

AVE 17 M.I.D. ALMONDS

Madera County, California

77.62± Acres

\$2,018,120

(\$26,000/Acre)

PRICE REDUCED



- Mature Almonds
- Madera Irrigation District
- New Ag Well



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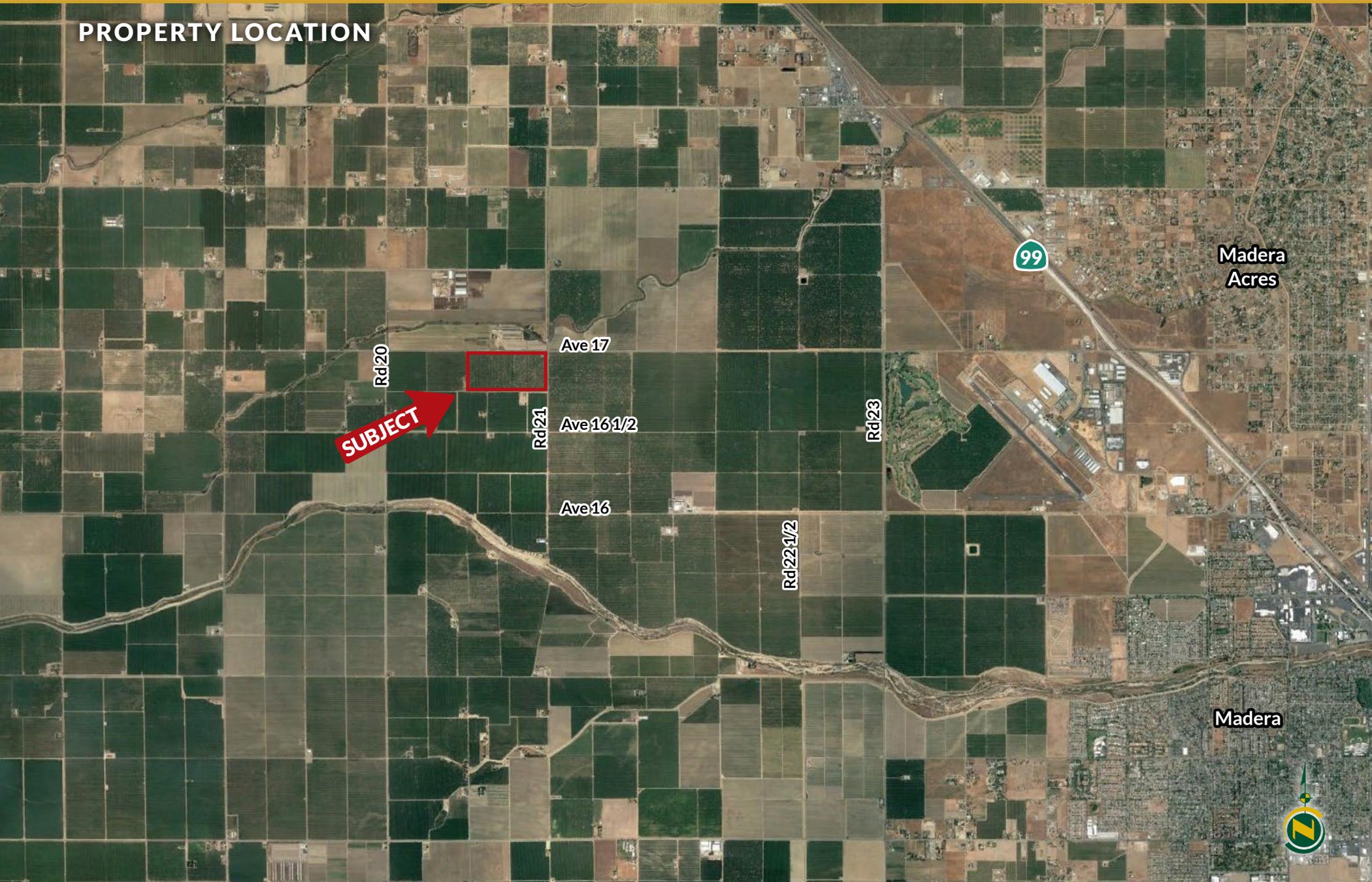


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PROPERTY LOCATION



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PROPERTY INFORMATION

DESCRIPTION

The ranch consists of 75± planted acres of Aldrich, Fritz, Nonpareil, and Monterey almond varieties. The property is situated in the desirable Madera Irrigation District and entitled to receive surface water deliveries. A new ag well was drilled in 2017 and there is a 1,000± sq foot house in the northeast corner of the ranch that is currently being rented.

LOCATION

The property is located on the southwest corner of Ave 17 and Rd 21. The address for the home is 16882 Rd 21 Madera, CA 93637.

LEGAL

Madera County APN: 028-170-013
Located in a portion of Section 12, Township 11S, Range 16E, M.D.B&M.
The property is enrolled within the Williamson Act.

ZONING

ARE-40 (Agricultural Rural Exclusive – 40 acre minimum)

PLANTINGS

Almonds planted in 2004 to Aldrich, Fritz, Nonpareil and Monterey varieties.

PRODUCTION

Available upon request

WATER

The property is located within and entitled to receive surface water from Madera Irrigation District. In addition to district water, there is one ag well used to irrigate the trees and a domestic well for the house. The trees are irrigated via micro sprinklers.

SOILS

See soils map included.

BUILDINGS

1,000± sq foot house currently being rented for \$1,089 per month.

PRICE/TERMS

\$2,018,120 cash at the close of escrow. Buyer to reimburse Seller for cultural costs related towards the 2024 crop.



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PROPERTY OVERVIEW

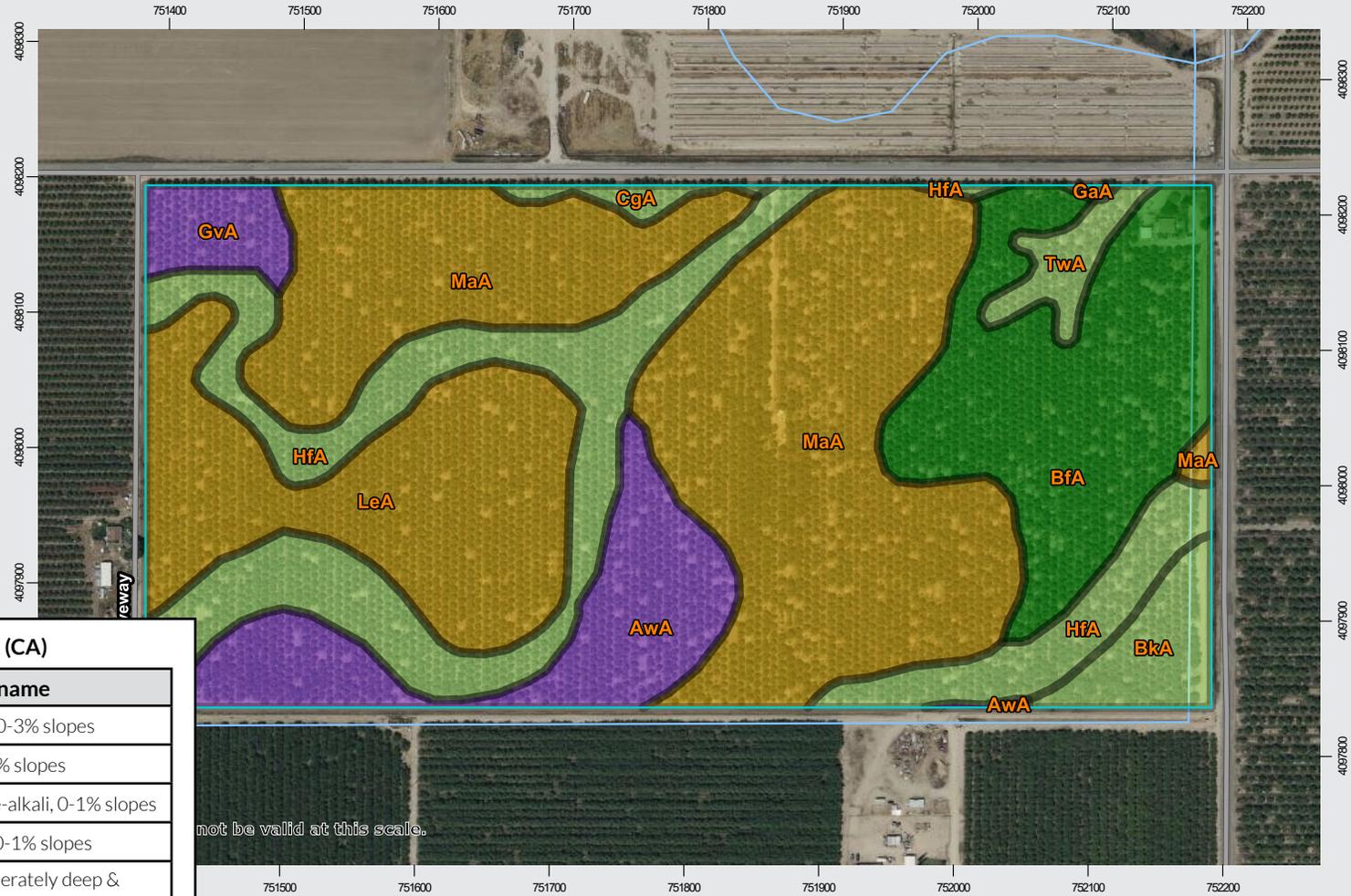


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SOILS MAP



California Revised Storie Index (CA)

Map unit symbol	Map unit name
MaA	Madera fine sandy loam, 0-3% slopes
HfA	Hanford sandy loam, 0-3% slopes
LeA	Lewis loam, slightly saline-alkali, 0-1% slopes
BfA	Borden fine sandy loam, 0-1% slopes
AwA	Atwater loamy sand, moderately deep & deep over hardpan, 0-3% slopes
BkA	Borden fine sandy loam, slightly saline-alkali, 0-1% slopes
GvA	Greenfield sandy loam, moderately deep & deep over hardpan, 0-3% slopes
TwA	Tujunga loamy sand, 0-3% slopes
CgA	Chino loam, 0-1% slopes
GaA	Grangeville fine sandy loam, 0-1% slopes, MLRA 17

not be valid at this scale.

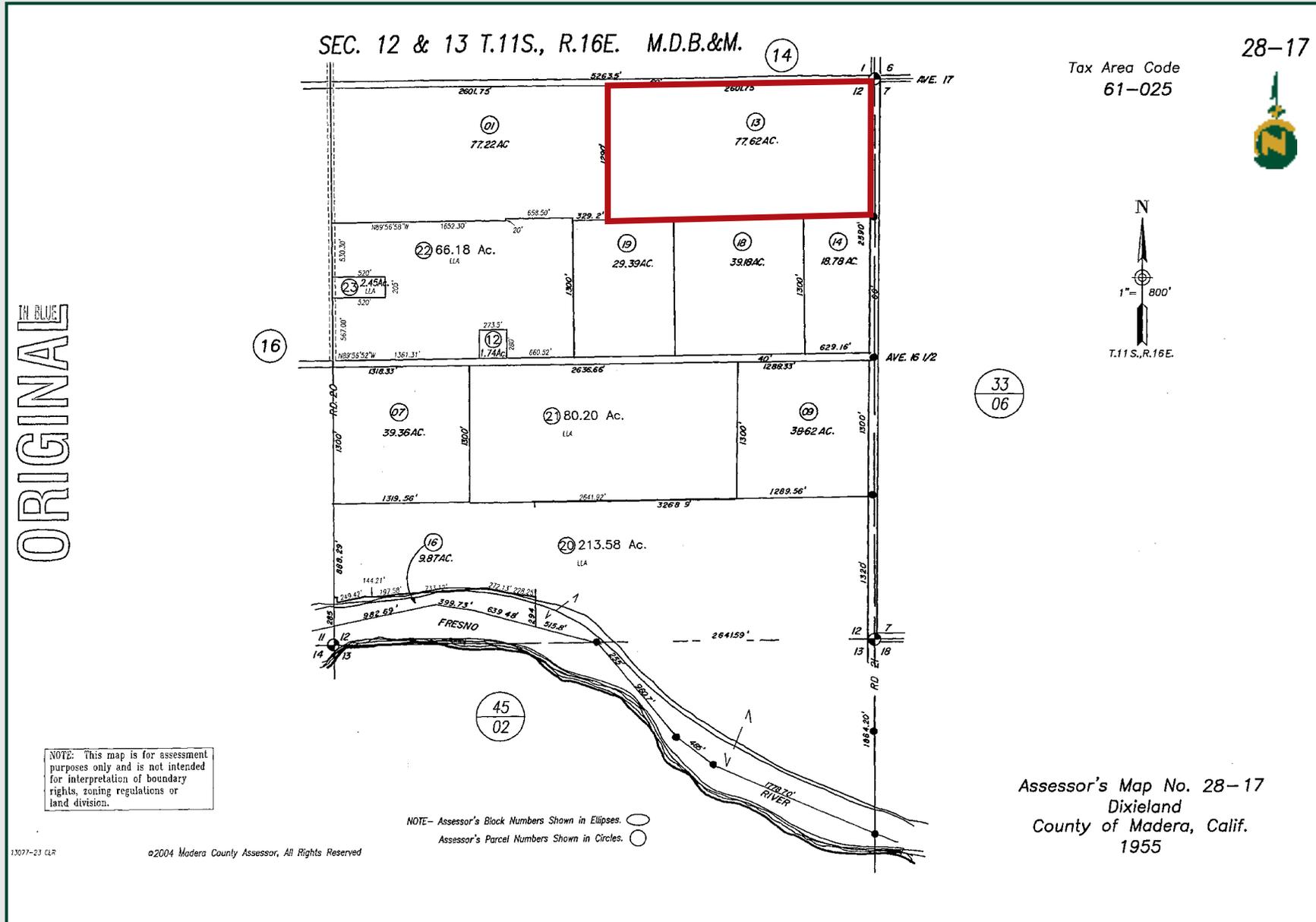


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PARCEL MAP



ORIGINAL

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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.**