

FWY 99 ALMONDS

Madera County, California

160± Acres

\$7,218,450

(\$45,115/Acre)



- Income Producing Almonds
- Fwy 99 Frontage
- Potential Tax Depreciation Benefits
- Madera Irrigation District



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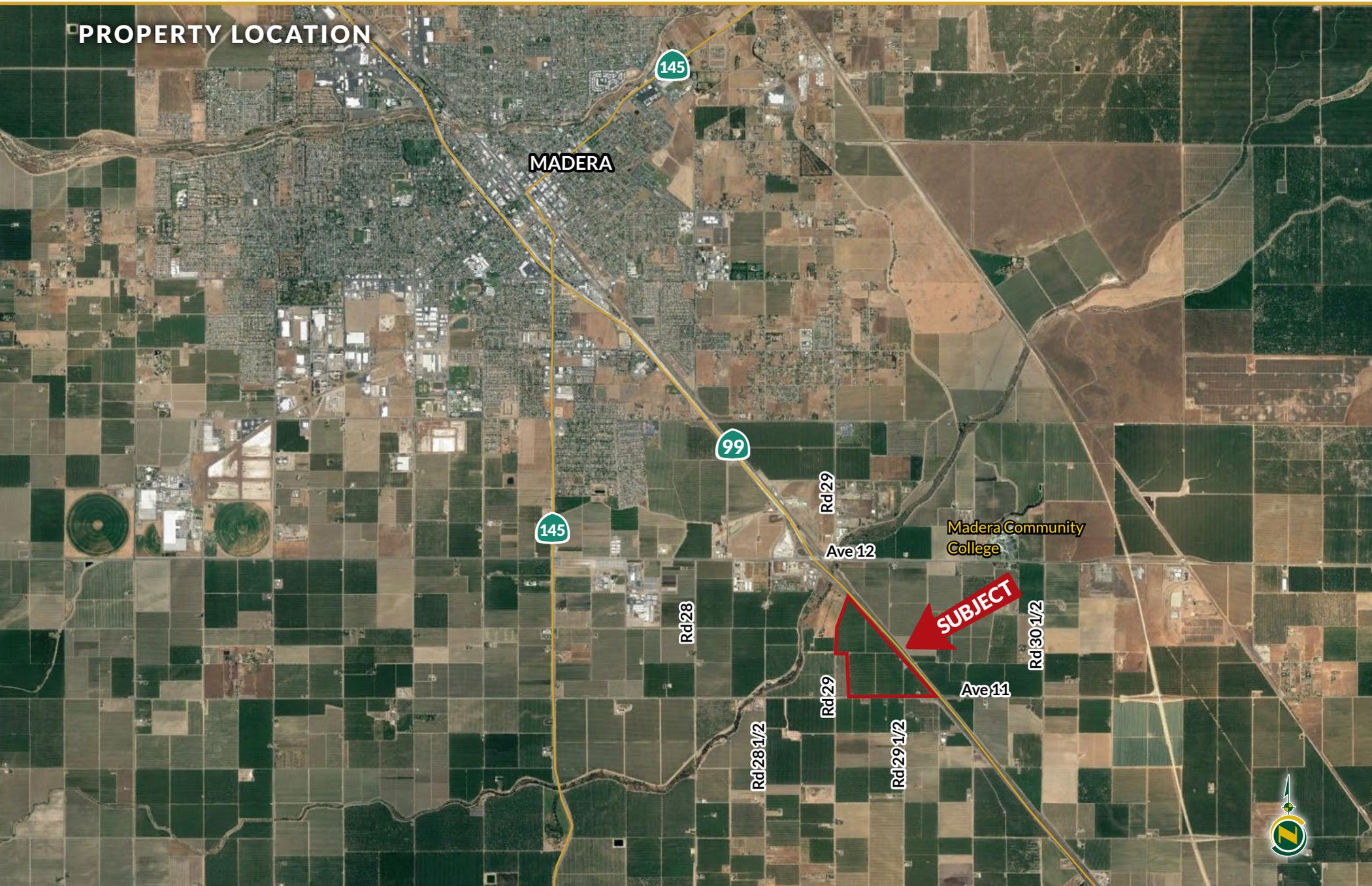


FWY 99 ALMONDS

160.00± Acres
Madera County, CA



PROPERTY LOCATION



PROPERTY INFORMATION

DESCRIPTION

Opportunity to purchase 160± assessed acres of Madera Irrigation District income producing almonds with FWY 99 frontage. There is (1) ranch residence located on the property on Ave 11 just east of the overpass. The property is irrigated by dual line drip via M.I.D. and a 100 HP ag well.

TRAFFIC COUNTS

Highway 99 at Avenue 11 – 74,741± AADT
Highway 99 at Avenue 12 – 68,349± AADT

LOCATION

The subject property is located on the east side of Road 29, north of Avenue 11. Please see the overview map included for exact outline of ranch. The property is bordered by Highway 99 on the east side of the property.

LEGAL

Madera County APN's: 047-110-003, 013 & 021. Located in a portion of Section 4, T12S, R18E, M.D.B.&M.

ZONING

ARE20 & ARE40

SOILS

Hanford fine sandy loam, 0-1% slopes, Grade 1
Hanford fine sandy loam, moderately deep & deep over hardpan, 0-1% slopes, Grade 1
Hanford sandy loam, 0-3% slopes, Grade 2
San Joaquin sandy loam, 0-3% slopes, Grade 5
Tujunga loamy sand, 0-3% slopes, Grade 2

PLANTINGS

The orchard is planted to 8th leaf almonds with varieties consisting of Nonpareil & Monterey.

WATER

Madera Irrigation District, (1) ag well equipped with a 100 HP pump.

BUILDINGS

(1) 1,436 sq. ft. residential home located on the property.

PRICE/TERMS

\$7,218,450 all cash at the close of escrow.

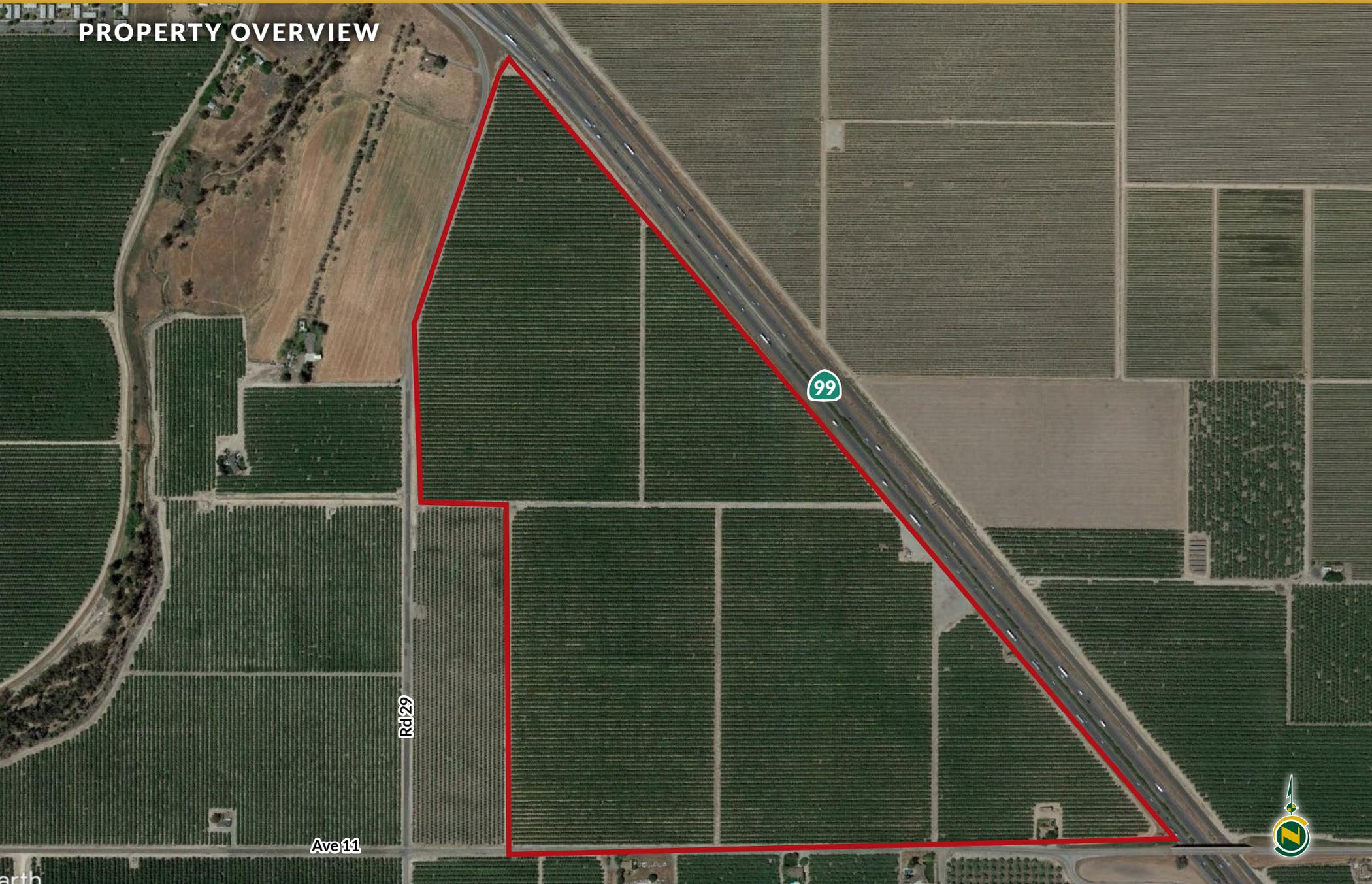


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PROPERTY OVERVIEW



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SOILS MAP

California Revised Storie Index (CA)	
Map unit symbol	Map unit name
HaA	Hanford fine sandy loam, 0-1% slopes
HbA	Hanford fine sandy loam, moderately deep & deep over hardpan, 0-1% slopes
HfA	Hanford sandy loam, 0-3% slopes
SaA	San Joaquin sandy loam, 0-3% slopes, MLRA 17
TwA	Tujunga loamy sand, 0-3% slopes



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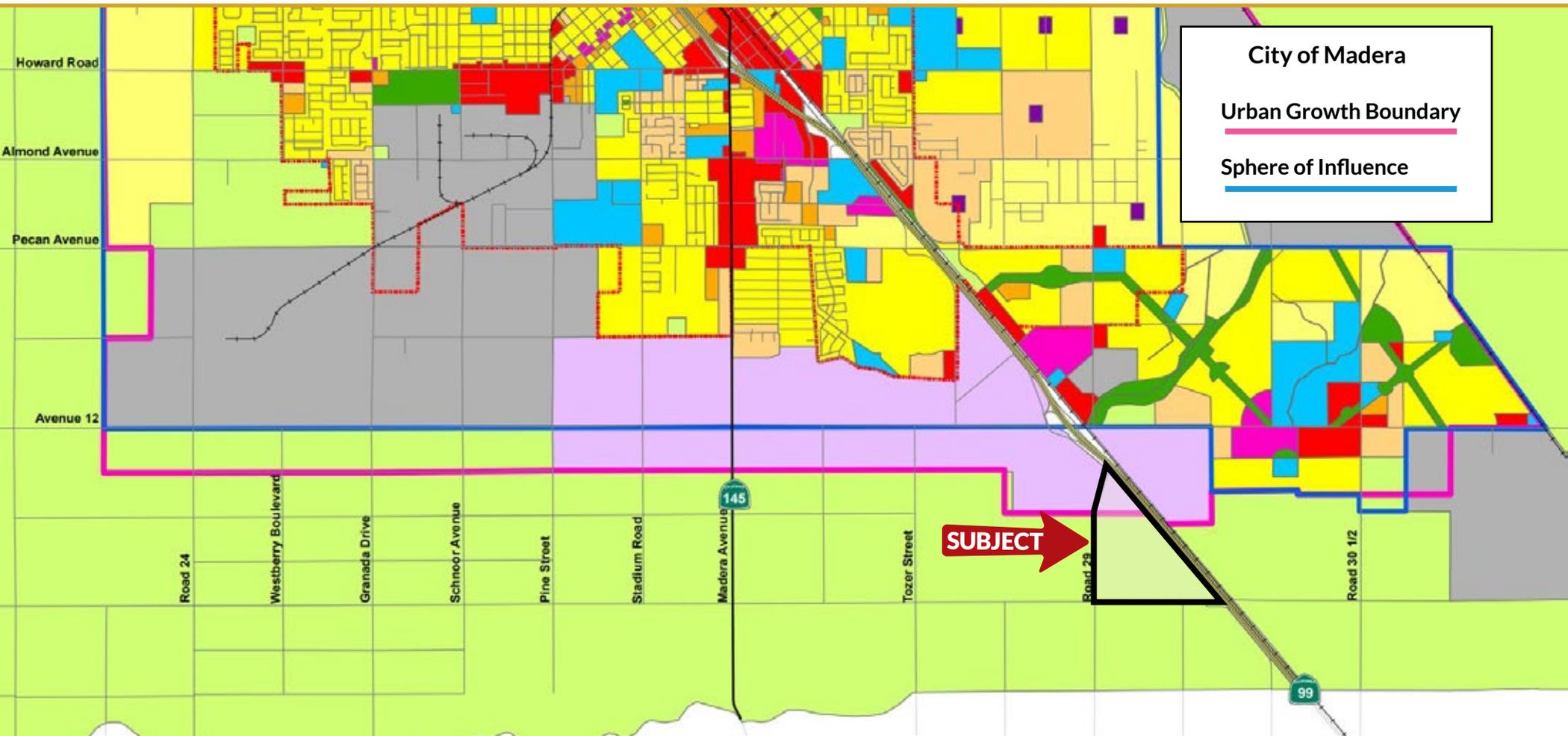


PROPERTY PHOTOS



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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 **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.**