

MADERA ALMONDS, HOMES & SHOPS

Madera County, California

472.91± Acres

\$15,133,120
(\$32,000/Acre)



- Good Producing Almond Orchard
- Six Desirable Almond Varieties
- 8,600± SF Executive Home
- Two Additional Nice Residences
- Three Metal Shop Buildings
- Six Deep Wells



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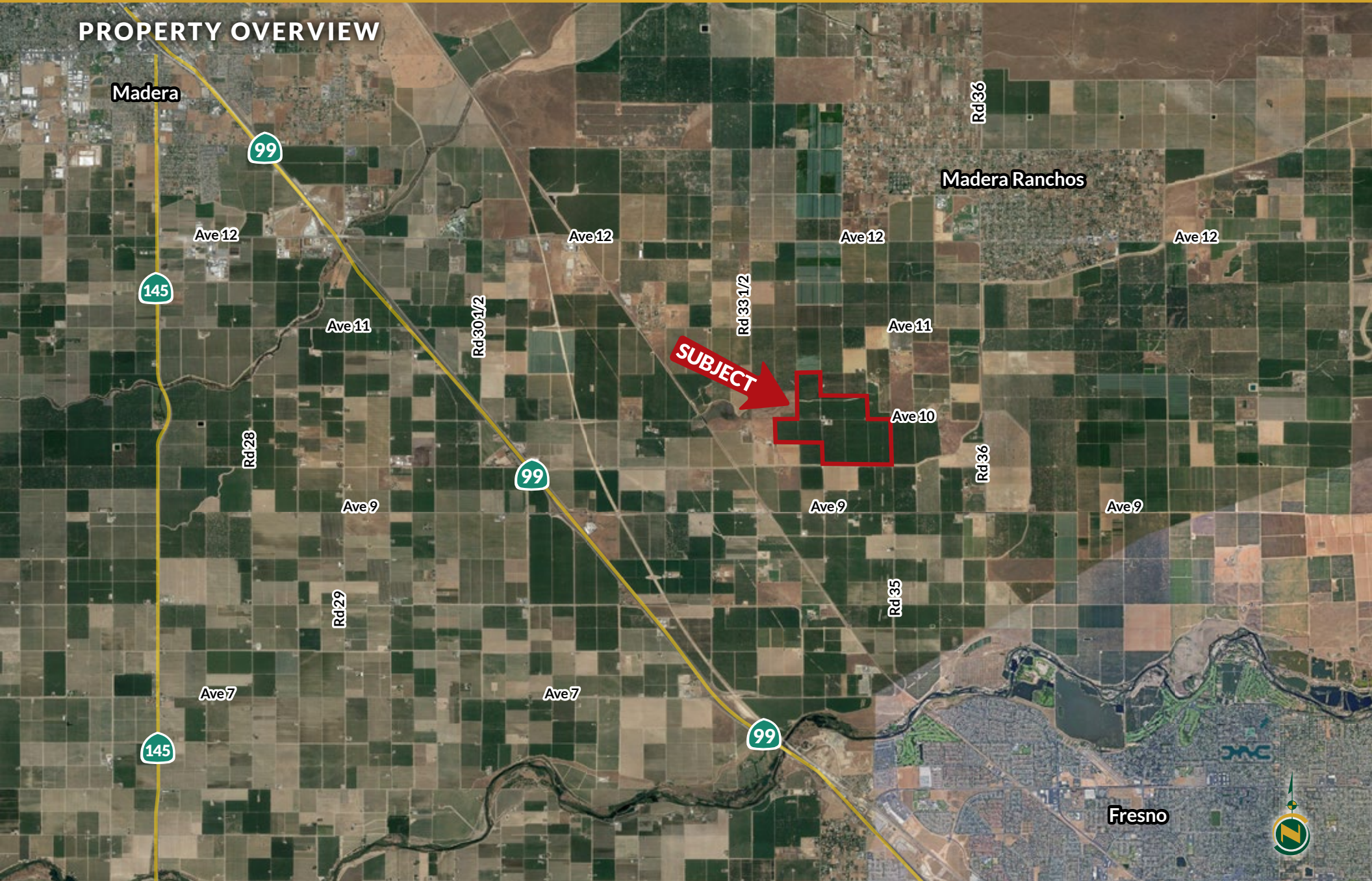


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PROPERTY OVERVIEW



PROPERTY INFORMATION

DESCRIPTION

A great opportunity to acquire a large contiguous block of almonds located in a prime nut growing region of Madera County. The almond orchard was planted from 2007-2015 with irrigation water provided by 6 pumps & wells and distributed to each block by an extensive and efficient micro-sprinkler irrigation system. The farming operation is supported by three large metal shop building.

Situated in the heart of the ranch is a beautiful executive style residence with approximately 8,600± SF, also included are two nice ranch style houses for family or employees.

LOCATION

The north and south sides of Avenue 10, ¼ mile east of Road 33 ½ in Madera County. The Property is situated 4 ½ miles southeast of the city of Madera.

LEGAL

A portion of sections 8,17 & 18, T12S, R19E, M.D.B&M.

PLANTINGS

All varieties of almonds are planted to Nemaguard rootstock.

Block	Age	Acres	Varieties	Spacing
1	2007	71±	Butte / Padre	14' x 21'
2	2007	75±	NP / Fritz / Carmel	15' x 21'
3	2008	75±	Butte / Padre	14' x 21'
4	2005	80±	NP / Aldrich	15' x 21'
5	2009	76±	NP / Aldrich	15' x 21'
6	2014/15	79±	NP / Aldrich	15' x 21'

WATER

The orchard is irrigated by 6 irrigation pumps & wells and filtration stations, which can irrigate any / all the 6 orchard blocks. Each well is connected by a 15" PUC mainline, with a recovery system back to block / pump 1. The electric pumps and wells are USD, with Water Changers water treatment systems.

SOILS

Please refer to included soils map.

PRICE / TERMS

\$15,133,120 (\$32,000 per acre) cash at close of escrow. Buyer to reimburse Seller for cultural costs incurred towards the 2023 crop.



BUILDINGS / STRUCTURES

PRIMARY HOME (H2)

6,800± SF Permitted

1,800± SF finished above garage

Total: 8,600± SF

3 Bedrooms

2 Offices

4 Full Baths, 2 - 1/2 Baths

Formal Living Room

Formal Dining Room

Family Room (Downstairs)

Family/Game Room (Upstairs)

Additional Upstairs Game Room

(Wired for Entertainment System)

Front and Back Staircases

Laundry Room

4 Car Garage (oversized)

Garage Storage Room

Rod Iron Fencing

Primary Kitchen:

Built-in Kitchen Aid Refrigerator/
Freezer

Dacor Gas Stove / Electric Ovens
(2)

Dacor Microwave/Convection
Oven

Dacor Warming Drawer

2 Dishwashers

Butler's Pantry

Granite Counter Tops

Walk-in Pantry

Two Eating Areas

Upstairs Kitchen:

Dishwasher

Microwave

Refrigerator/Freezer

Fireplaces:

Living Room: Gas Fireplace

Family Room: Wood Insert

Master Bedroom: Gas Fireplace

Air Conditioners:

2 - 5 ton split, 14 Seer

2 - 4 ton split, 14 Seer

Anlin Windows

Moen Faucets

Hardwood Plank Flooring,

Carpet, and Tile Floors

Roof:

Presidential Shake Comp

Generator:

Whole House



HOME 1 (H1)

2,600± SF House

Owned Solar, Domestic Well, Water
Changers Water Treatment System,
One (1) Propane Tank, Pebble Tech
Pool, Antique Wood Barn



HOME 3 (H3)

2,400± SF House

Domestic Well, One (1) Propane Tank

SHOPS

3 Metal Shops

With Owned Solar Panels



ASSETS LIST (BY BLOCK)

All wells are connected by 15" PVC Mainline. Pumps on Block 1, 2, and 3 are connected by an 18" cement pipeline, used for filling spray rigs. Every well is connected for the Recovery System, back to Block/Pump 1. All wells can flush "dirty" water to on-site canal (Root Creek). All six (6) wells can irrigate All/Any Block (1, 2, 3, 4, 5, 6).

BLOCK 1

1. 200HP Deep Well, Electric, 1,000 to 2,000 GPM, Variable Speed Drive
2. JD 80HP Recovery Pump that feeds all Blocks (properties) on Avenue 10
3. Netafim and Spin Clean Filters
4. Water Changers Water Treatment System
5. Diamond K Applicator (stationary)
6. Micro Sprinklers and Flood
7. 71± Acres Almonds, Butte/Padre, Planted 2007
8. 2,600± SF House, Owned Solar, Domestic Well, Water Changers Water Treatment System, One (1) Propane Tank, Pebble Tech Pool, Antique Wooden Barn
9. Three (3) Metal Shops, 12 Grain Silos, Two (2) Elevators
10. Two (2) 10,000 Gallon Diesel Tanks, One (1) 6,000 Gallon Diesel Tank, One (1) 1,000 Gallon Diesel Tank, Two (2) 500 Gallon Diesel Tanks, Two (2) 500 Gallon Gasoline Tanks

BLOCK 2

1. 200HP Deep Well, Electric, 1,250 to 2,000 GPM, Variable Speed Drive
2. Two (2) Spin Clean Filters
3. Water Changers Water Treatment System
4. Diamond K Applicator (stationary)
5. Micro Sprinklers and Flood
6. 75± Acres Almonds, Nonpariel/Fritz/Carmel, Planted 2007

BLOCK 3

1. 200HP Deep Well, Electric, 1,250 to 2,000 GPM, Variable Speed Drive
2. Spin Clean Filter
3. Water Changers Water Treatment System
4. Diamond K Applicator (stationary)
5. Micro Sprinklers and Flood
6. 75± Acres Almonds, Butte/Padre, Planted 2008

BLOCK 4

1. 250HP Deep Well, Electric, 1,250 to 2,000 GPM, Variable Speed Drive
2. Water Changers Water Treatment System
3. Diamond K Applicator (stationary)
4. Two (2) Netafim and Two (2) Spin Clean Filters
5. Micro Sprinklers
6. 80± Acres Almonds, Nonpariel/Aldrich, Planted 2005
7. 8,600± SF House, Generator, Owned Solar, Domestic Well, Water Changers Water Treatment System, Two (2) Propane Tanks

BLOCK 5

1. 250HP Deep Well, Diesel, 200HP Gearhead, 1,000 to 1,750 GPM
2. Two (2) Netafim and Two (2) Spin Clean Filters
3. Water Changers Water Treatment System
4. Diamond K Applicator (stationary)
5. Micro Sprinklers
6. 76± Acres Almonds, Nonpariel/Aldrich, Planted 2009

BLOCK 6

1. 200HP Deep Well, Electric, 1,000 to 1,500 GPM, Variable Speed Drive
2. "Fresno" Sand Separators, Two (2) Spin Clean Filters
3. 3. Water Changers Water Treatment System
4. 4. Diamond K Applicator (stationary)
5. Micro Sprinklers
6. 79± Acres Almonds, Nonpariel/Aldrich, Planted 2014/2015

HOME 3 (H3)

1. 2,400± SF House, Domestic Well, One (1) Propane Tank

NOT INCLUDED:

1. Custom Entry gates into property (will replace with non-custom gates).
2. Swim Spa
3. Generators (2) (Home 1 / H1 and Home 2 / H2)
4. All Farm Equipment

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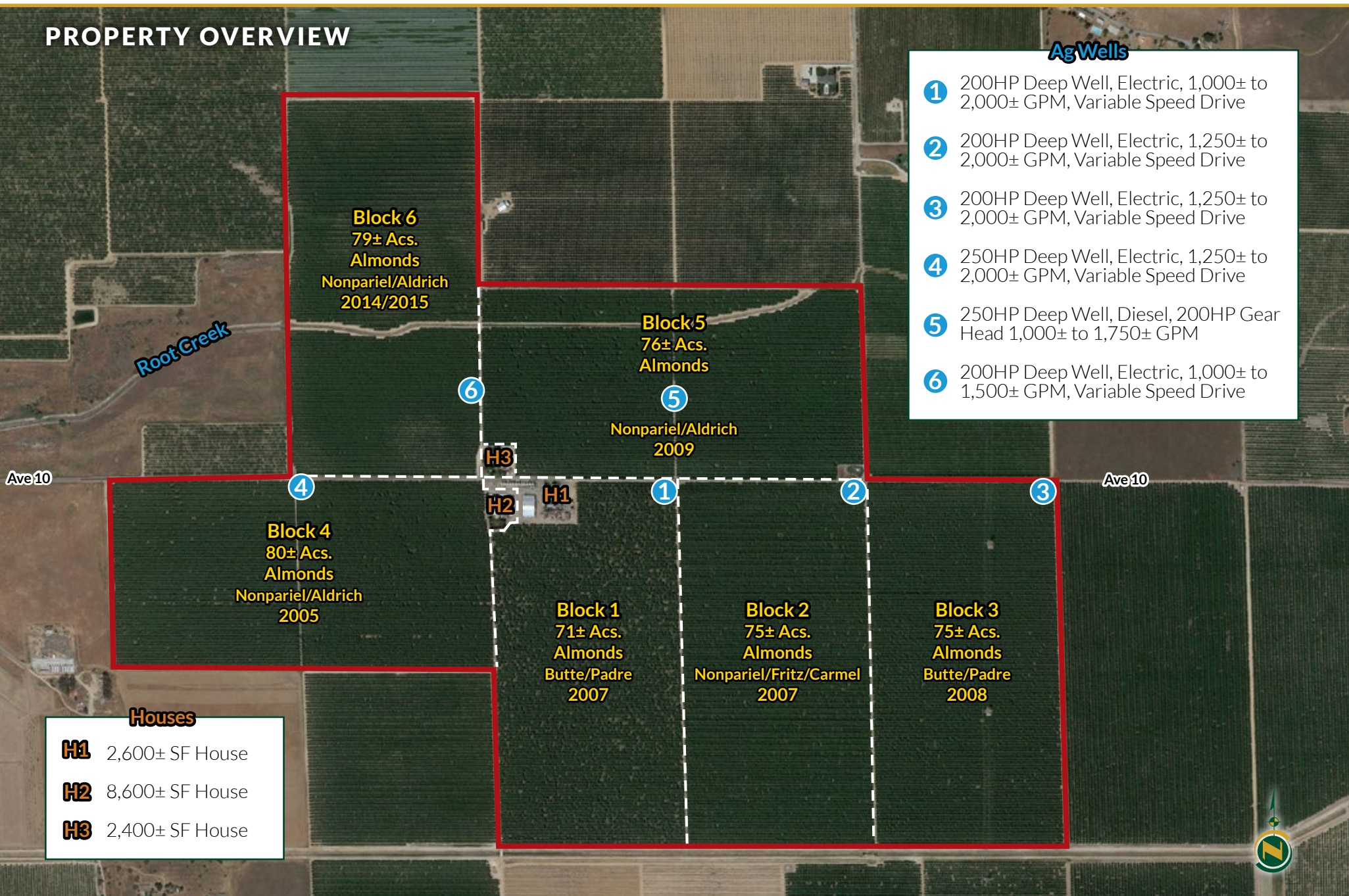
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Ag Wells

- 1 200HP Deep Well, Electric, 1,000± to 2,000± GPM, Variable Speed Drive
- 2 200HP Deep Well, Electric, 1,250± to 2,000± GPM, Variable Speed Drive
- 3 200HP Deep Well, Electric, 1,250± to 2,000± GPM, Variable Speed Drive
- 4 250HP Deep Well, Electric, 1,250± to 2,000± GPM, Variable Speed Drive
- 5 250HP Deep Well, Diesel, 200HP Gear Head 1,000± to 1,750± GPM
- 6 200HP Deep Well, Electric, 1,000± to 1,500± GPM, Variable Speed Drive





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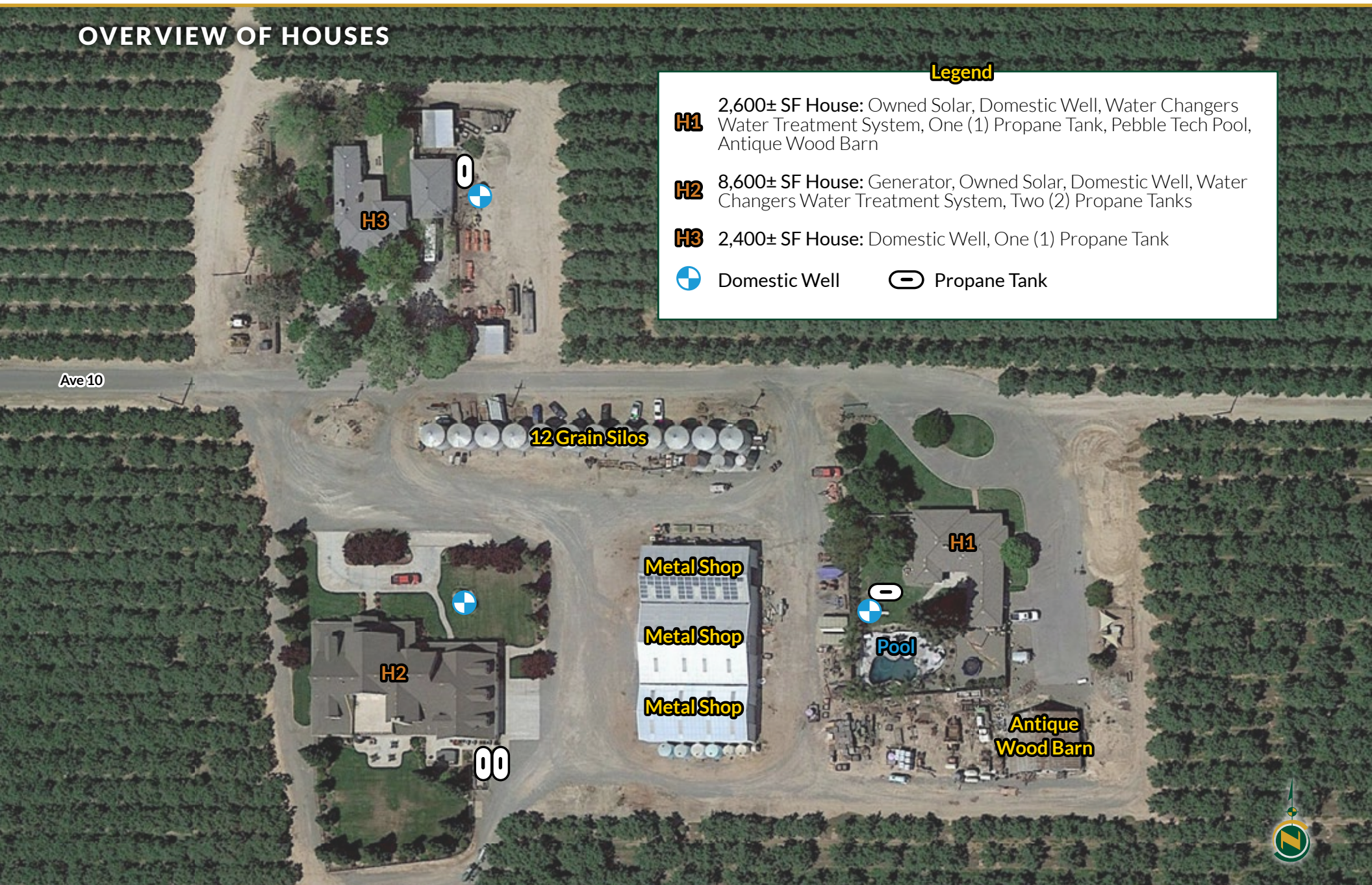
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OVERVIEW OF HOUSES

Legend

- H1** 2,600± SF House: Owned Solar, Domestic Well, Water Changers Water Treatment System, One (1) Propane Tank, Pebble Tech Pool, Antique Wood Barn
 - H2** 8,600± SF House: Generator, Owned Solar, Domestic Well, Water Changers Water Treatment System, Two (2) Propane Tanks
 - H3** 2,400± SF House: Domestic Well, One (1) Propane Tank
-  Domestic Well  Propane Tank

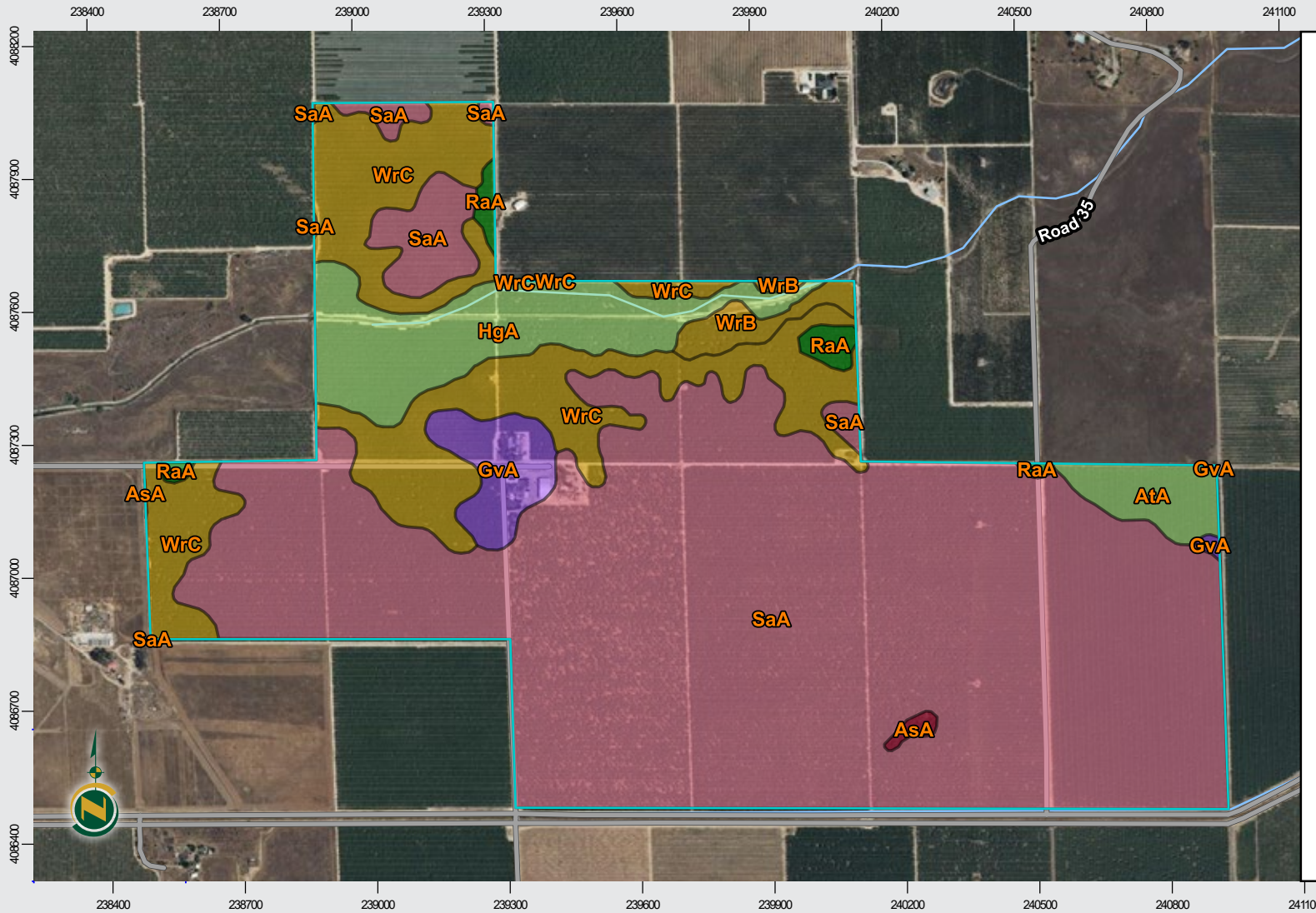


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SOILS MAP



California Revised Storie Index (CA)

Map unit symbol	Map unit name
AsA	Alamo clay, 0 to 1 percent slopes
AtA	Atwater loamy sand, 0 to 3 percent slopes, MLRA 17
GvA	Greenfield sandy loam, moderately deep and deep over hardpan, 0 to 3 percent slopes
HgA	Hanford sandy loam, moderately deep and deep over hardpan, 0 to 3 percent slopes
RaA	Ramona sandy loam, 0 to 3 percent slopes
SaA	San Joaquin sandy loam, 0 to 3 percent slopes, MLRA 17
Wrb	Whitney and Rocklin sandy loams, 3 to 8 percent slopes
Wrc	Whitney and Rocklin sandy loams, 8 to 15 percent slopes

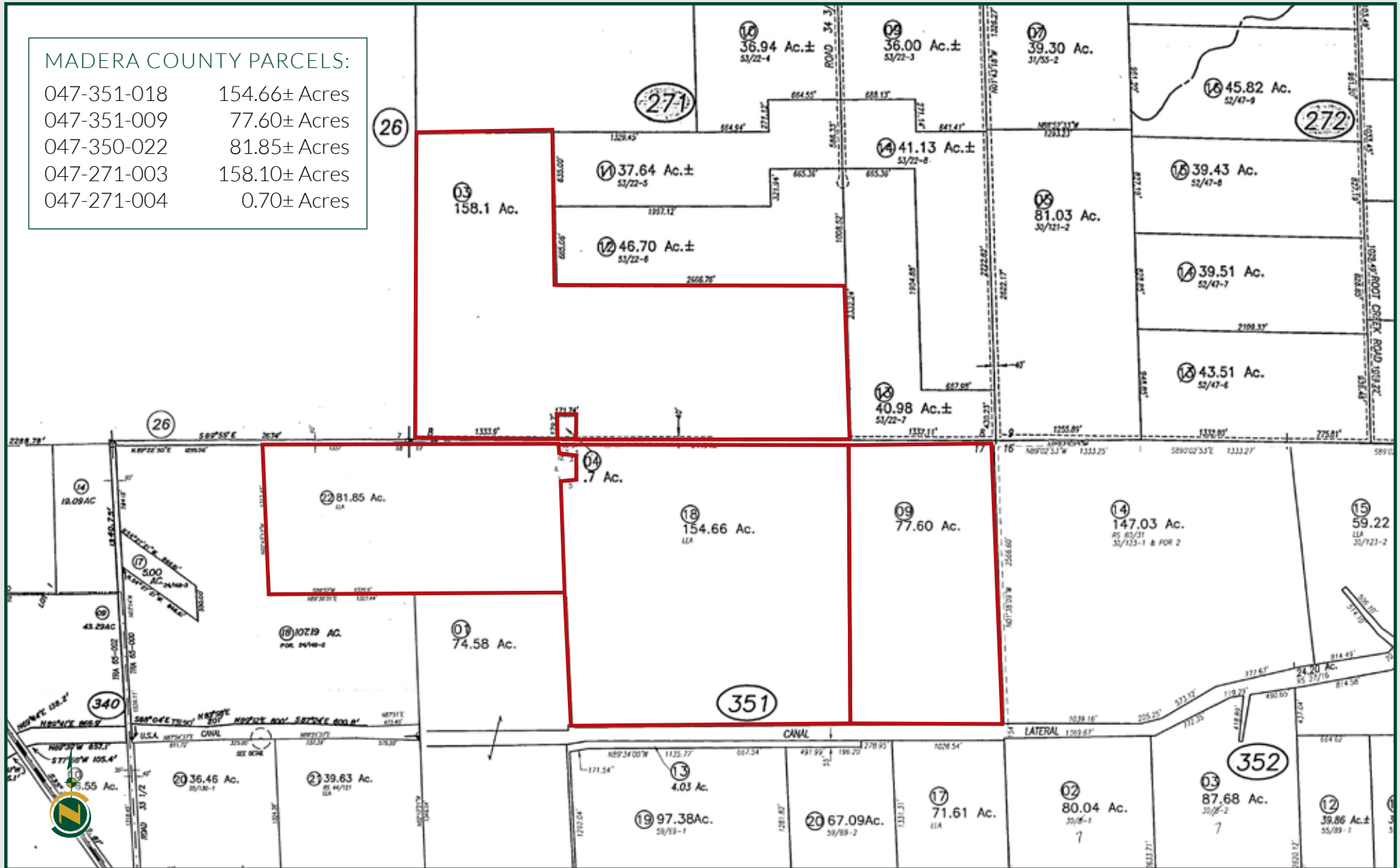
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PARCEL MAP

MADERA COUNTY PARCELS:	
047-351-018	154.66± Acres
047-351-009	77.60± Acres
047-350-022	81.85± Acres
047-271-003	158.10± Acres
047-271-004	0.70± Acres



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PROPERTY PHOTOS



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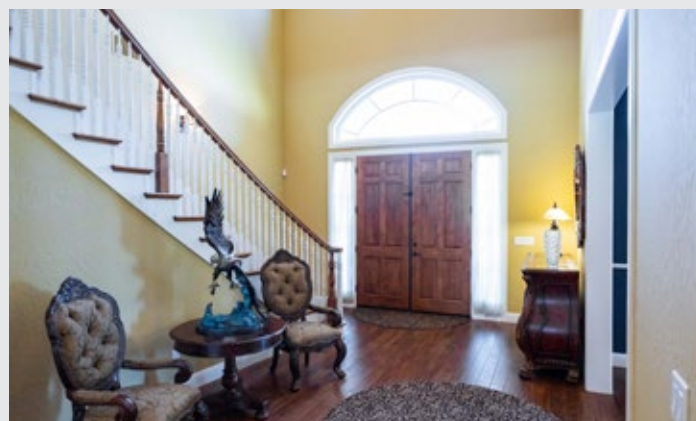


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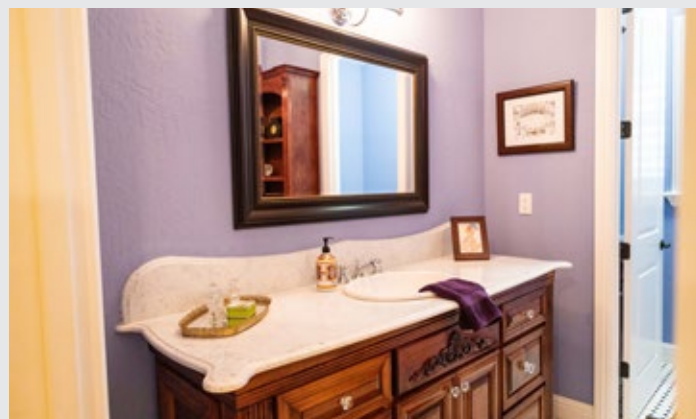
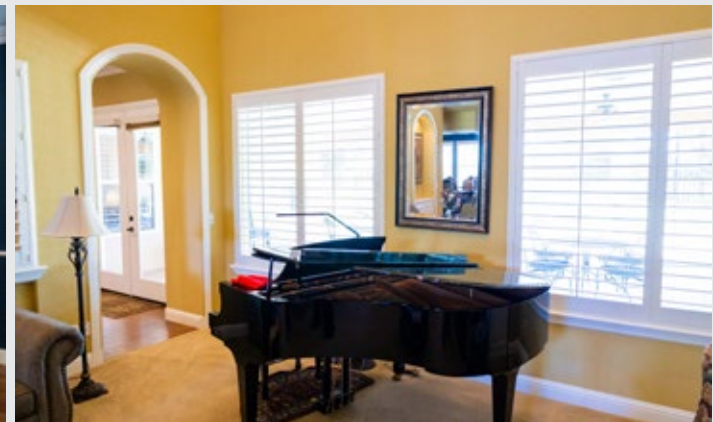
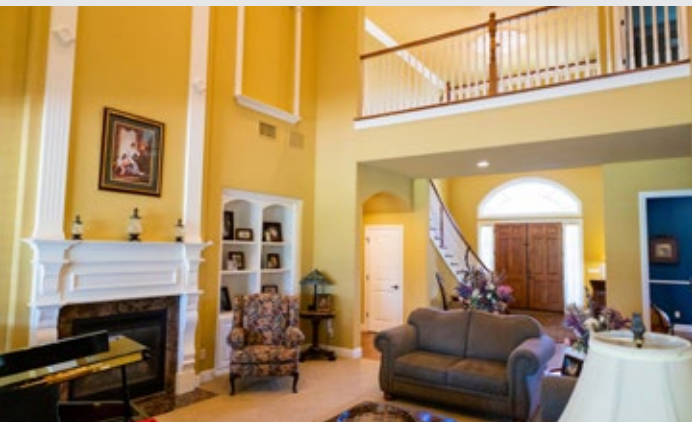


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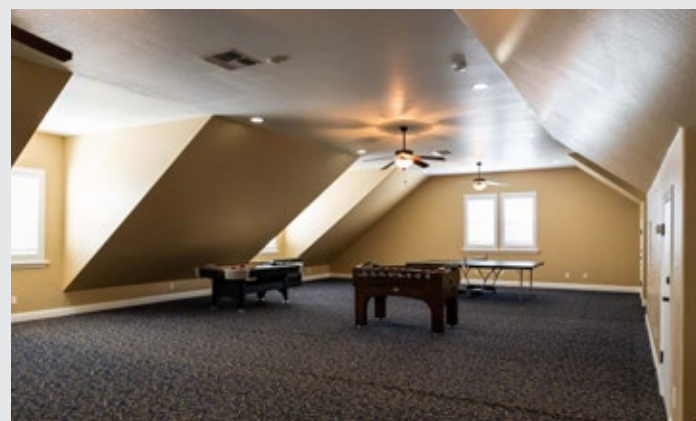


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Water Disclosure: The Sustainable Groundwater Management Act (SGMA) was passed in 2014, requiring groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. SGMA may limit the amount of well water that 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.**