

SUNSET ALMOND RANCH

313.68± ACRES
Madera County, CA

\$9,410,400
(\$30,000 per acre)



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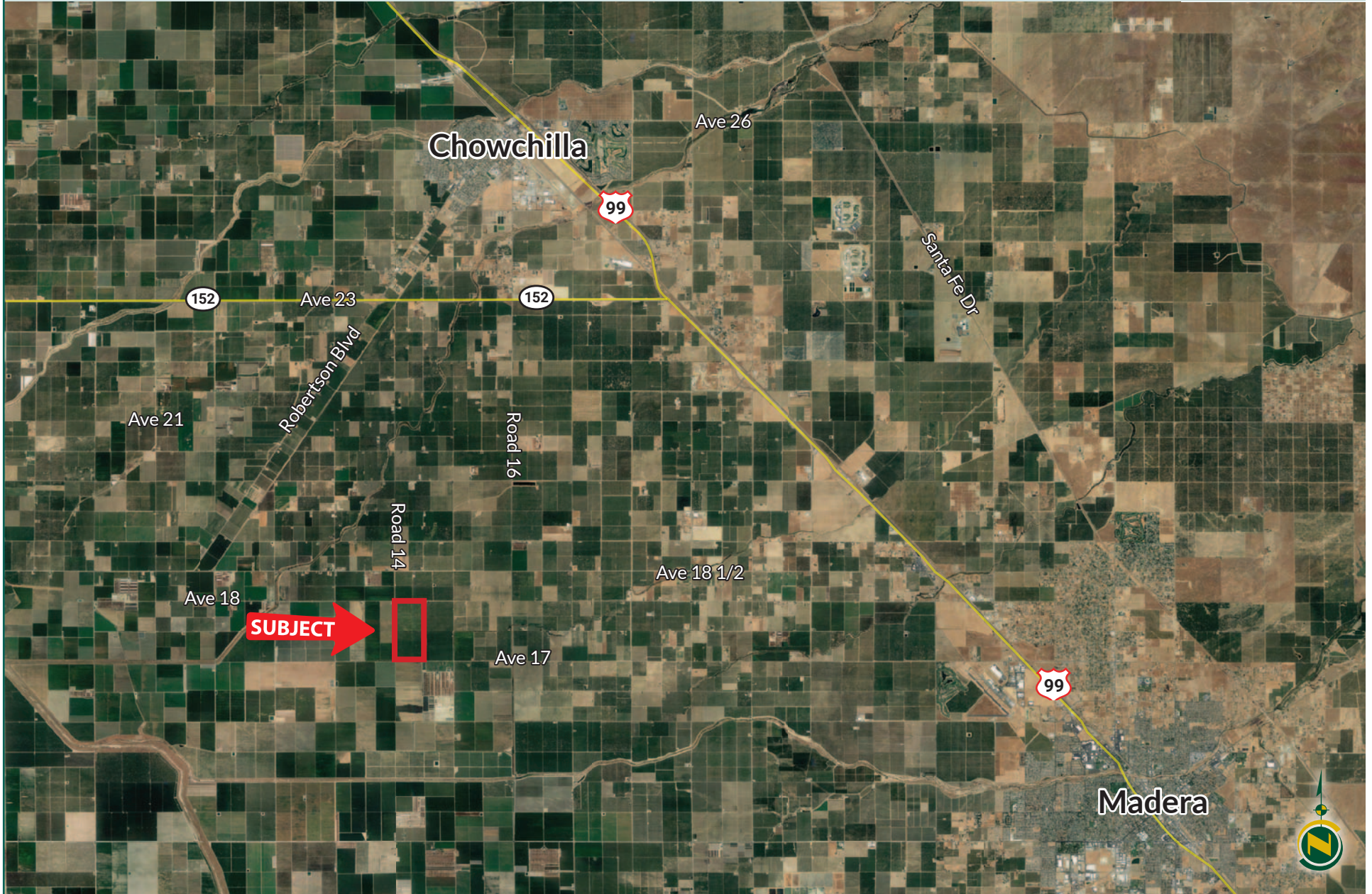
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SUNSET ALMOND RANCH

313.68± ACRES
Madera County, CA



Location Aerial



Property Details

LOCATION:

Property is located on the southeast corner of Avenue 18 & Road 14, approximately 9 miles south of Chowchilla and 15 miles west of Madera.

DESCRIPTION:

There are so many positive aspects of this ranch: income producing, good groundwater, access to surface water from MID, appealing almond varieties, and in a prominent almond farming region of California. The Sunset Ranch has been farmed very well over the years and shows with healthy trees and production. Please tour the property at your convenience.

ALMOND TREE INFORMATION & YIELDS:

Acreage	Varieties	Rootstock	Date Planted	Spacing	2015	2016	2017	2018
156.84±	Nonpareil & Monterey	Controllor 9.5 (HBOK 50)	May-12	14 x 20	1,215	1,556	1,723	2,153
156.84±	Butte & Padre	Nemaguard & some Hansen	Mar-06	14 x 20	2,329	1,731	3,425	2,654

LEGAL DESCRIPTION:

Madera County APN: 023-170-003 & 004.

Zoning is ARE-40 (Agricultural, Rural, Exclusive 40 acre)

SOILS:

Please see included soils map.

MADERA COUNTY PROPERTY TAX ASSESSMENTS:

Parcel	% Improved	2018-19 Taxes	Williamson Act
023-170-003	58%	\$18,389.96	Yes
023-170-004	63%	\$17,660.46	Yes

WATER/IRRIGATION:

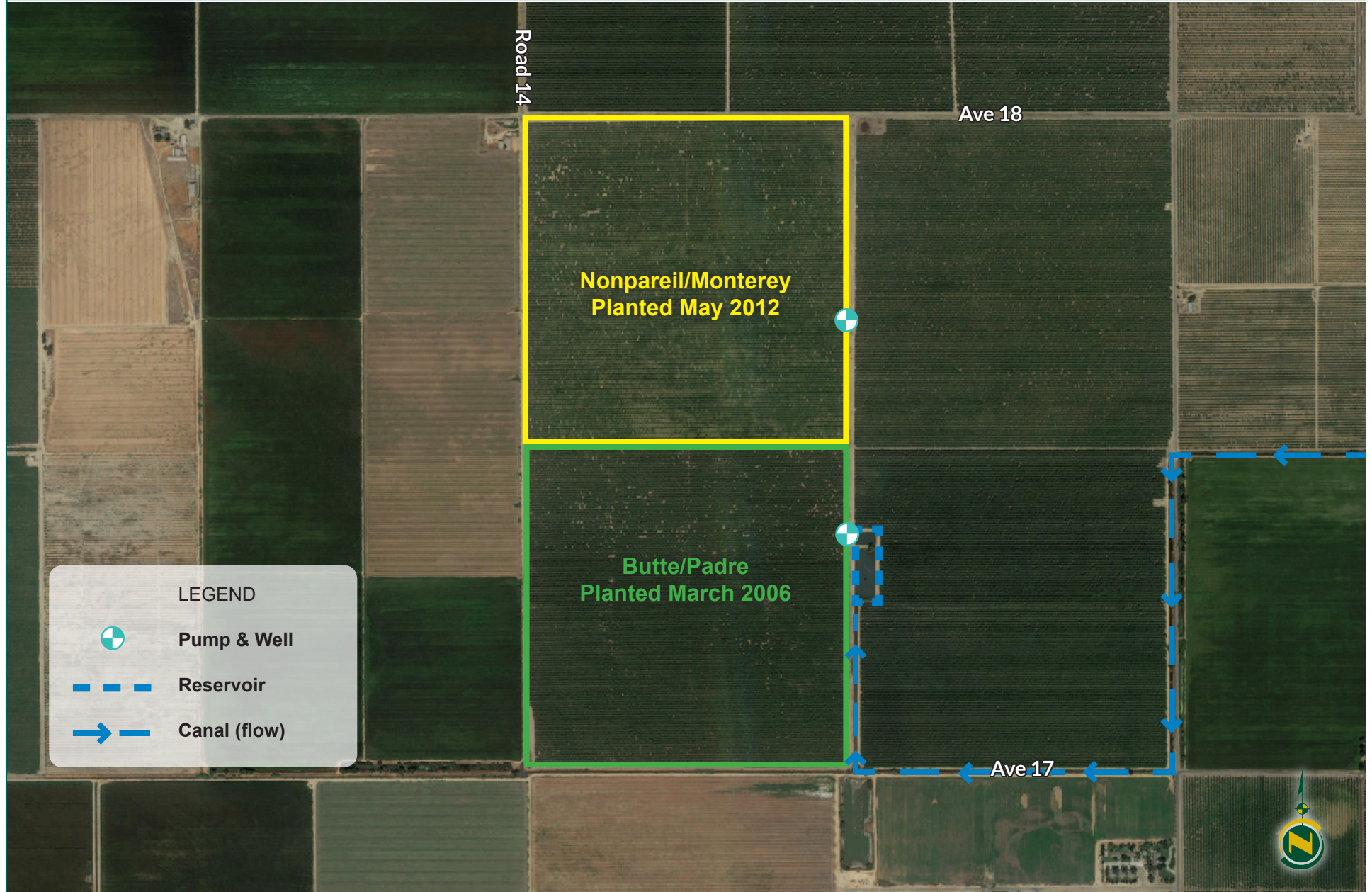
The property is located at the end of a Madera Irrigation District canal and purchases non-contracted water from the district when it is available, but it is not inside the MID district boundaries. In addition, the ranch is being watered by two irrigation wells (150HP & 40 HP pumps), two booster stations, and a single line drip system. There are several older wells that are no longer needed. The Sunset Ranch is within the Madera Subbasin (5-022.06) of the county of Madera - Groundwater Sustainability Agency.

PRICE/TERMS:

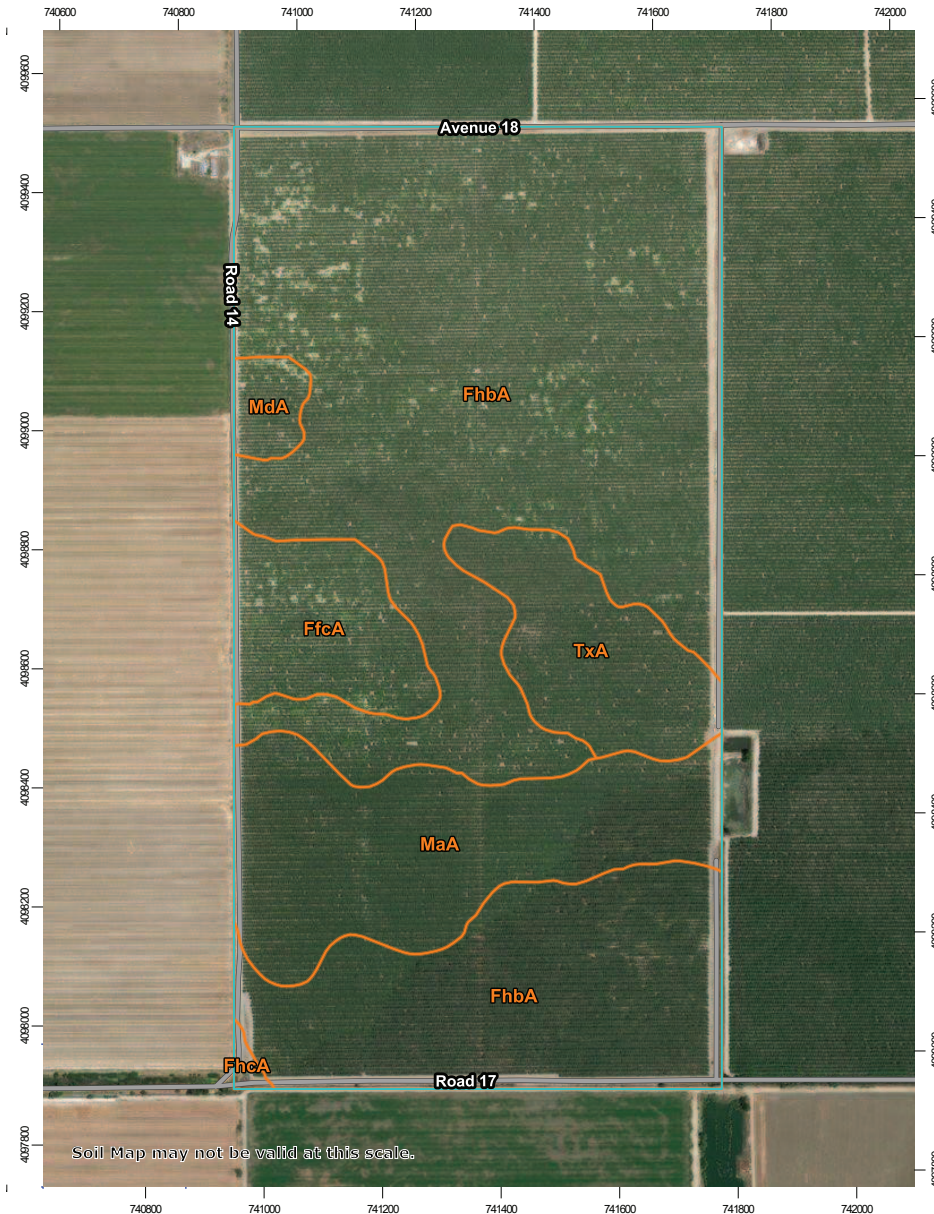
\$9,410,400 (\$30,000/ac). Buyer to reimburse seller for any cultural costs incurred towards the 2020 almond crop.



Planting & Irrigation Map



Soils



Map Unit Symbol	Map Unit Name
FfcA	Fresno and El Peco loams, strongly saline-alkali, 0 to 1 percent slopes
FhbA	Fresno, El Peco, and Lewis soils, moderately saline-alkali, 0 to 1 percent slopes
FhcA	Fresno, El Peco, and Lewis soils, strongly saline-alkali, 0 to 1 percent slopes
MaA	Madera fine sandy loam, 0 to 3 percent slopes
MdA	Madera-Lewis complex, slightly saline alkali, 0 to 1 percent slopes
TxA	Tujunga loamy sand, moderately deep and deep over hardpan, 0 to 3 percent slopes

Assessor's Parcel Map

DAIRYLAND FARM SUB. NO.2

M.B. 4 (11) POS. 11-13

23-17

Tax Area Code
54-000



ORIGINAL

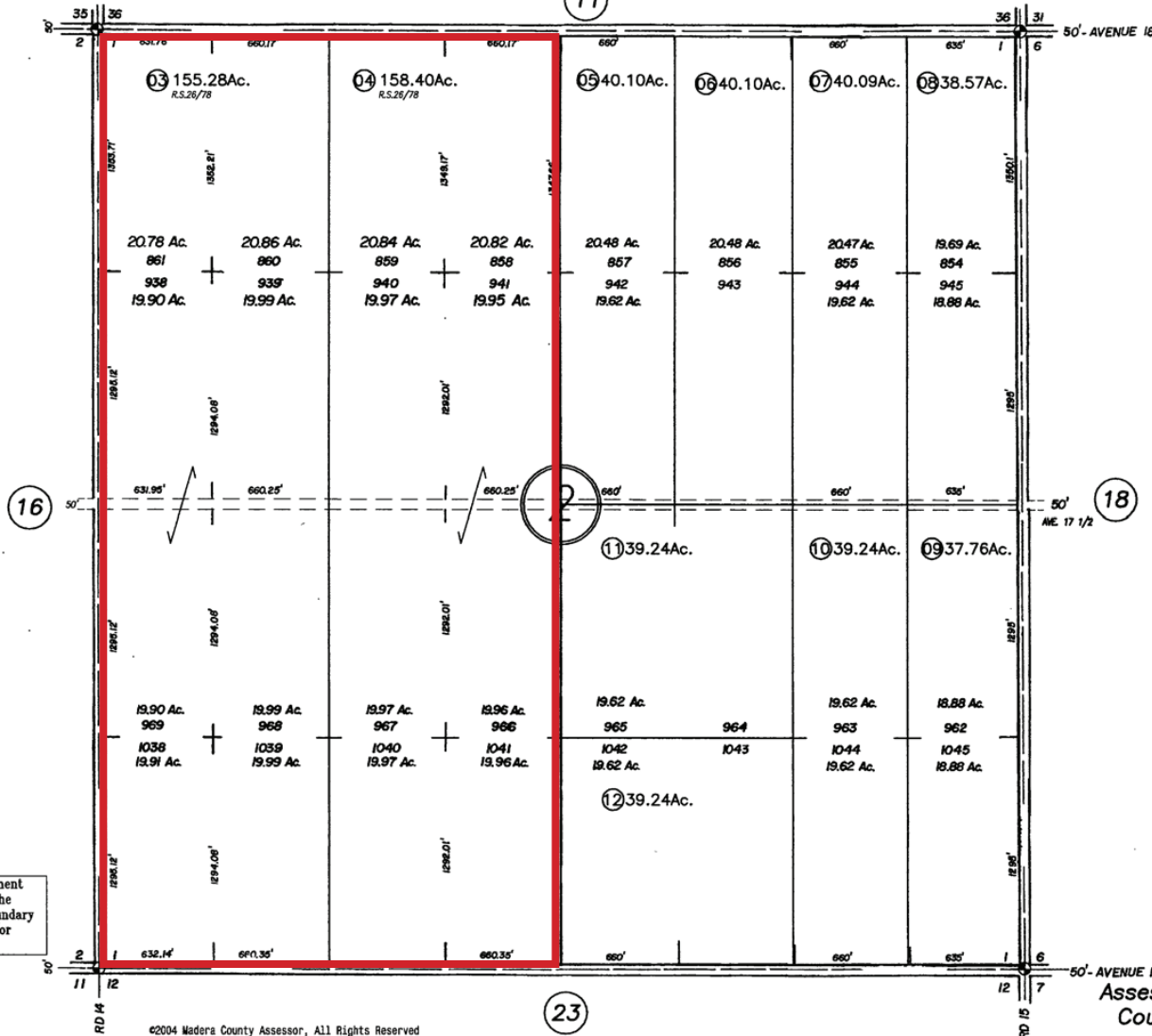
NOTE: This map is for assessment purposes only and is not for the intent of interpreting legal boundary rights, zoning regulations and/or legality of land division laws.

00046-0-14 CLR

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SEP 07 2006

Assessor's Map No. 23-17
County of Madera, Calif.
1954



Photographs



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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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