

RIO ALMOND RANCH

Madera County, California

\$1,840,000

(\$23,000/Acre)



80.00± Acres

- Nonpareil & Monterey varieties
- Planted in 2011
- Close proximity to Freeway 99
- Potential depreciation benefits

EXCLUSIVELY PRESENTED BY:

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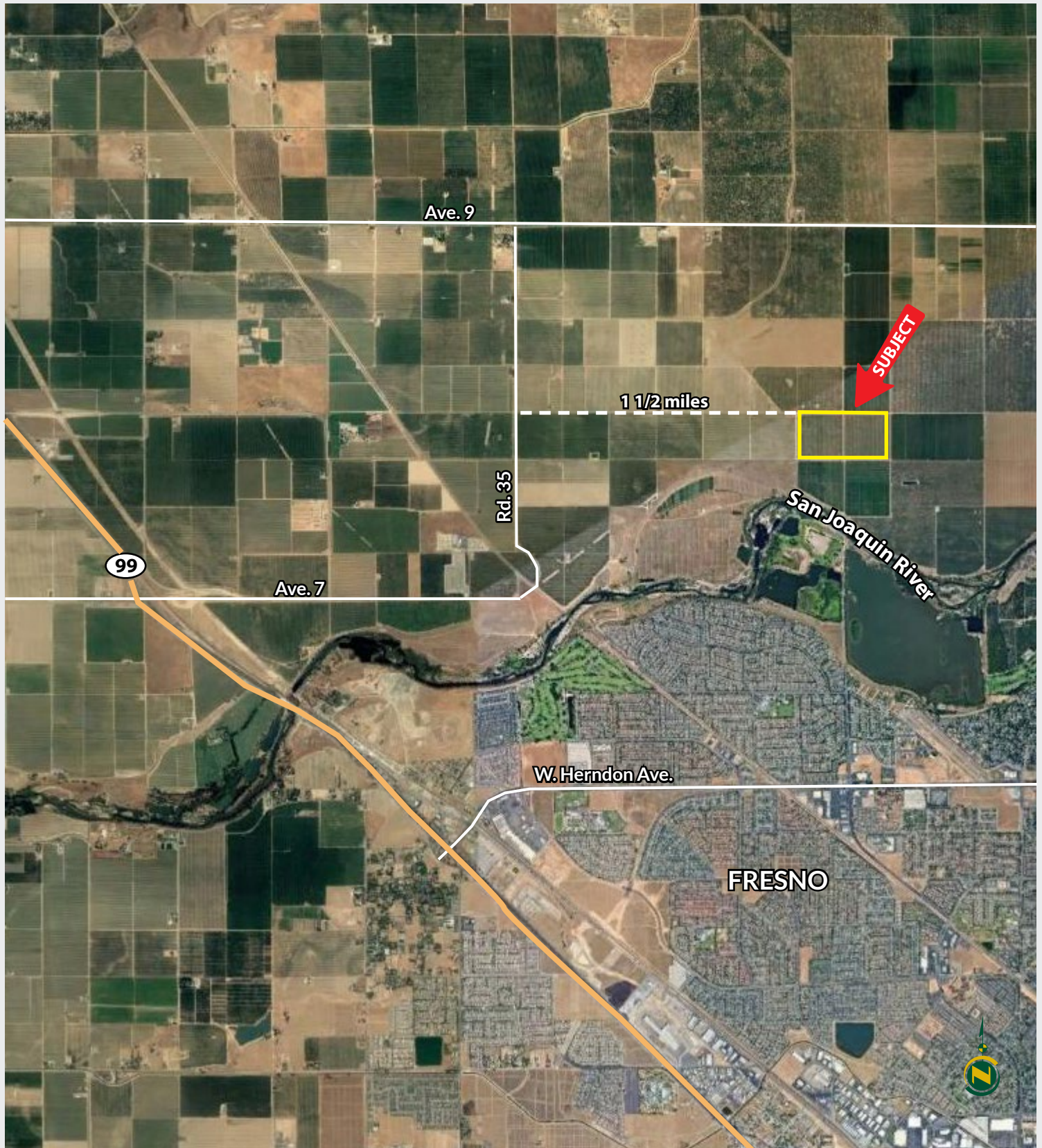
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DRE #00020875

PROPERTY LOCATION



PROPERTY INFORMATION

DESCRIPTION

The Rio Almond Ranch offering includes 77± acres of producing almonds just 1/4 mile north of the San Joaquin River in a prominent growing region of Madera County.

LOCATION

The property is located approximately 4 miles northeast of Freeway 99 & Avenue 7, just north of the San Joaquin River. Directions from Freeway 99 include: travel 2 miles east on Avenue 7, 1 mile north on Road 35, 1.5 miles east on a private road; the property is on the south side of the road.

ZONING

ARE-40 (Agricultural, Rural Exclusive - 40 acres)

The parcel is not located within the Williamson Act contract.

PLANTINGS

Variety	Ranch	Planting Date	Planted Acreage	2019	2020	2021	Average
Monterey	Rio Ranch	2011	38.5±	2,353	1,567	2,475	2,131
Nonpareil	Rio Ranch	2011	38.5±	3,017	1,958	3,374	2,592
TOTALS			77.0±				2,362

WATER/IRRIGATION

There is one (1) agricultural well drilled in 2000 with a 492 foot depth and 75HP pump. The orchard is irrigated by drip system.

SOILS

San Joaquin sandy loam, 0 to 3 percent slopes; Hanford (ripperdan) fine sandy loam, moderately deep and deep over silt, 0 to 3 percent slopes; Ramona sandy loam, 0 to 3 percent slopes

IMPROVEMENTS

None.

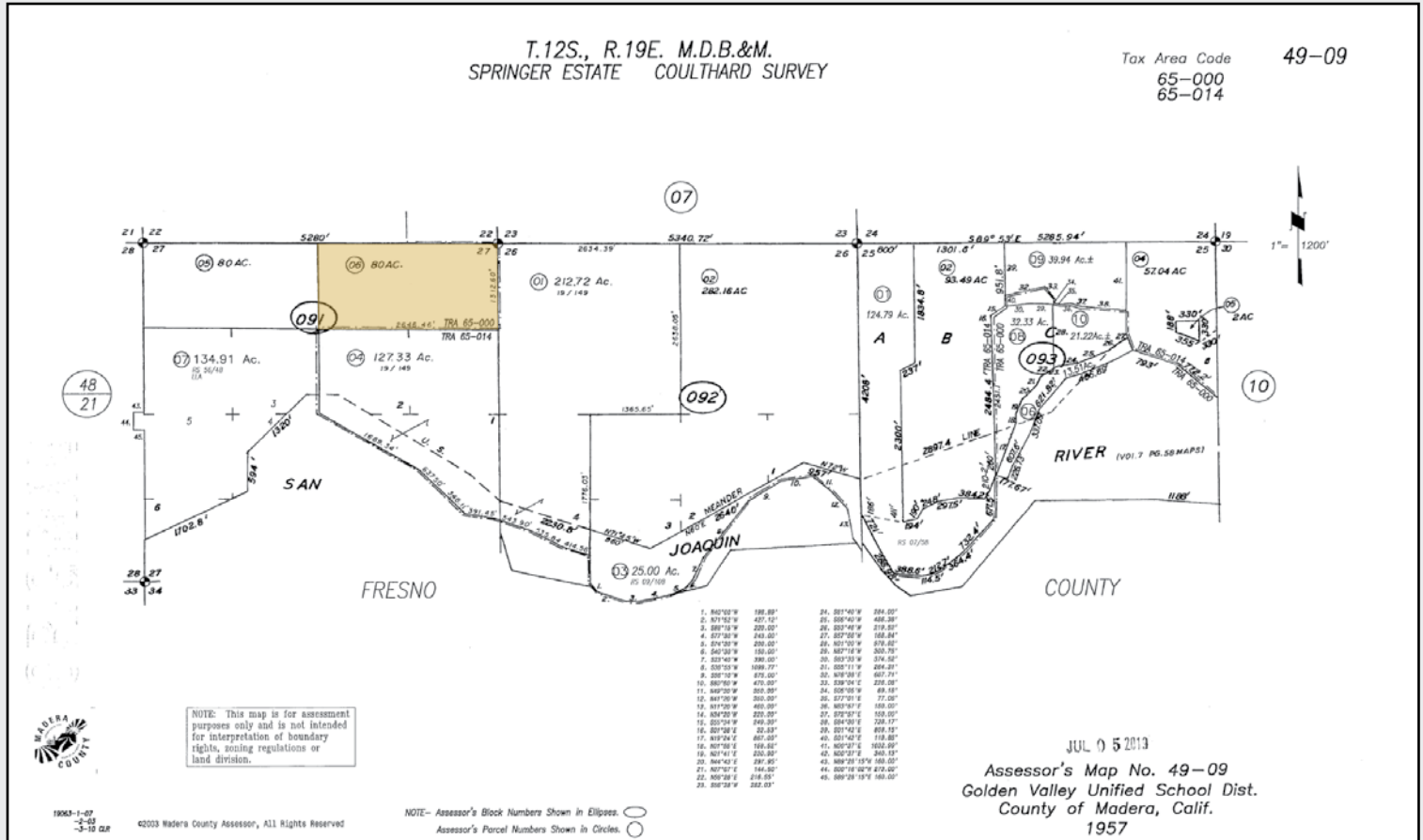
PRICE/TERMS

\$1,840,000 cash at the close of escrow. Buyer to reimburse Seller for all cultural costs incurred toward the 2023 almond crop and to cooperate with the Seller to perform a 1031 exchange. Please drive slowly on the private road to the property.

PROPERTY AERIALS



PARCEL MAP



LEGAL DESCRIPTION

Madera County APN: 049-091-006.

A portion of Section 27, Township 12S, Range 19E, M.D.B.&M.

SS

SOILS MAP



SOILS LEGEND

**SaA = San Joaquin sandy loam,
0 to 3 percent slopes
MLRA 17**

**HdA = Hanford (ripperdan) fine sandy loam,
moderately deep & deep over hardpan
0 to 3 percent slopes**

**RaA = Ramona sandy loam
0 to 3 percent slopes**

PROPERTY PHOTOS



STATE MAP

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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

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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