

# CHOWCHILLA ALMONDS & HOME

**55.92± Assessed Acres**  
*Madera County, California*

**\$1,850,000**  
(\$33,083/Acre)



• 2,884± Sq. Ft. Home • Metal Shop & Barn • Chowchilla Irrigation District • Butte/Padre Almonds



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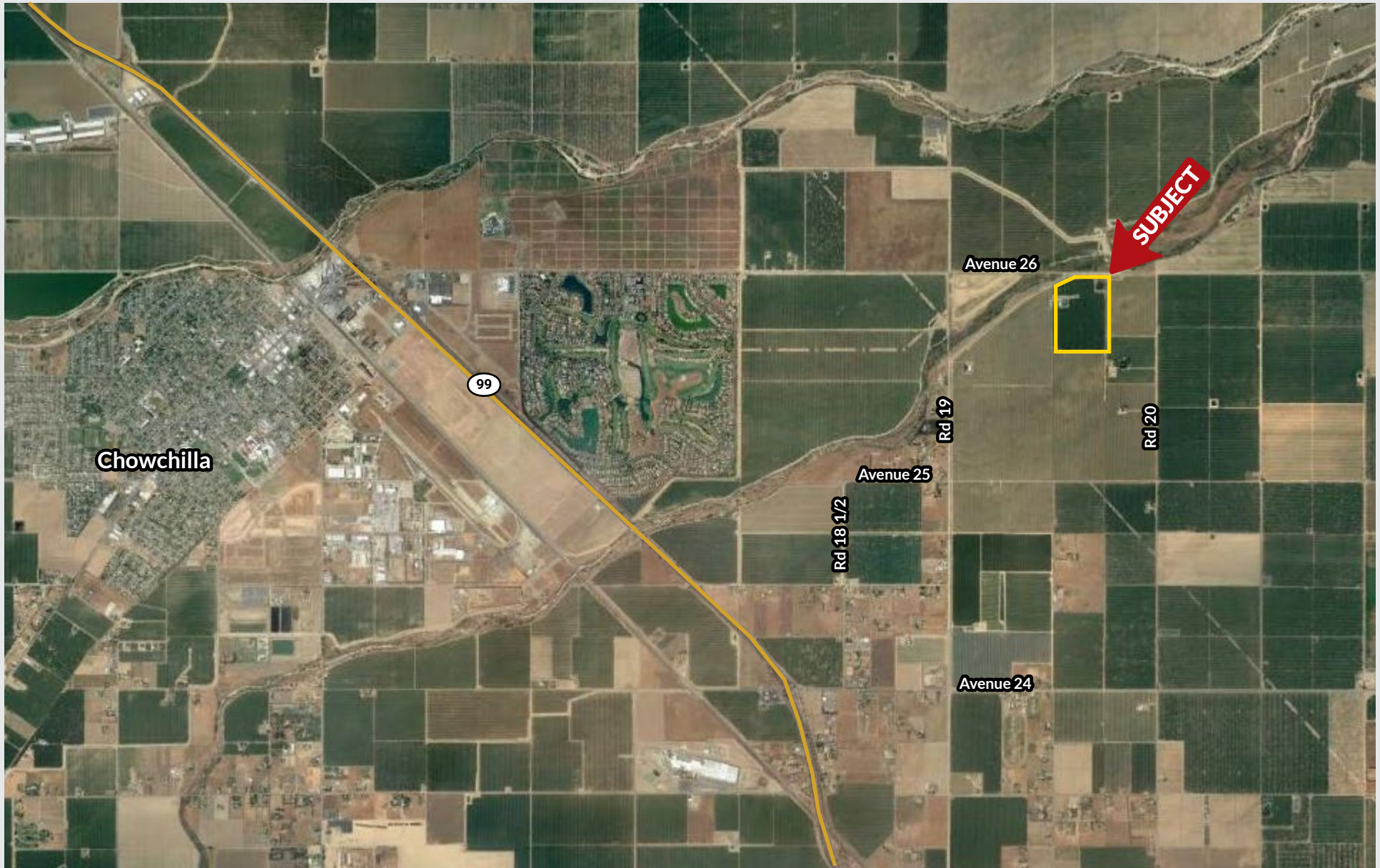
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## PROPERTY LOCATION



## PROPERTY INFORMATION

### LOCATION

The south side of Avenue 26, 1/2 mile east of Road 19. Approximately 1 1/2 miles east of the city of Chowchilla.  
Address: 19554 Avenue 26, Chowchilla, CA 93610

### LEGAL

A portion of the W 1/2 of the NE 1/4 of Section 26, T9S, R16E, M.D.B.&M.  
Madera County APN: 027-010-013

### RESIDENCE

The beautiful 2,884± sq. ft. country home was constructed in 2006 with a stately circle drive entrance and spacious yard. The 3 bedroom, 2 1/2 bath home includes 2 fireplaces, a high wood beam ceiling, accented with stylish ceiling fans and recessed lighting. The home was designed with an open floor plan and features a formal dining, office, sitting room, utility room, and a large kitchen with an informal dining area.

### PLANTINGS

A Butte/Padre almond orchard planted in 2006

### PRODUCTION

Available upon request.

### WATER

Chowchilla Water District  
(1) 100 HP irrigation pump & well  
(1) 25 HP booster pump  
(1) domestic pump & well  
Dual line drip irrigation with filter station  
(1) Reservoir (shared by the neighboring landowners)

### SOILS

Greenfield sandy loam, 3 to 8 percent slopes  
Ramona sandy loam, 0 to 3 percent slopes  
San Joaquin sandy loam, 0 to 3 percent slopes, MLRA 17

### SHOP & BARN

The 2,400± sq. ft. metal shop has a concrete floor, 4 roll-up truck doors and an interior office and bathroom. There is also a 3-sided metal barn used for equipment storage.

### PRICE/TERMS

\$1,850,000 cash at the close of escrow. Buyer to reimburse seller for cultural costs incurred toward the 2023 crop.



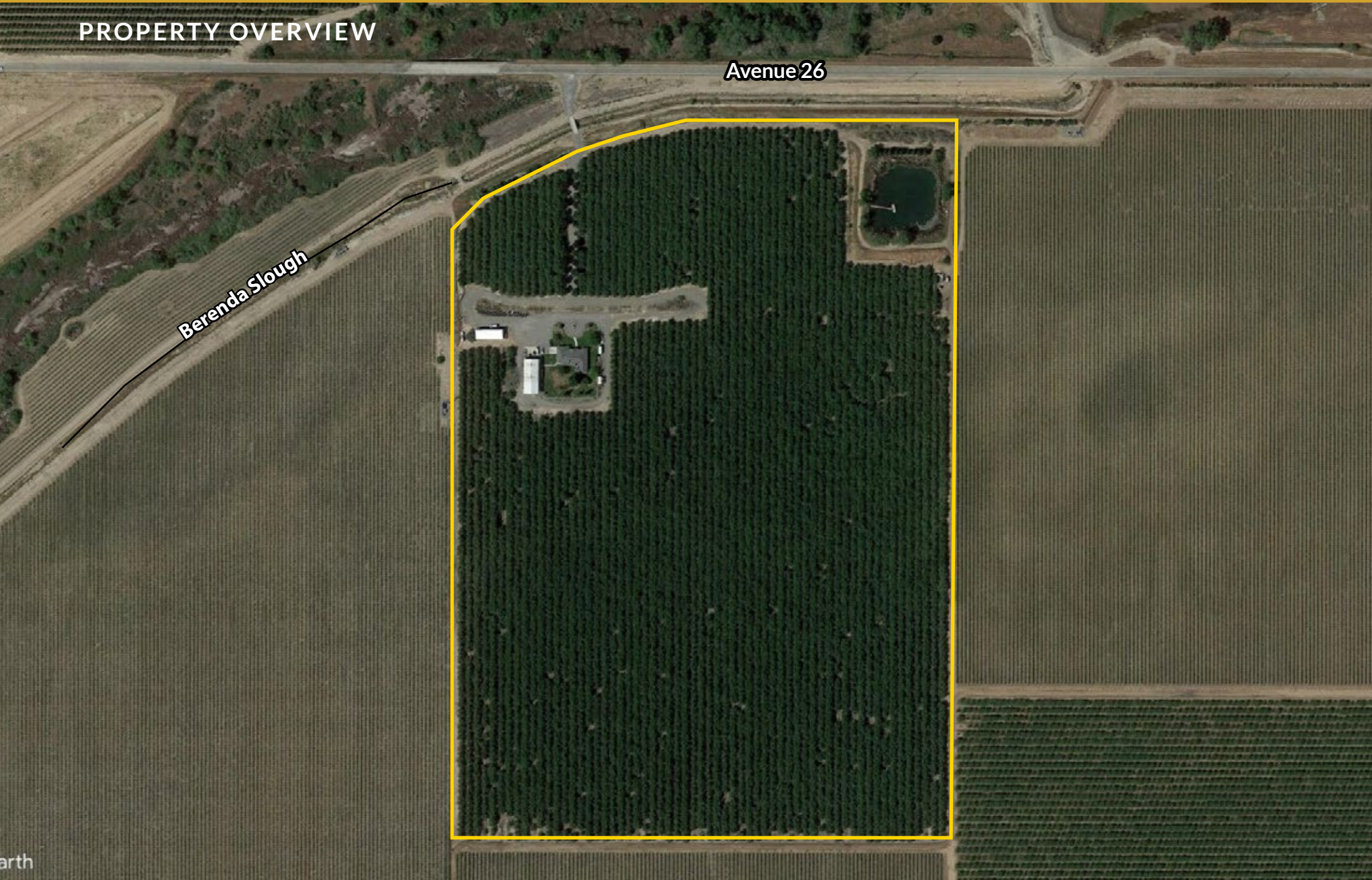


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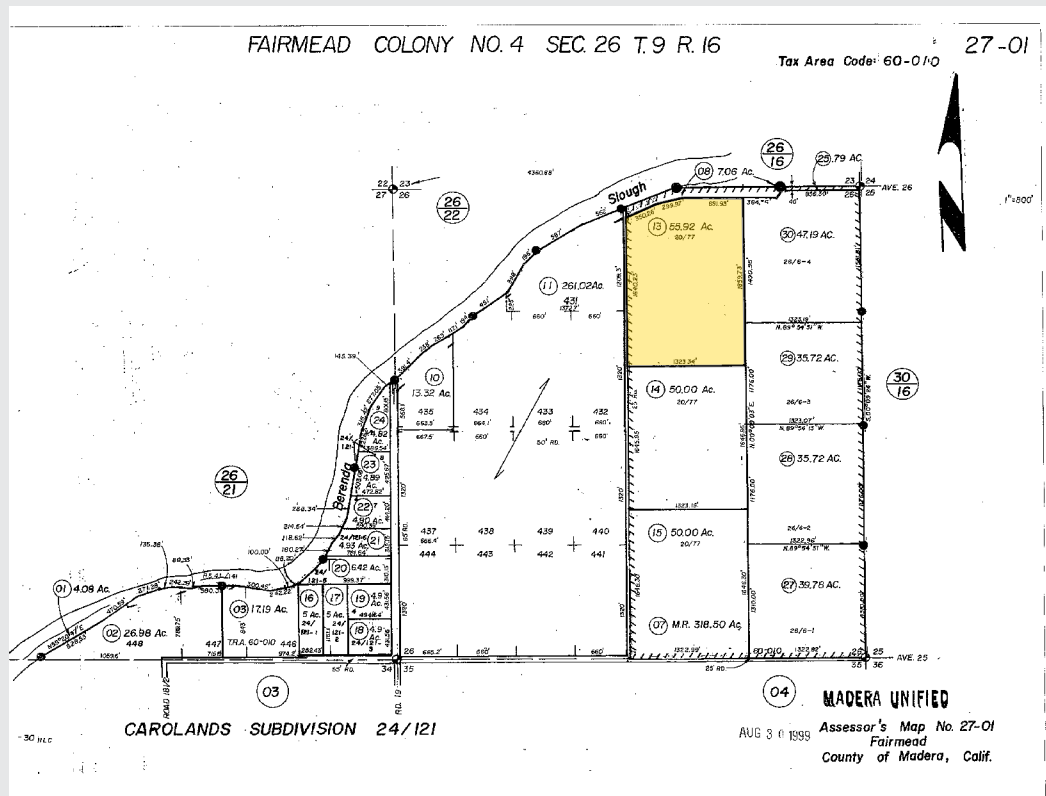


## PROPERTY OVERVIEW





## APN MAP & SOILS MAP



| Map unit symbol | Map unit name                                         |
|-----------------|-------------------------------------------------------|
| GuB             | Greenfield sandy loam, 3 to 8 percent slopes          |
| RaA             | Ramona sandy loam, 0 to 3 percent slopes              |
| SaA             | San Joaquin sand loam, 0 to 3 percent slopes, MLRA 17 |

## PROPERTY PHOTOS





## 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.*

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