.
WATER:	Ground water only distributed to the orchard by a micro fan jet system and filtration. There are two pumps and wells producing approximately 2200 gallons/minute. TID 20 well 220' deep, 200 hp electric motor (1200 gal / min), and TID 78 well 240' deep, 125 hp electric motor (1000 gal/min). Depth to water is approximately 140'. Information by Cal West Rain.
SOILS:	Light sandy loam soils. See soils map.
BUILDINGS/ IMPROVEMENTS:	None.
PRICE/TERMS:	\$3,570,000 cash plus reimbursement of cultural costs to close of escrow.

ASSESSOR'S PARCEL MAP



LOCATION MAP



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

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