

Ave. 12 Estate & Almonds

69.41± acres
MADERA, CALIFORNIA

SALE PRICE:
\$3,995,000



- Spacious 2,859± sq. ft. custom home & 5,000± sq. ft. shop
- 56± acs. planted to almonds
- 20 minutes from River Park
- Potential tax benefits

33318 Avenue 12, Madera, CA 93636-8350

EXCLUSIVELY PRESENTED



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PROPERTY PHOTOS



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OVERVIEW AERIAL



ALMOND PLANTINGS

Plantings

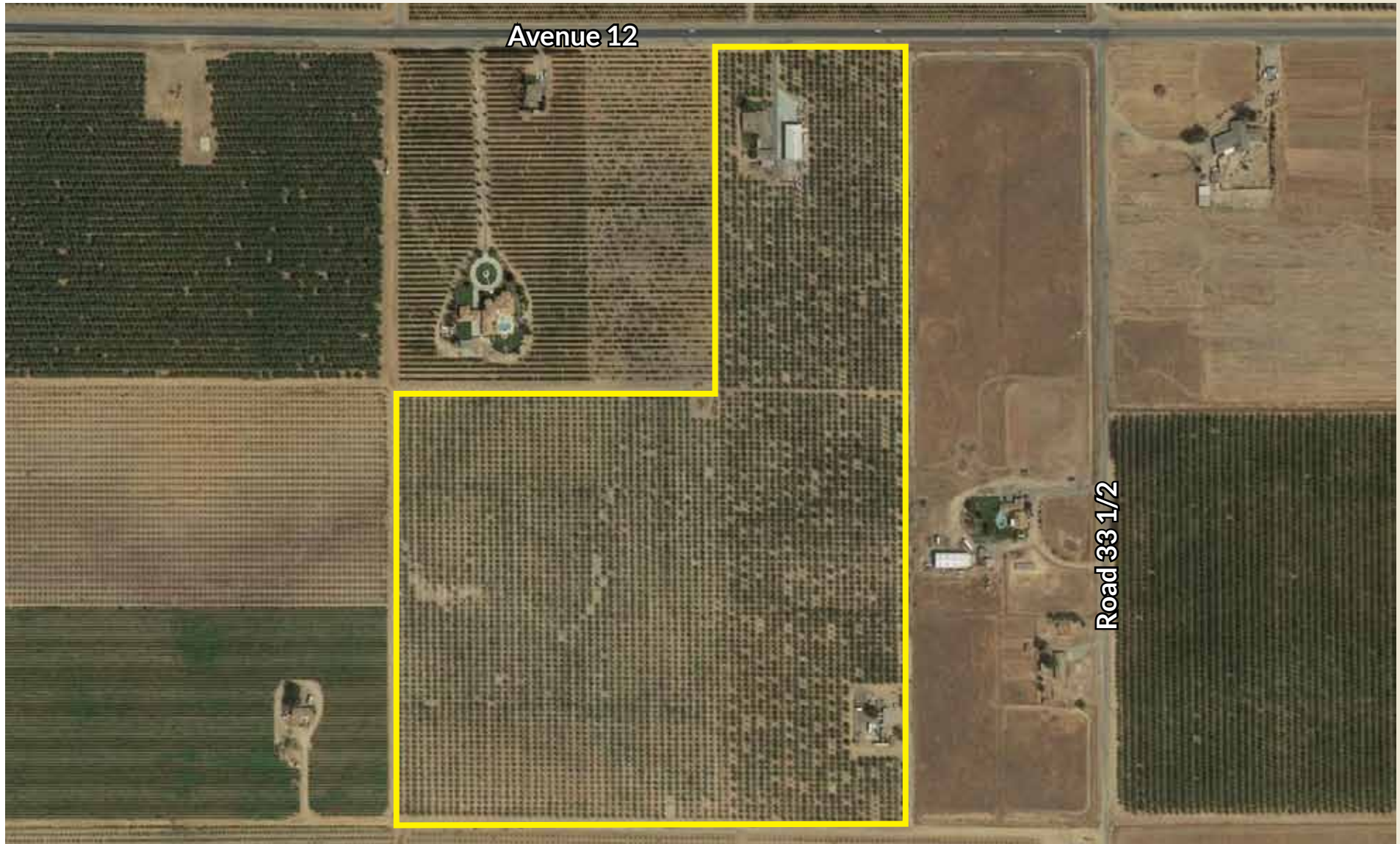
44± ac Nonpareil/Carmel/Wood Colony
planted in 2009

12± ac Nonpareil/Carmel/Wood Colony
planted in 2006

*Over the last several years, the owner
has been redeveloping the Carmel
varieties to Wood Colony.



SITE MAP



RESIDENCE

Arriving at the property there is a gated entry leading to a 2,859± square foot custom home nestled in a 56± acre producing almond orchard. The home built in 1979 and has been completely updated with an attached 2-car garage and additional covered parking.



In addition, there is a 529± square foot detached guest house, currently utilized as a game room, and a 5,000± square foot stucco shop with 14' rollup doors on both sides. The exterior of the home has adobe brick columns, mature landscaping, and two covered patios to enjoy the country breeze.



RESIDENCE (CONT.)

Entering the main house is a formal living room featuring vaulted wood ceilings with exposed beams, a brick accent wall and grand floor to ceiling, arched, brick fireplace. The updated gourmet kitchen features a 6-burner gas stove, beautiful granite countertops, large island bar, custom cabinetry, and crown molding, two dishwashers, and a dinette, which opens to the family room and formal dining room. There are three bedrooms and 3 bathrooms along with an exercise room.

The bathroom just off the exercise room features a steam shower, copper soaking tub with stacked stone wall accents and plastered walls to prevent moisture penetration. The master has a large walk-in closet; the bath has double sinks, tiled shower, clawfoot soaking tub and can lighting.



Price & Terms:

\$3,995,000 cash at the close of escrow. The purchase price includes the 2021 almond crop if escrow closes by August 15, 2021. All farm equipment is included in the sale. Buyer shall cooperate with Seller's 1031 Exchange. Shown by appointment only.

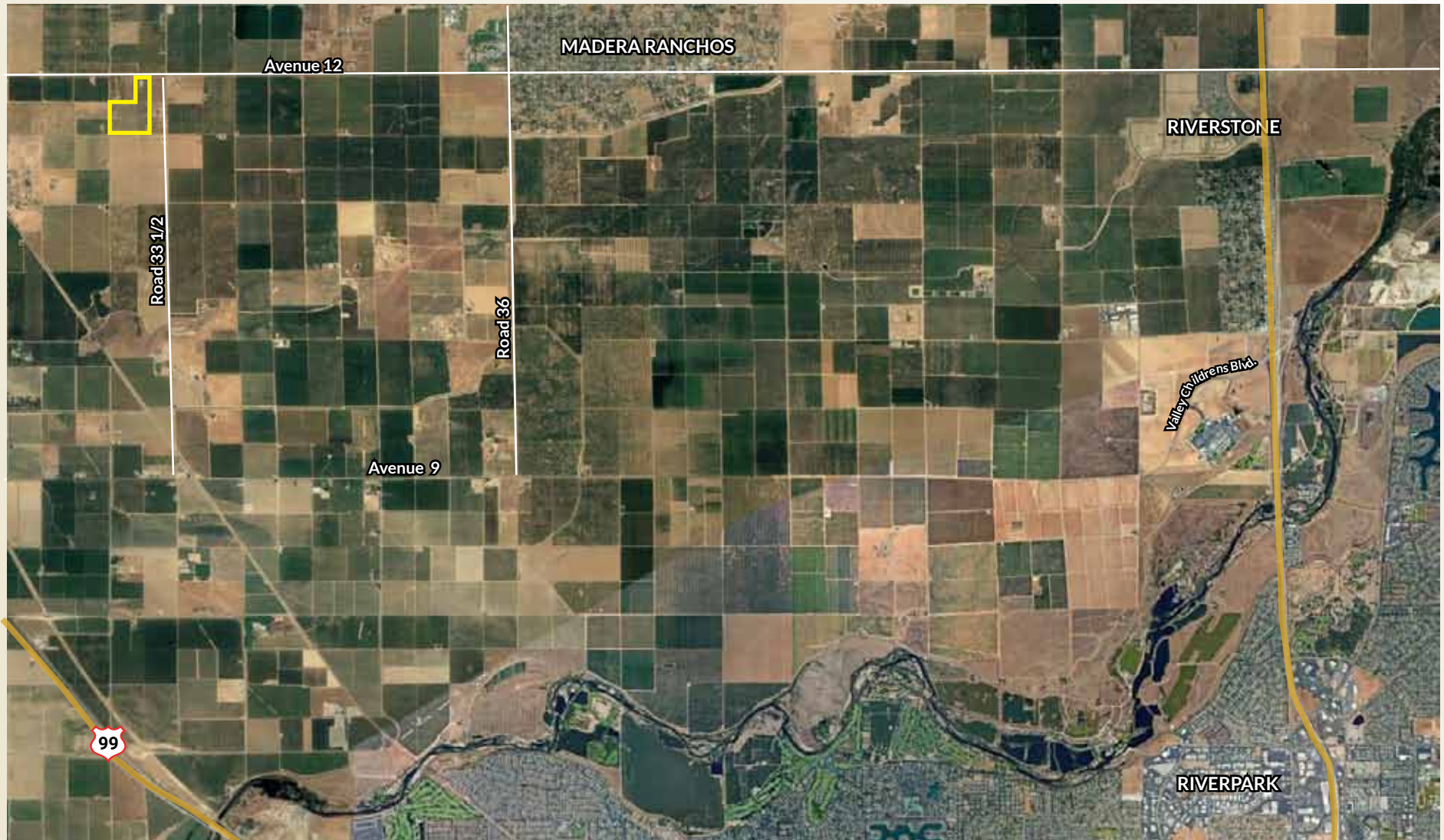
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LOCATION

This spacious custom home is located on the south side of Avenue 12 in Madera County, just 20 minutes from River Park, 4.25 miles east of Freeway 99, and 8.25 miles west of Freeway 41. Address: 33318 Avenue 12, Madera, CA 93636-8350



All information contained herein is deemed reliable but not guaranteed by seller nor broker and should be independently verified by potential buyers. We assume no liability for errors or omissions.

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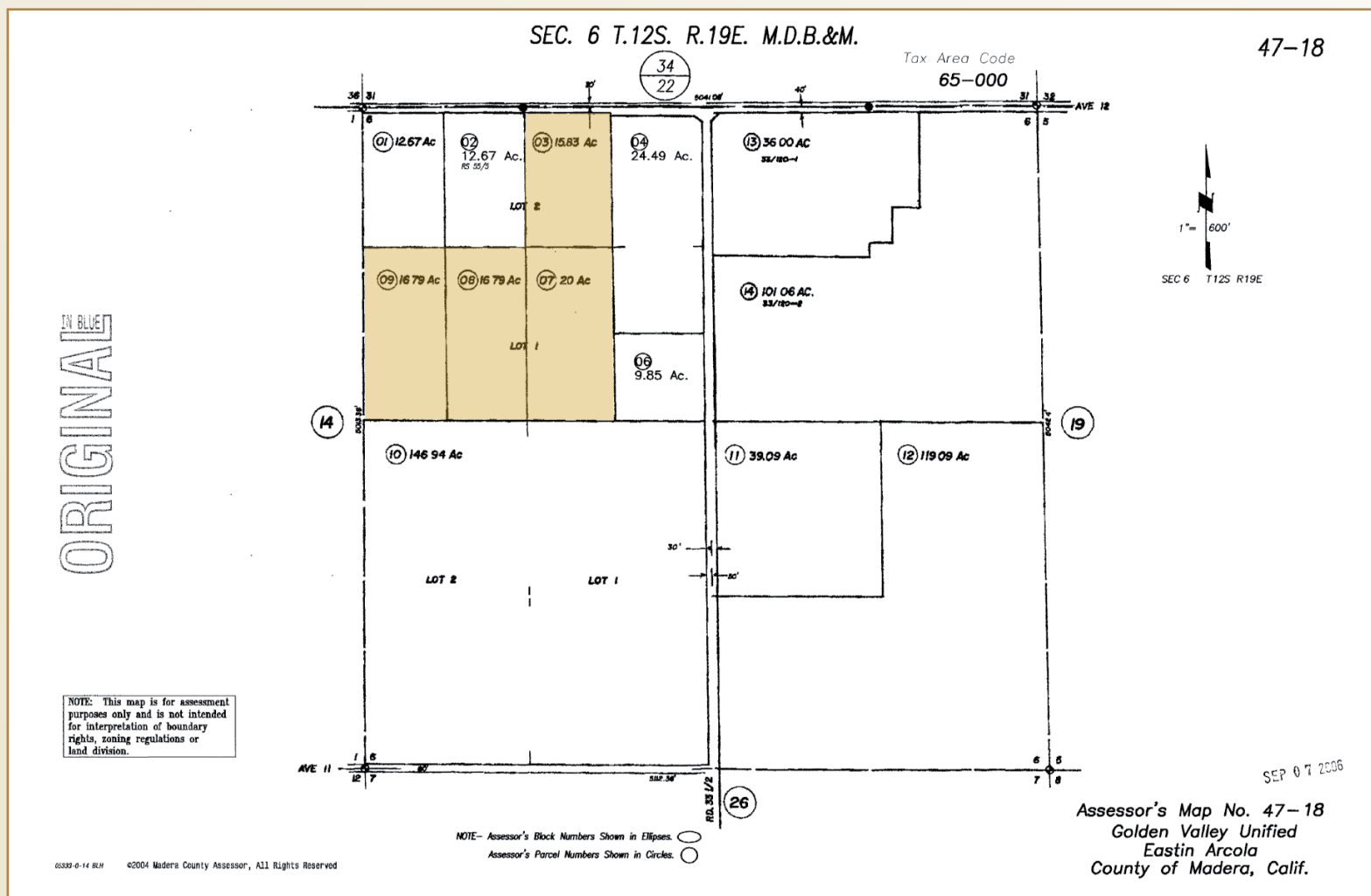
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LEGAL

69.41± assessed acres located in a portion of Section 6, T12S, R19E, M.D.B.&M.

Madera County APN: 047-180-003, 007, 008, 009. Zoning is ARV-20 (Agricultural, Rural, Valley - 20 acres). The parcels are not located within the Williamson Act contract.



WATER AND SOILS

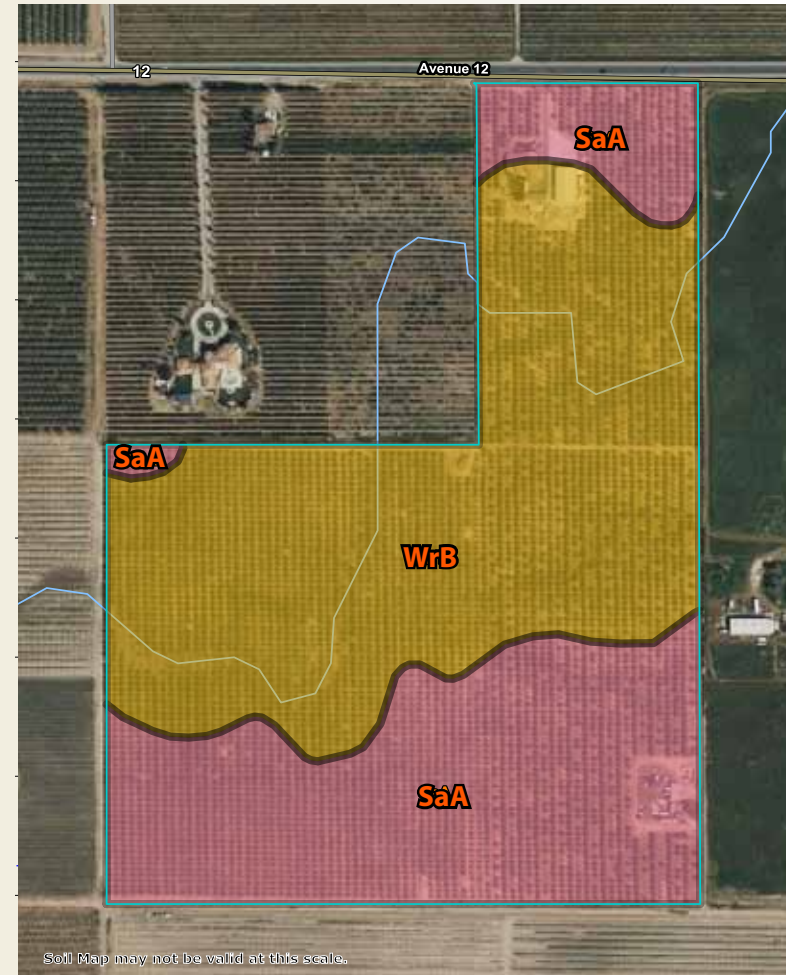
Water:

- (1) Domestic well (former ag well)
400 ft. depth, 5 HP pump, water at 300± feet
 - (2) newer ag wells
760± foot depth, 1,000 GPM
- The orchards are irrigated by a micro sprinkler system.

Soils:

SOILS MAP LEGEND

SaA = San Joaquin sandy loam
0 to 3 percent slopes
MLRA 17
WrB = Whitney and Rocklin sandy loams
3 to 8 percent slopes



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

PROPERTY PHOTOS, GUEST HOUSE



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We believe the information contained herein to be correct. It is obtained from sources which we regard as reliable, but we assume no liability for errors or omissions.

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.



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FRESNO
7480 N. Palm Ave.
Suite 101
Fresno, CA 93711
559.432.6200

VISALIA
3447 S. Demaree St.
Visalia, CA 93277
559.732.7300

BAKERSFIELD
4900 California Ave.
Suite 210-B
Bakersfield, CA 93301
661.334.2777