

# MADERA CO. ALMONDS

Madera County, California

78.79± Acres

**\$2,757,650**  
(\$35,000/Acre)



- Gravelly Ford Irrigation District
- Income Producing
- One (1) Pump and Well



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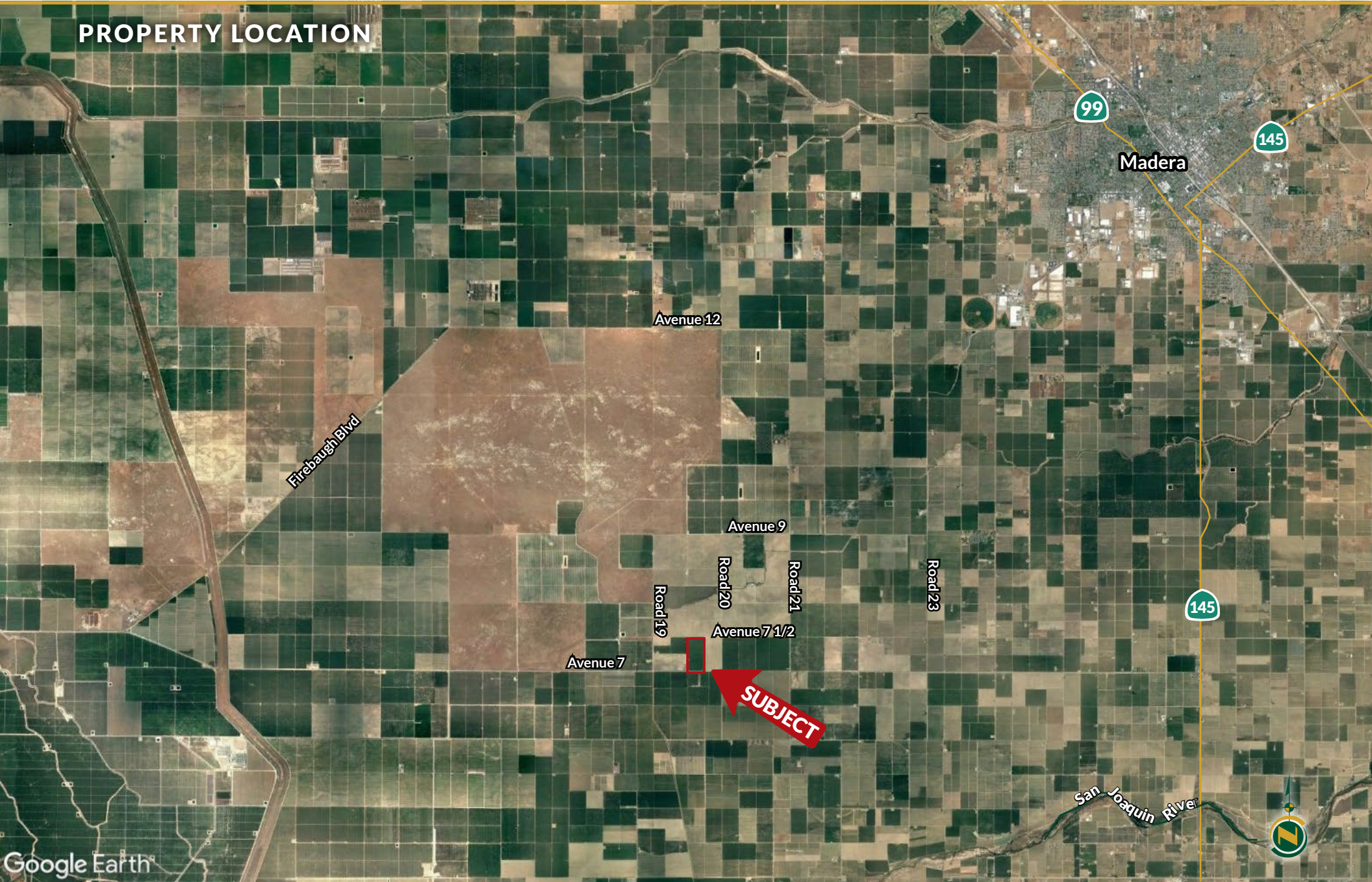


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78.79± Acres  
Madera County, CA



## PROPERTY LOCATION





## PROPERTY INFORMATION

### LOCATION

Located approximately 1/4 mile northwest of the intersection of Road 20 and Avenue 7.

### LEGAL

Madera County APN: 044-271-006 located in a portion of Section 16, T12S, R16E, M.D.B.&M.

### ZONING

AE (Agricultural Exclusive)

### PLANTINGS

Carmel, 25%, Monterey, 25%, Nonpareil, 50% planted 2007.

### PRODUCTION

Year	Lbs. Per Acre
2019	3,517
2020	2,807
2021	3,900
2022	1,944

### BUILDINGS

There are no buildings on the property.

### SOILS

Dinuba-El Peco fine sandy loams, slightly saline alkali  
Fresno and El Peco fine sandy loams, strongly saline-sodic  
El Peco-Dinuba fine sandy loams, strongly saline alkali  
Dinuba-El Peco fine sandy loams, moderately saline alkali  
Cajon loamy sand

### WATER

Gravelly Ford Irrigation District.

Gravelly Ford water is distributed through flood irrigation.

(1) 100 HP pump and well

(1) 40 HP pump and well (well collapsed - non functioning)

Fan Jet irrigation system

(1) Reservoir

(1) lift pump

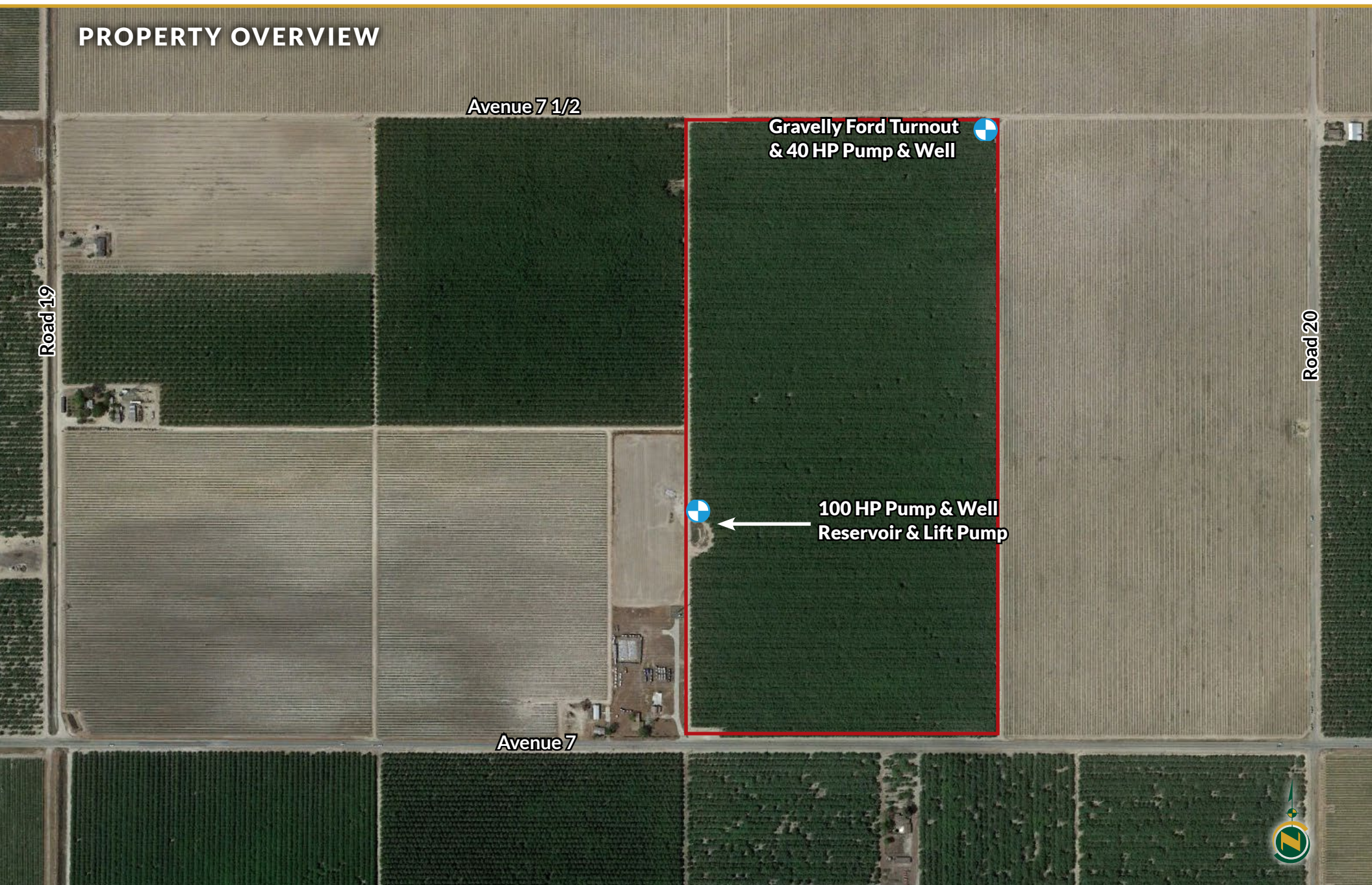
### PRICE/TERMS

\$2,757,650 cash at the close of escrow. Buyer to reimburse Seller for cultural costs incurred towards the 2023 crop season at the close of escrow.





## PROPERTY OVERVIEW

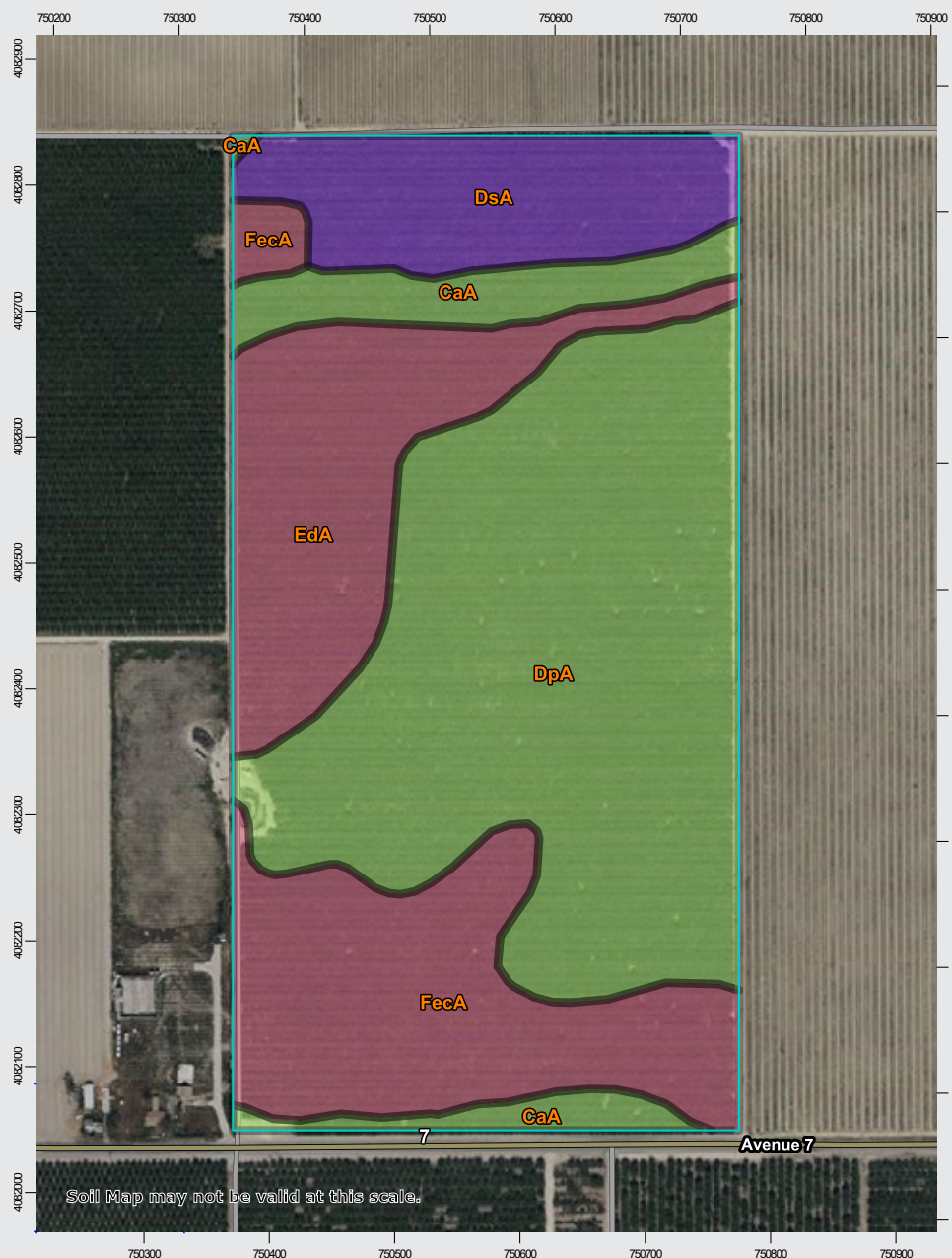




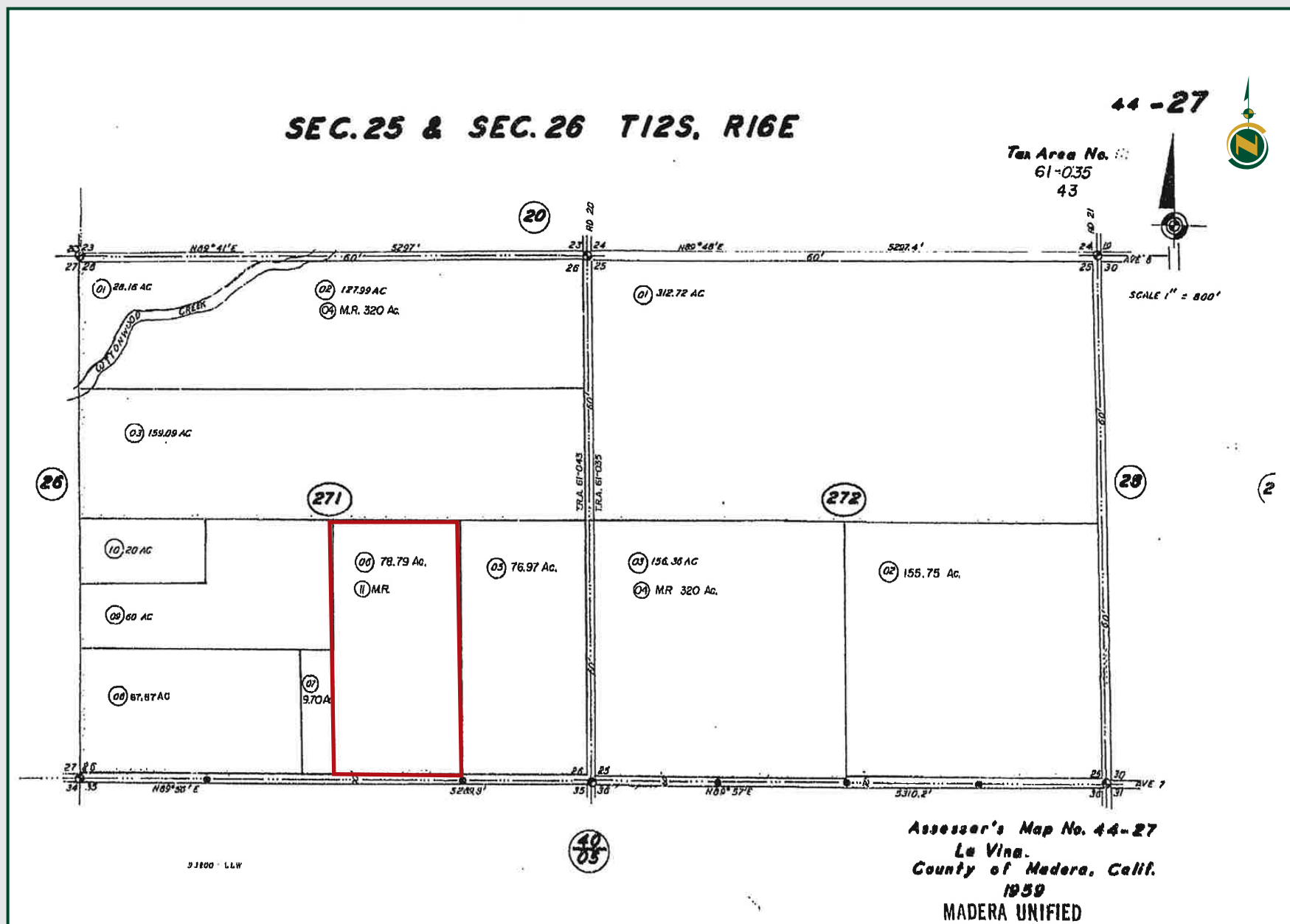
## SOILS MAP

California Revised Storie Index (CA)

Map unit symbol	Map unit name
DpA	Dinuba-El Peco fine sandy loams, slightly saline alkali
FecA	Fresno and El Peco fine sandy loams, strongly saline-sodic
EdA	El Peco-Dinuba fine sandy loams, strongly saline alkali
DsA	Dinuba-El Peco fine sandy loams, moderately saline alkali
CaA	Cajon loamy sand



## PARCEL MAP



## 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.