

DAMBROSIA ALMONDS

Madera County, California

60.52± Acres

\$907,800
(\$15,000/Acre)

PRICE REDUCED



- 2 Almond Varieties
- Planted 2013 and 2016
- 75 HP Pump & Well



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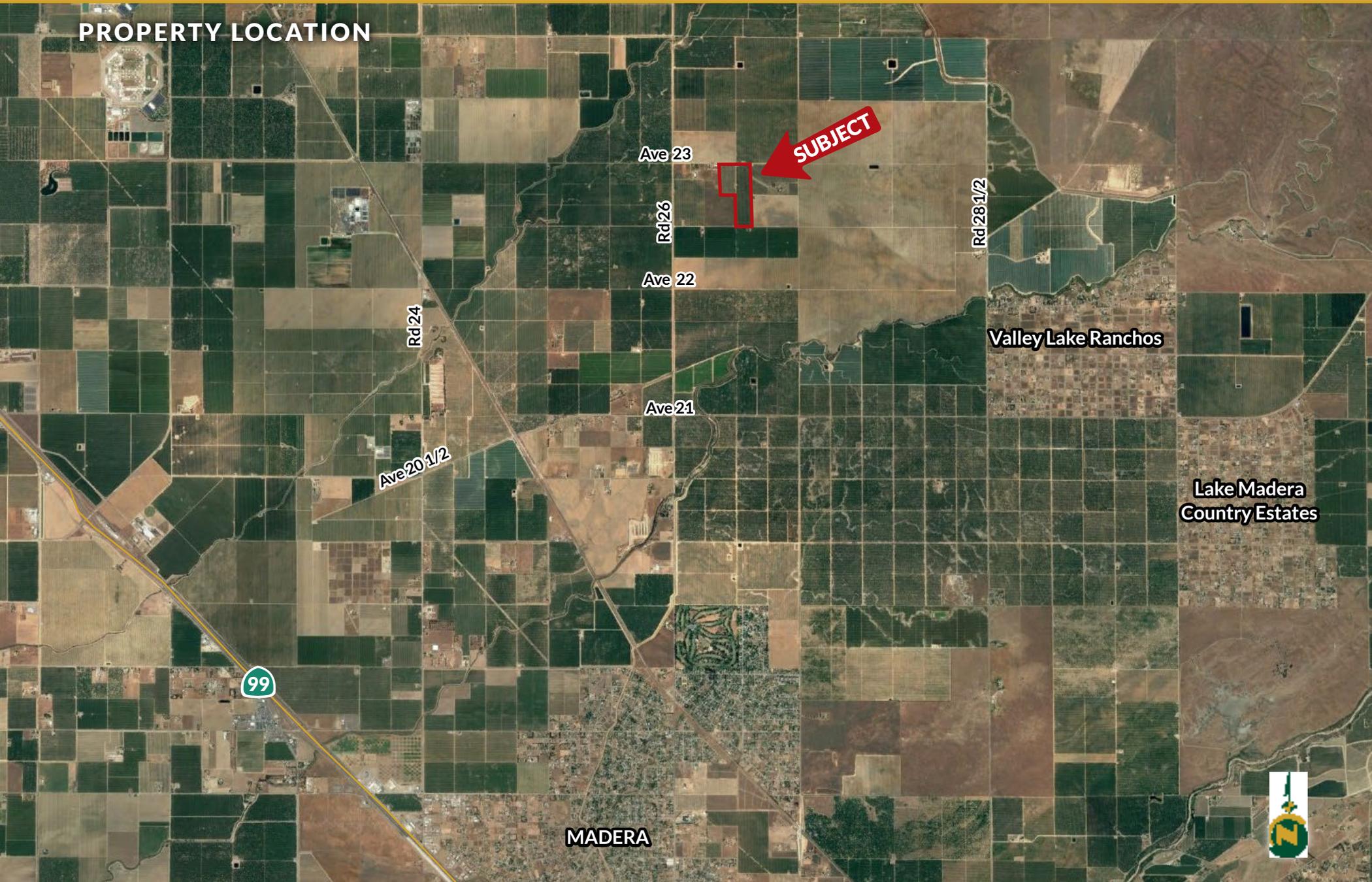


DAMBROSIA ALMONDS

60.52± Acres
Madera County, CA



PROPERTY LOCATION



DAMBROSIA ALMONDS

60.52± Acres
Madera County, CA



PROPERTY INFORMATION

DESCRIPTION

60.52± acres of almonds located northeast of the City of Madera. The almond trees consists of two separate plantings. The first planting was 37± acres in 2013 and the second planting was 20± acres in of 2016. Both were planted to Nonpareil and Wood Colony.

LOCATION

Located on the southeast side of Avenue 23 and Road 26. Approximately 4 miles north of the City of Madera.

LEGAL

60.52± acres located in a portion of Section 12, T10S, R17E, M.D.B.&M. Madera County APN's: 030-312-003, 004.

PLANTINGS

37± acres planted in 2013 to Nonpareil and Wood Colony
20± acres planted in 2016 to Nonpareil and Wood Colony

WATER

75 HP pump and well drilled in 2015
The property is **not** located in the Madera Irrigation District.

SOILS

Alamo clay, 0-1% slopes
San Joaquin sandy loam, 0-3% slopes, MLRA 17
Cometa sandy loams, 3-8% slopes

BUILDINGS

None

PRICE/TERMS

\$907,800 cash at the close of escrow. Buyer to reimburse seller for cultural costs accrued towards the 2024 growing crop.



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PROPERTY OVERVIEW



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SOILS MAP

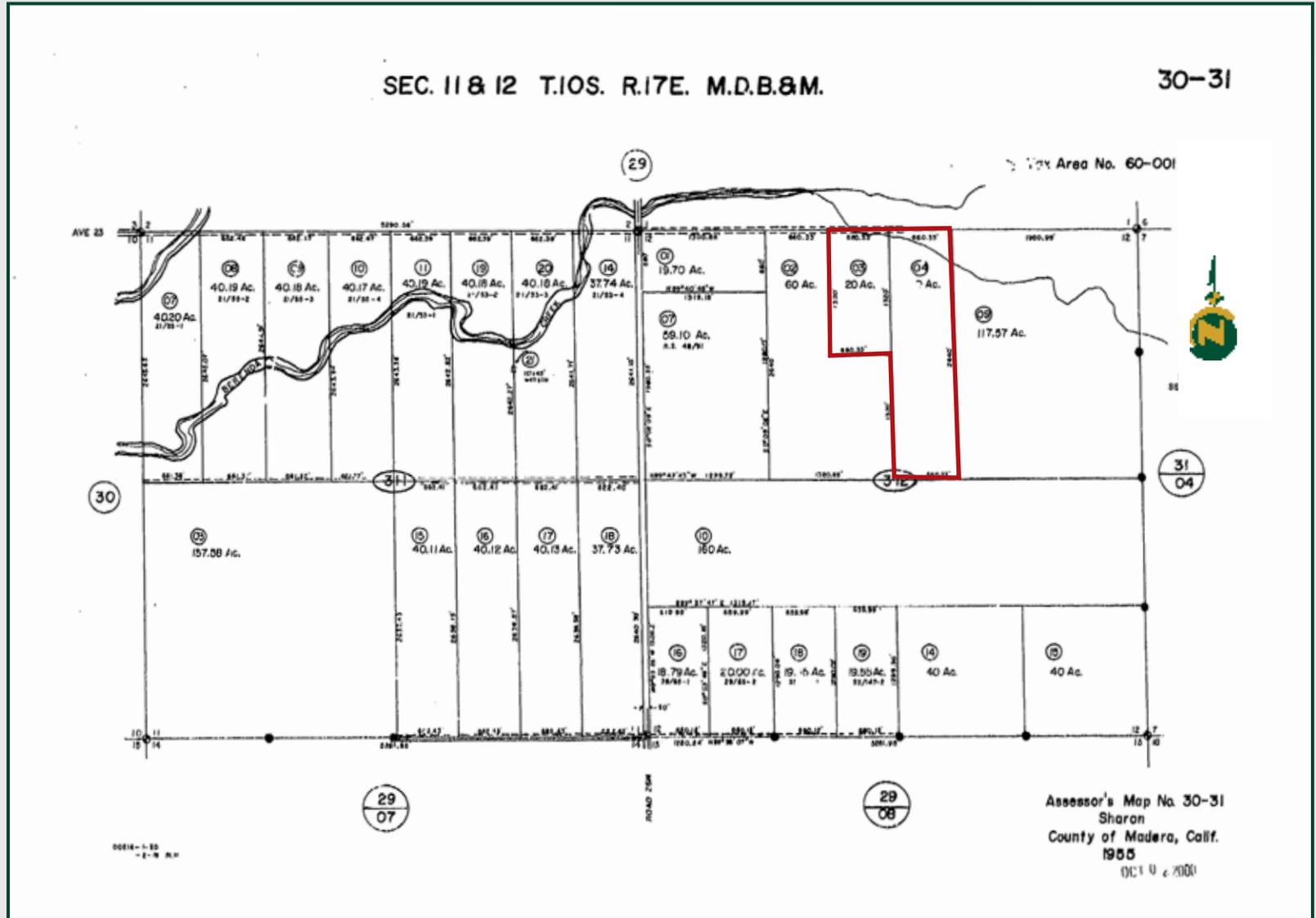


California Revised Storie Index (CA)

Map unit symbol	Map unit name
AtB	Atwater loamy sand, 3-8% slopes, MLRA 17
SaA	San Joaquin sandy loam, 0-3% slopes
CuB	Cometa sandy loams, 3-8% slopes



PARCEL MAP



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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.**