

FIREBAUGH ALMONDS

Madera County, California

150.05± Acres

\$3,610,000

(\$24,059/Acre)



- Three Almond Varieties
- Columbia Canal Company
- One Irrigation Pump & Well



**PEARSON
REALTY**
AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

Offices Serving The Central Valley

FRESNO

7480 N. Palm Ave, Ste 101
Fresno, CA 93711
559.432.6200

VISALIA

3447 S. Demaree Street
Visalia, CA 93277
559.732.7300

BAKERSFIELD

4900 California Ave., #210B
Bakersfield, CA 93309
661.334.2777

www.pearsonrealty.com

Exclusively Presented by:



FIREBAUGH ALMONDS

150.05± Acres
Madera County, CA



PROPERTY LOCATION



PROPERTY INFORMATION

LOCATION

The west side of Road 5 ½, 1± mile north of Avenue 9. Approximately 2 miles northeast of the City of Firebaugh.
(Physical address: 10170 Road 5 1/2, Firebaugh CA 93622).

LEGAL

Madera County APN: 041-070-006.
Located in a portions of Sections 8 & 9, T12S, R14E, M.D.B.&M.

ZONING

Subject Property is zoned ARE-40 (Agricultural Exclusive with a minimum 40-acre minimum parcel size). The property is enrolled in the Williamson Act.

SOILS

See soils map included.

PLANTINGS

142.35 net acres planted around 2007 to almonds. The varieties are reported to be 1/3 Nonpareil, 1/3 Monterey and 1/3 Carmel on a 16' X 22' spacing.

PRODUCTION

Available upon request.

WATER/IRRIGATION

Columbia Canal Company water with a filter station and micro-sprinkler irrigation. The property includes an irrigation pump & well.

PRICE/TERMS

\$3,610,000 cash at the close of escrow. Buyer to reimburse Seller for cultural costs incurred towards the 2025 crops through the close of escrow.

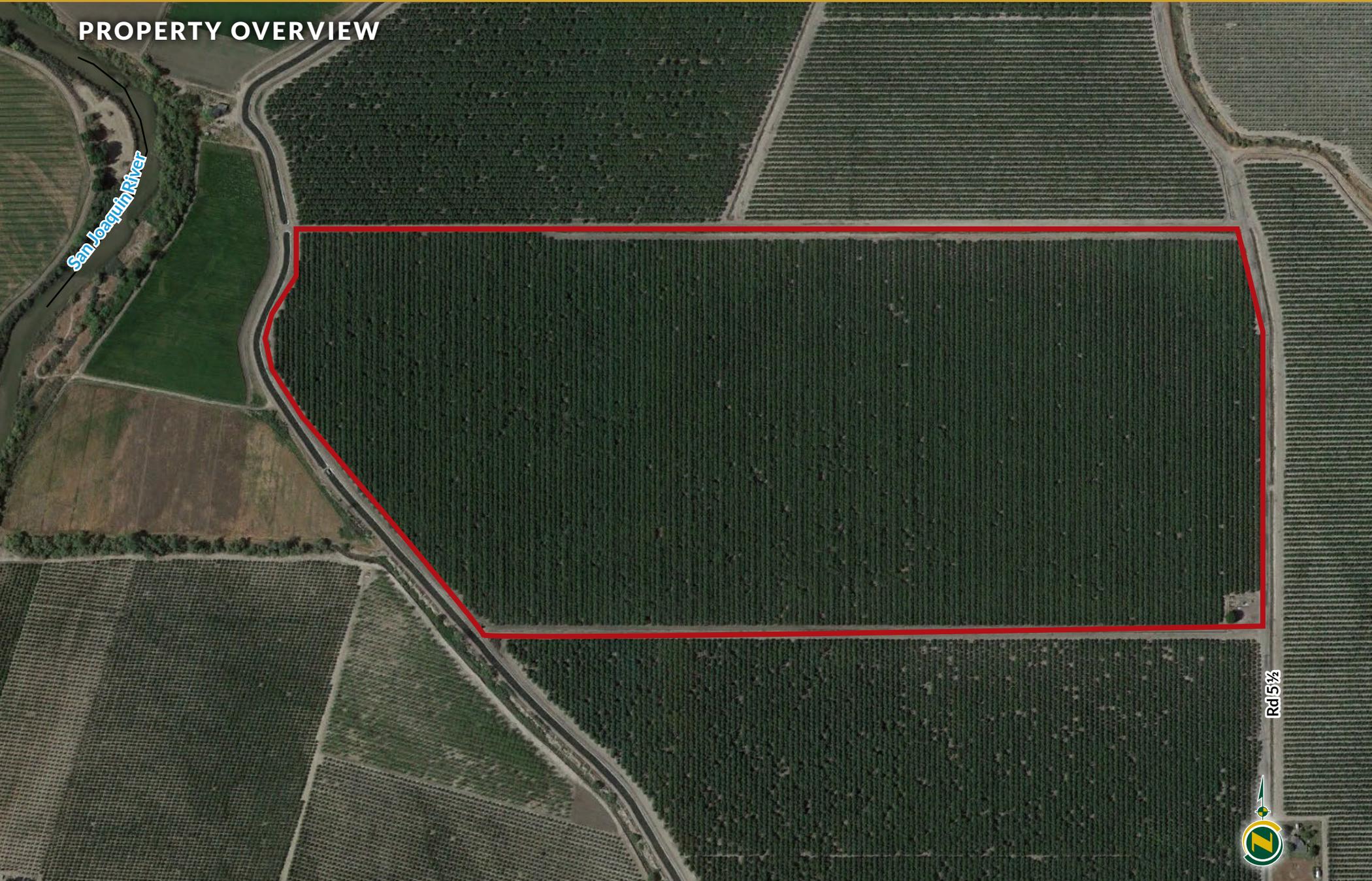


FIREBAUGH ALMONDS

150.05± Acres
Madera County, CA



PROPERTY OVERVIEW



SOILS MAP

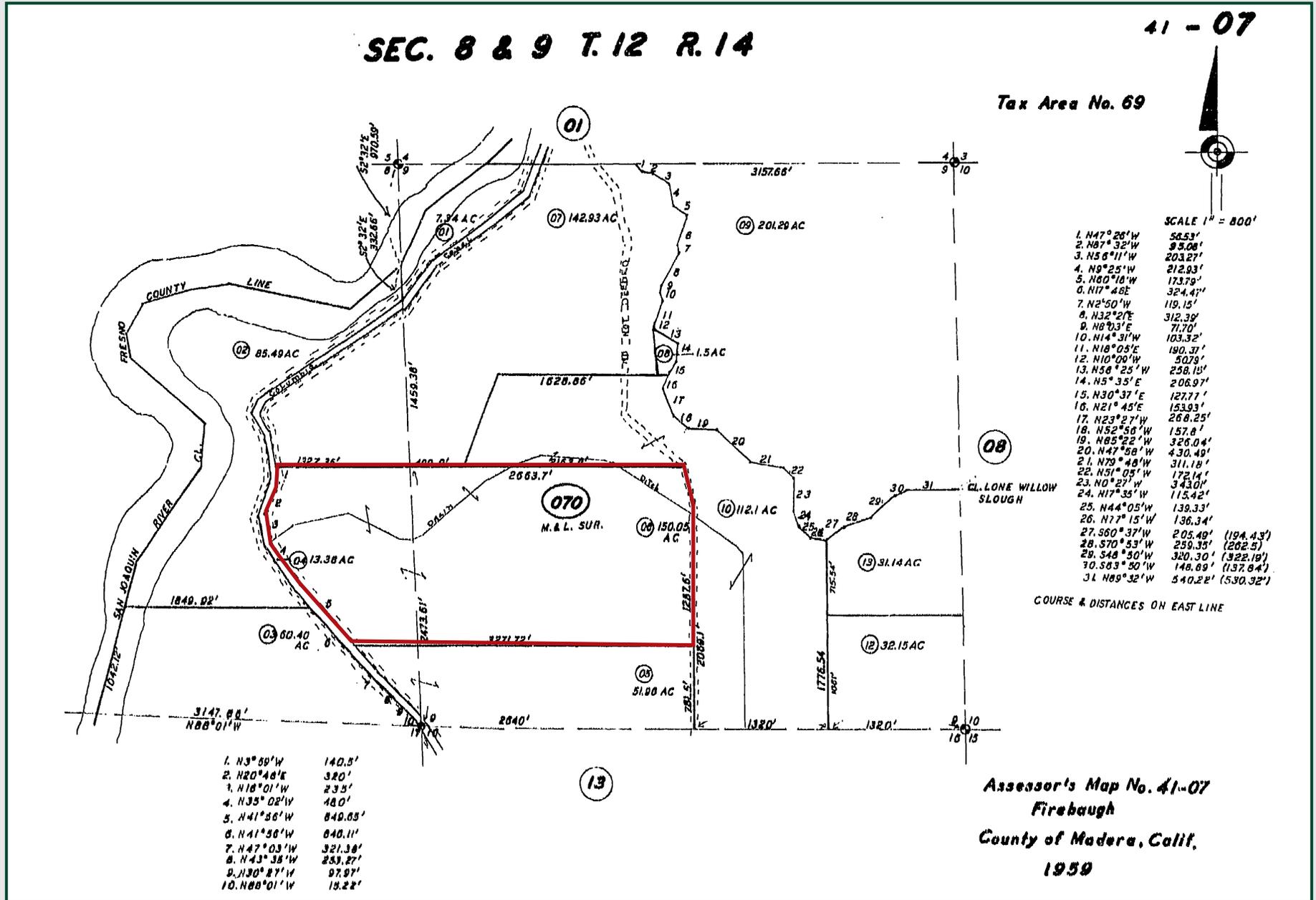


California Revised Storie Index (CA)

Map unit symbol	Map unit name	Rating
FbeA	Foster loams, moderately deep & deep over temple soils, 0-1% slopes	Grade 2 - Good
FbA	Foster loams, 0-1% slopes	Grade 2 - Good
CpdA	Columbia sandy loam, moderately deep over sand, 0-1% slopes	Grade 2 - Good
TaA	Temple clay, 0-1% slopes	Grade 5 - Very Poor
TbA	Temple clay loam, 0-1% slopes	Grade 4 - Poor
CotA	Columbia loamy sand, over temple soils, 0-1% slopes	Grade 3 - Fair
FaA	Foster clay loam, 0-1% slopes	Grade 2 - Good
W	Water	No rating



PARCEL MAP



PROPERTY PHOTOS



FIREBAUGH ALMONDS

150.05± Acres
Madera County, CA



Offices Serving The Central Valley

FRESNO

7480 N. Palm Ave, Ste 101
Fresno, CA 93711
559.432.6200

VISALIA

3447 S. Demaree Street
Visalia, CA 93277
559.732.7300

BAKERSFIELD

4900 California Ave., #210B
Bakersfield, CA 93309
661.334.2777



**Download Our
Mobile App!**

<http://pearsonrealty.com/mobileapp>



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.**