

AVENUE 20 ALMONDS

Madera County, California

77.92± Acres

\$1,792,160

(\$23,000/Acre)

PRICE REDUCED

- Madera Irrigation
- Young Almonds
- Newer Well



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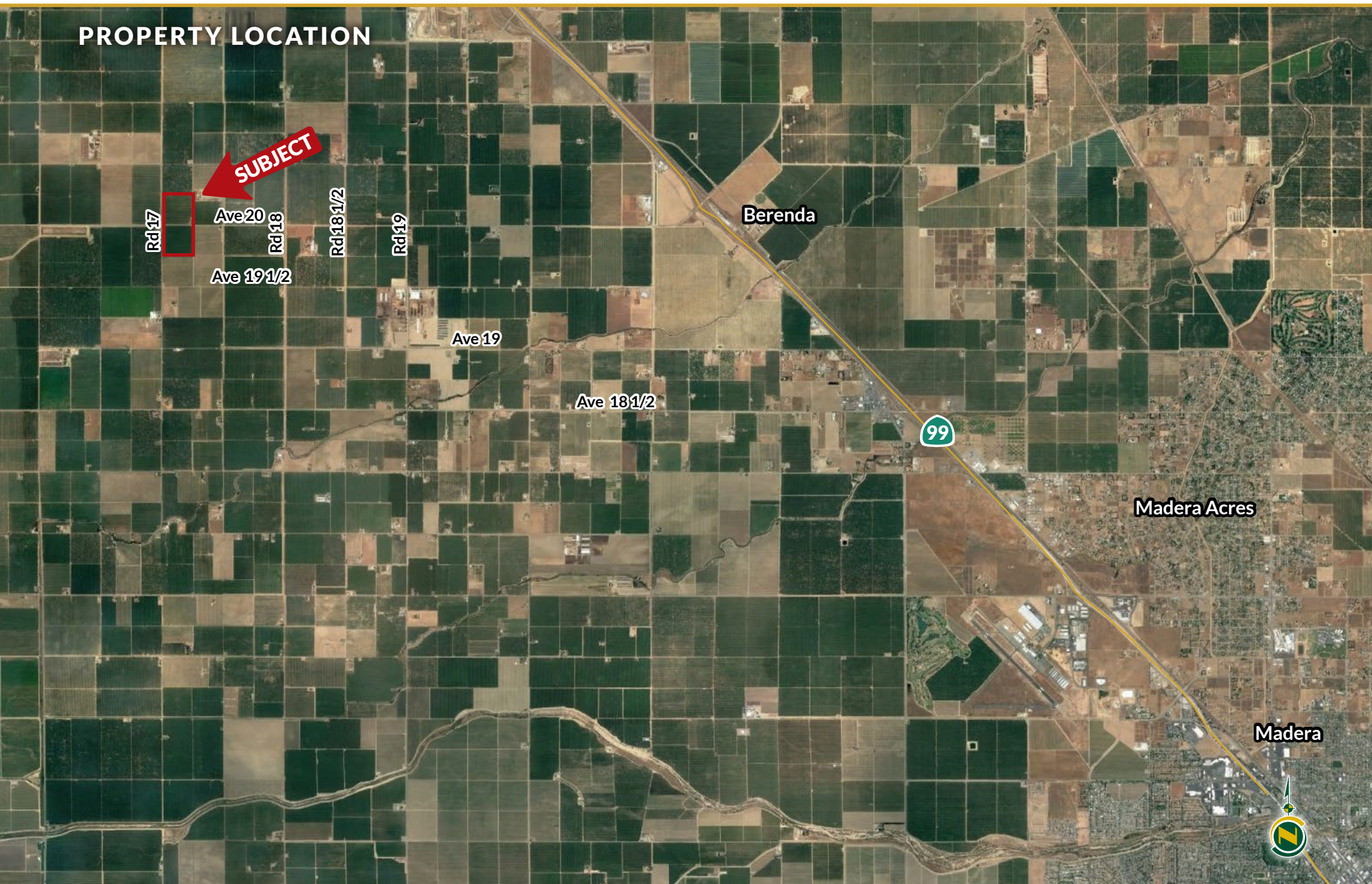


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PROPERTY LOCATION



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PROPERTY INFORMATION

DESCRIPTION

Planted to Nonpareil, Monterey and Fritz varieties, this well maintained almond ranch consists of approximately 76± planted acres. The south block was planted in 2001 and the north block was planted in 2018.

LOCATION

The subject property is located on the north and south side of Avenue 20 east of Road 17, approximately 4 miles west of Highway 99.

PLANTINGS

North Block: Planted in 2018. 22x15 spacing, Nonpareil & Monterey on Brights Hybrid Rootstock

South Block: Planted in 2001. 22x15 spacing, 50% Nonpareil, 25% monterey and 25% Fritz on Nemaguard Rootstock

South Block		
Year	Total Lbs.	Lbs./Ac.
2013	135,420	3,481
2014	88,564	2,277
2015	90,611	2,329
2016	105,615	2,715
2017	105,592	2,714
2018	109,372	2,812
2019	111,259	2,860
2020	91,359	2,349
2021	85,349	2,194
2022	78,573	2,020
Average		2,575
North Block		
2021	35,682	975
2022	52,424	1,425

LEGAL

Madera County APNs:

027-212-002-000 and 028-020-001-000

Located in portions of Sections 21 and 28, T10S, R16E, M.D.B.&M.

WATER

The orchards are irrigated with a combination of dual line drip and micro sprinklers from Madera Irrigation District surface water and one (1) agricultural pump, well, filter station and reservoir.

(1) 100 HP 700' well.

SOILS

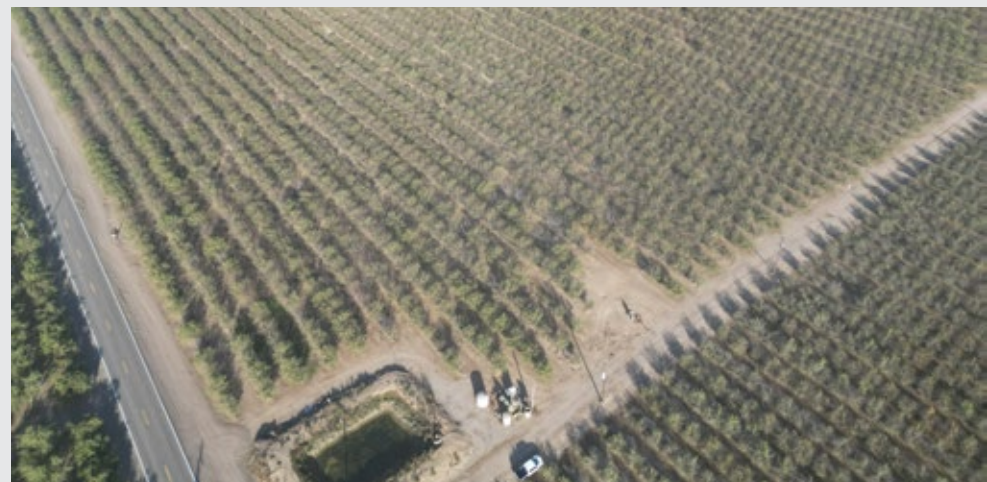
Madera fine sandy loam, 0-3% slopes. Atwater loamy sand, moderately deep and deep over hardpan, 0-3% slopes.

BUILDINGS

None

PRICE/TERMS

\$1,792,160 cash at the close of escrow. Buyer to reimburse Seller for cultural costs accrued towards the 2024 almond crop.



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PROPERTY OVERVIEW

North Block
Planted 2018
22' X 15'
50% Nonpareil, 50% Monterey
Brights Hybrid Rootstock

700' well



Filter station
& Reservoir



Ave 20

South Block
Planted 2001
22' X 15'
50% Nonpareil, 25% Monterey,
25% Fritz
Nemaguard Rootstock

Rd 17

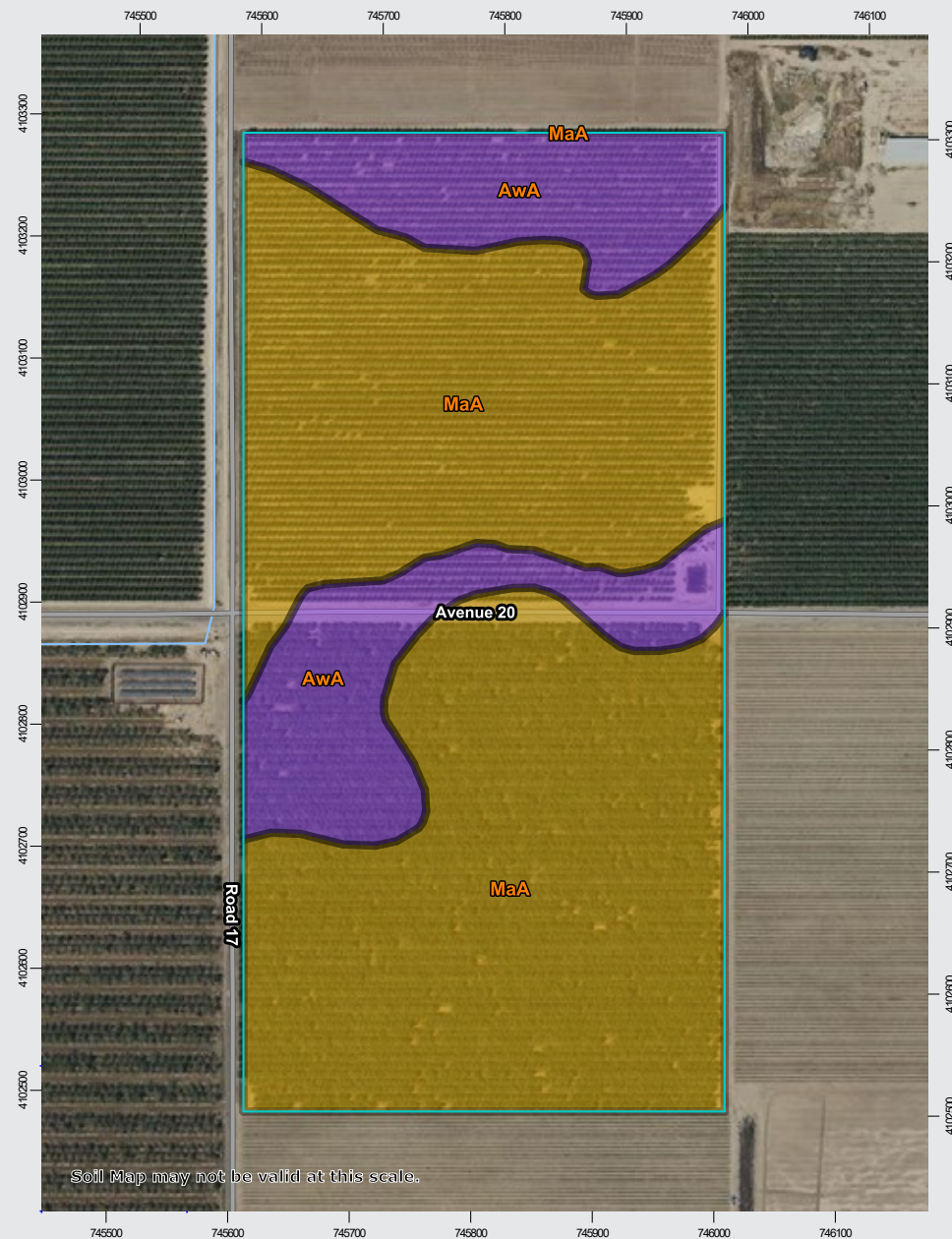


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SOILS MAP



California Revised Storie Index (CA)

Map unit symbol	Map unit name
MaA	Madera fine sandy loam, 0-3% slopes
AwA	Atwater loamy sand, moderately deep and deep over hardpan, 0-3% slopes

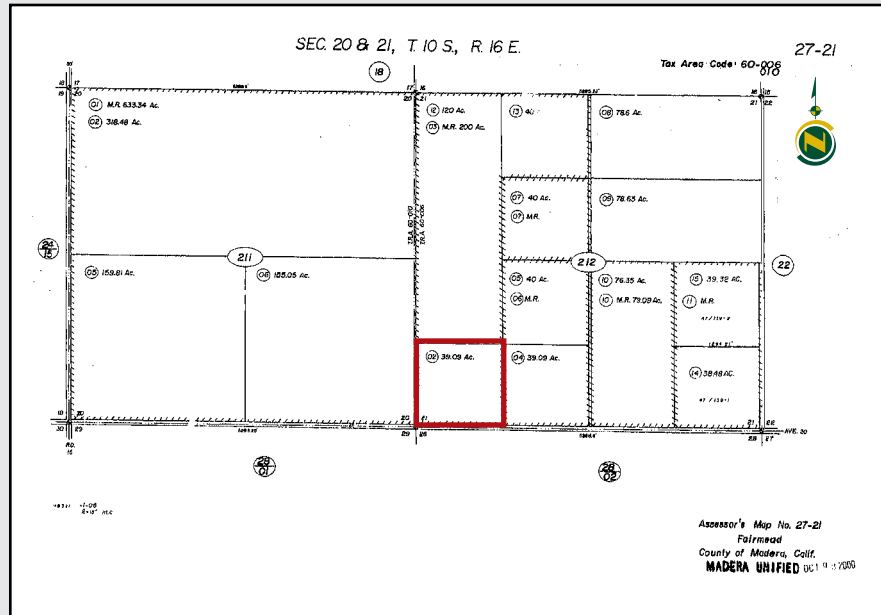


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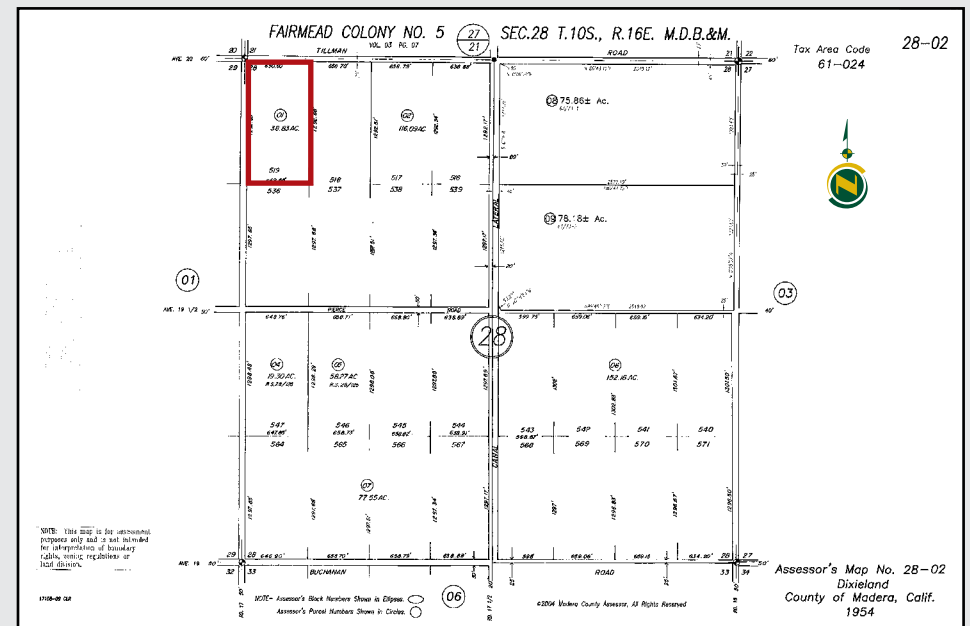


PARCEL MAPS



NORTH BLOCK
APN: 027-212-002, 39.09± Acs.

SOUTH BLOCK
APN: 023-020-001, 33.83± Acs.



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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.