

MADERA COUNTY LAND WITH FUTURE DEVELOPMENT POTENTIAL

158.64± Acres
Madera County, CA

\$4,568,832
(\$28,800/Acre)

PRICE REDUCED

- West of Valley Children's Hospital • Permanent Crops with Income & Depreciation • Large Contiguous Block
- Irrigation Pumps & Wells • Root Creek Water District



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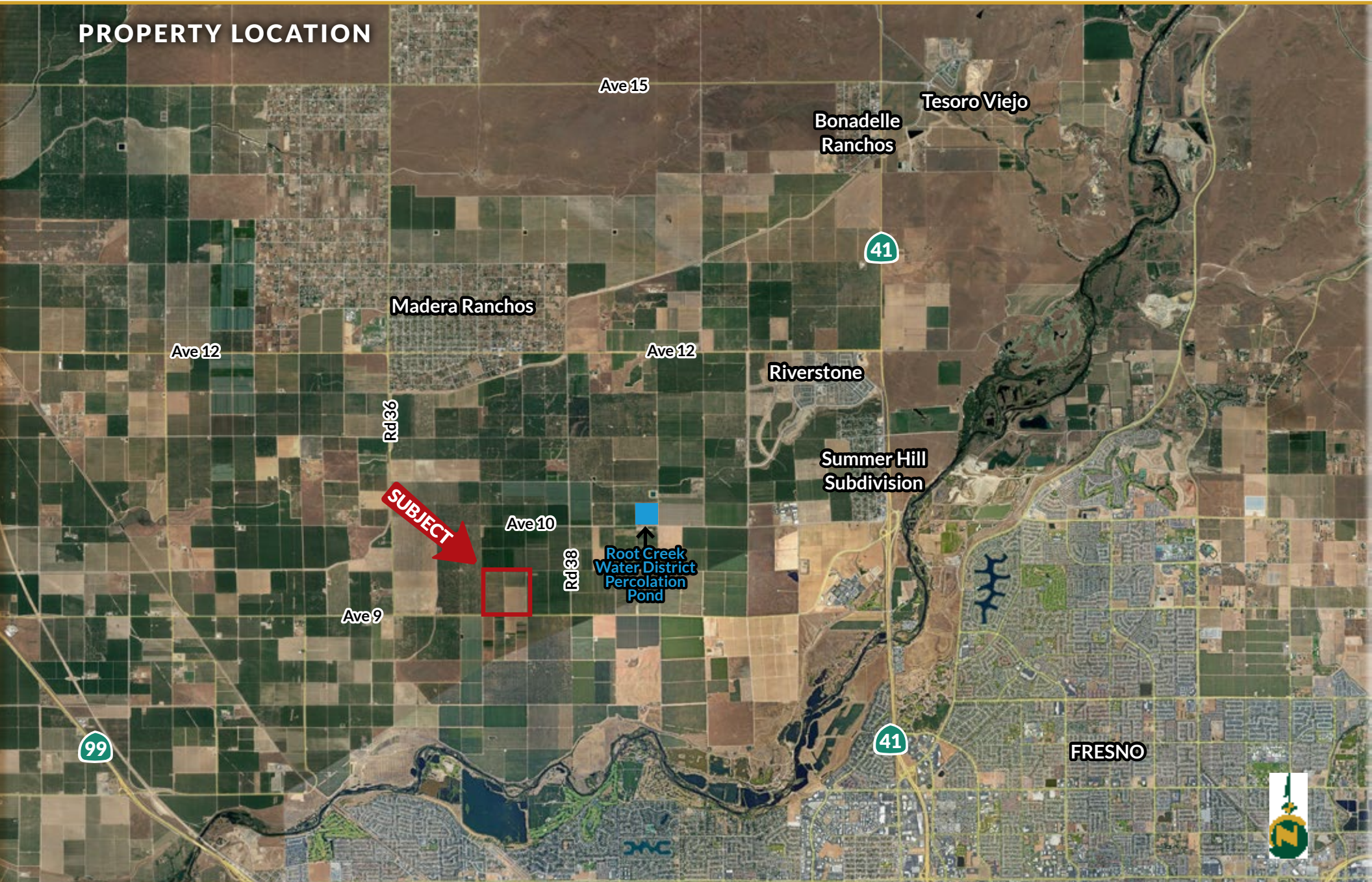


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PROPERTY LOCATION



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PROPERTY INFORMATION

DESCRIPTION

Currently planted to 110± acres of almonds with a range of ages from 2011 to 2021 with approximately 38 acres of open land ready to be planted. The trees were removed, soil was ripped and a new irrigation system was installed with dual line drip hose and new moisture sensors in place for a 19' row spacing.

LOCATION

The parcel is located on the north side of Ave 9 between Fwy 99 and Fwy 41, approximately 3.75 miles west of Valley Children's Hospital. It is 7 miles to the River Park area of north Fresno and minutes away from the popular Riverstone housing and Commercial Development at Hwy 41 and Ave. 12.

LEGAL

Sec 14 T12S R19E, M.D.B. & M
Madera County APN: 049-073-005

ZONING

ARE-40 (Agricultural, Rural Exclusive, 40 acre minimum). Property is not in the Williamson Act.

PLANTINGS

The almonds range in age from 2 years to 20 years. Varieties consist of Nonpareil, Monterey, Folsom, Independence, Butte and Padre. They are planted with 19' row spacing and 15' and 16' in row spacing.

WATER

The irrigation is furnished by 2 deep wells. There is 1 – 100 HP electric pump on an open bottom well producing 1,159± GPM. The second has a 125 HP John Deere diesel engine installed in 2011 on a gravel packed well that produces 1180± GPM. Additionally, there are 2 – lift pumps

for returning tail water back to the concrete irrigation line when flood irrigating. And 1 domestic pump and pressure system in the yard area. The entire irrigation system is inter-connected and valved at each block to operate as individual blocks or run all as one. The parcel is within the Root Creek Water District. It does not receive any irrigation water from Root Creek though Root Creek is the GSA for the parcel and reports that they have ample water to offset the pumping that takes place within their district. In fact from 2014 to 2022 the standing water level has gone from 237' to 207'. For more information regarding the Root Creek Water District we recommend calling the district.

IRRIGATION

The entire parcel has a dual system. There is a concrete pipeline with valves at each row for flood irrigation. Additionally the almonds have a fan jet system with a new sand media filtration system. The open land has a new dual line drip system.

SOILS

Ramona Sandy Loam, 0 to 3 percent slopes, Grade one 20.9%, San Joaquin Sandy Loams, 0 to 3% slopes, Grade 4 79.1%

BUILDINGS

There is a 3,900± square foot, wood framed barn style shed with metal siding and concrete floor, restroom and shower inside. Additionally, there is one older mobile home, 14' x 60' that is currently rented at \$800.00 per month. There is a Scottsman mobile office trailer that can be negotiated however the Seller is fine with retaining it.

PRICE/TERMS

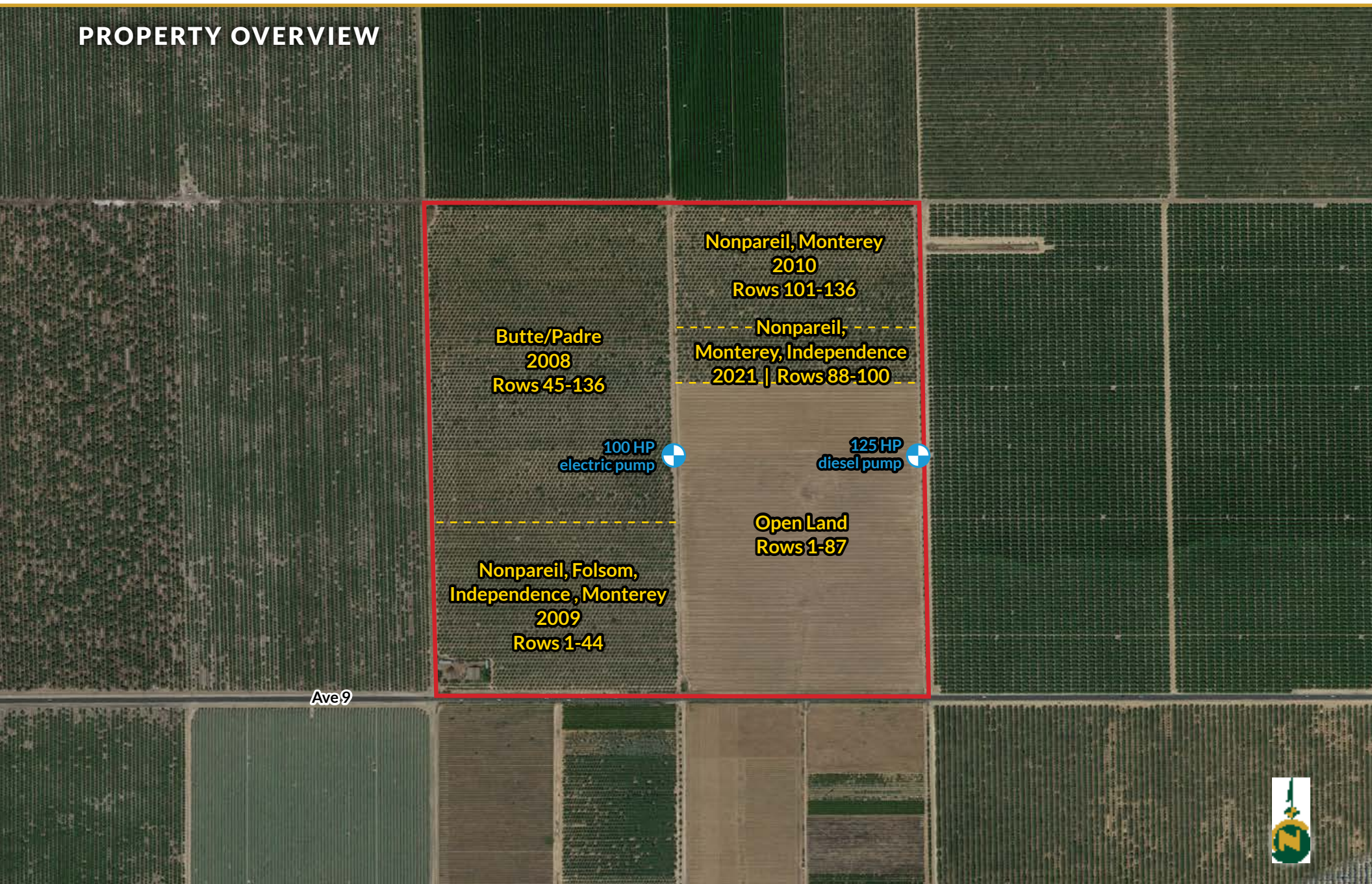
\$4,568,832.00 all cash at the close of escrow. Buyer to reimburse Seller for cultural costs incurred toward the 2023 crop.

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PROPERTY OVERVIEW



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SOILS MAP

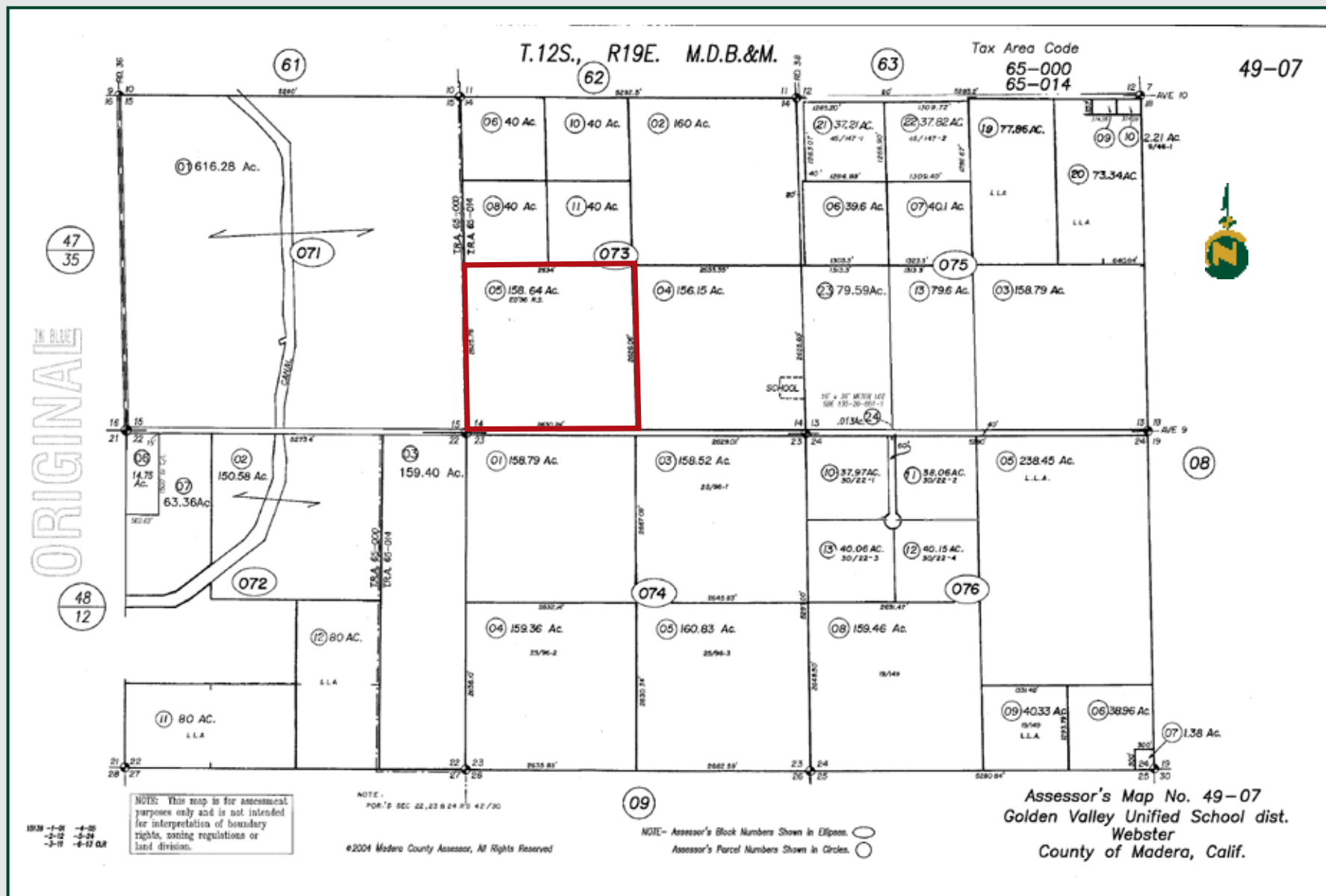


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PARCEL MAP



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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.