

JONES ALMOND RANCH

80.64± ACRES
Madera County, CA

\$1,935,360
(\$24,000/acre)

← Ave 6 →

Ag Well

(2) Varieties of almonds
(1) Ag pump and well

Exclusively Presented by:



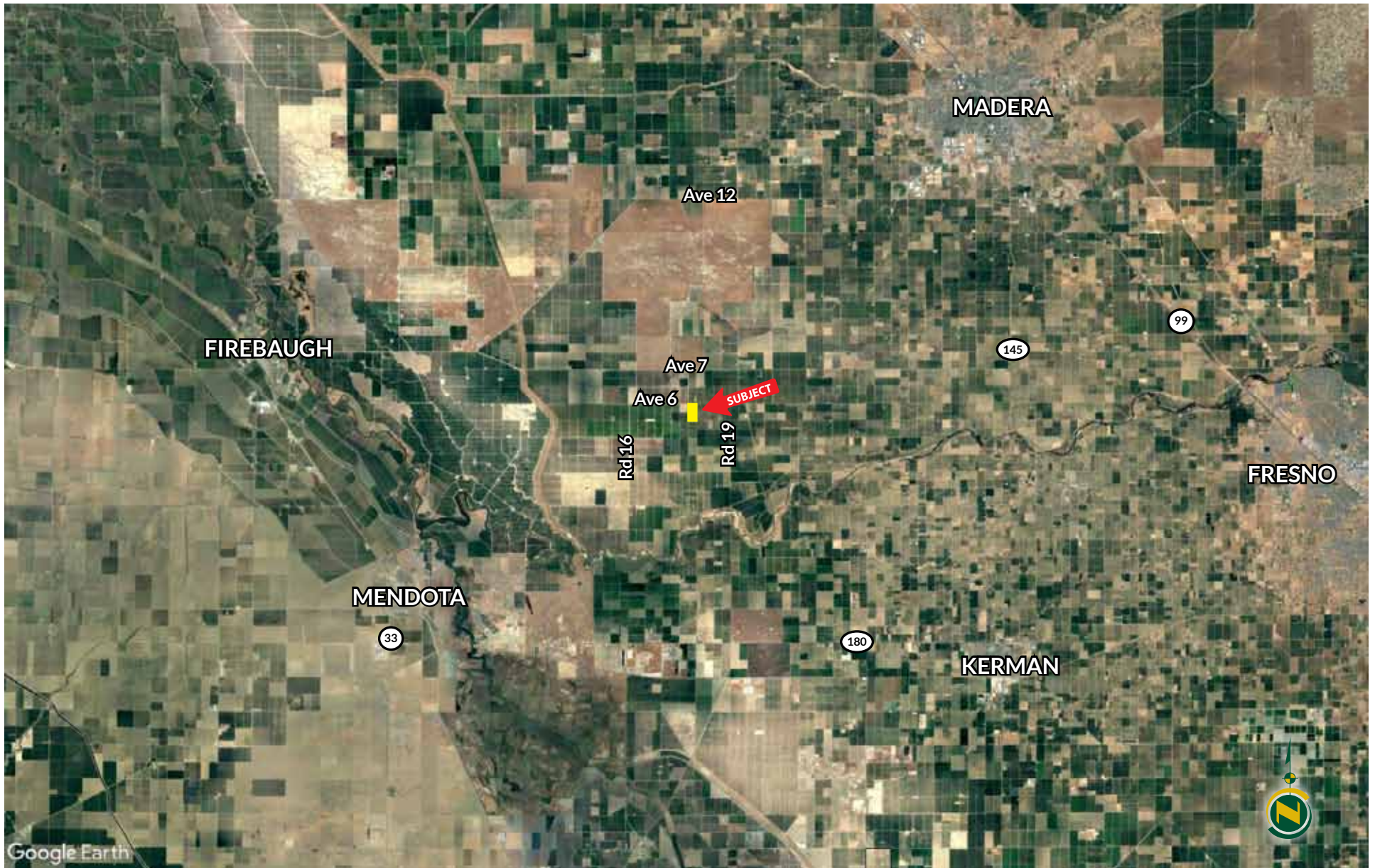
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CA DRE# 00020875



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Location Aerial



Google Earth

Property Details

LOCATION:

The subject property is located on Avenue 6 between Road 16 and Road 18 ¾, approximately 8 miles west of Highway 145. Directions include from Highway 145 take Avenue 7 west to Avenue 20, head south 1 mile to Avenue 6, head west 2.2 miles and the property will be on the south side of Avenue 6.

DESCRIPTION:

This almond orchard consists of one parcel totaling 80.64± gross acres planted to Butte and Padre varieties. The orchard appears to be well maintained in addition to a newer pump being installed in 2018 along with well updates at that time.

ALMOND PLANTINGS:

The orchard consists of 80.64± gross acres : 78.50 ± net planted acres planted in 2007 to a variety of Butte and Padre almonds on Nemaguard rootstock.

LEGAL:

Madera County APN: 040-046-004

ZONING: ARE-20. Property is not located within the Williamson Act.

SOILS:

Cajon loamy sand, slightly saline-alkali, 0 to 1 percent slopes
El Peco-Dinuba fine sandy loams, strongly saline alkali, 0 to 1 percent slopes

PRODUCTION:

Based on approximately 78.50± net planted acres.
Production records available upon request.

YEAR	NET KERNEL WT	LB/ACRE
2010	116,697.00	1,486.59
2011	170,284.00	2,169.22
2012	169,907.00	2,164.42
2013	146,609.00	1,867.63
2014	145,445.00	1,852.80
2015	164,202.00	2,091.75
2016	205,718.00	2,620.61
2017	152,018.00	1,936.54
2018	188,321.00	2,398.99
2019	138,790.00	1,768.03
2020	178,827.00	2,278.05

WATER/IRRIGATION:

The property is not located within an irrigation district; however, it is adjacent to the Gravely Ford Irrigation District on three sides. The property lies within the County of Madera – 2 GSA in the San Joaquin Valley – Madera SGMA Basin.

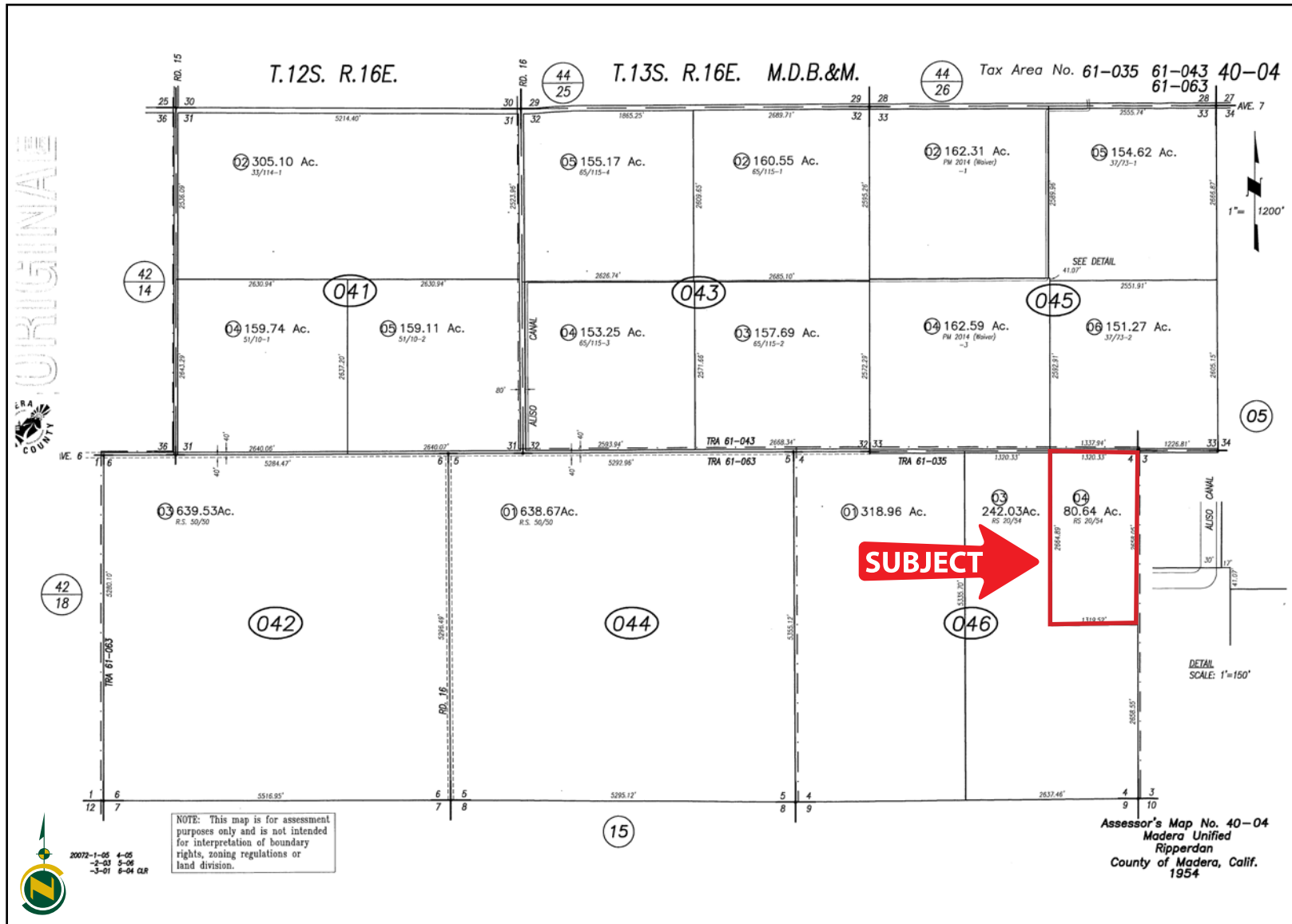
The orchard is irrigated by (1) ag well that has a newer 60 HP pump and 25 HP booster pump installed in 2018. The well depth is at 393 feet, with a 5 stage 12" bowl set at 240 feet, and 13 ½" casing. The orchard is drip irrigated.

PRICE/TERMS:

\$1,935,360 cash at the close of escrow.

Buyer shall reimburse Seller for cultural costs in addition to the purchase price for the 2021 crop.

Assessor's Parcel Map



Soils Map



California Revised Storie Index (CA)

EdA = El Peco-Dinuba fine sandy loams,
strongly saline alkali, 0-1% slopes

CaaA = Cajon loamy sand, slightly saline=alkali
0-1% slopes

Property Photos



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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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