

# CHOWCHILLA ALMONDS

Madera County, California

67.23± Acres

\$2,016,900  
(\$30,000/Acre)



- Mature Almonds
- Potential Tax Depreciation Benefits
- Chowchilla Water District



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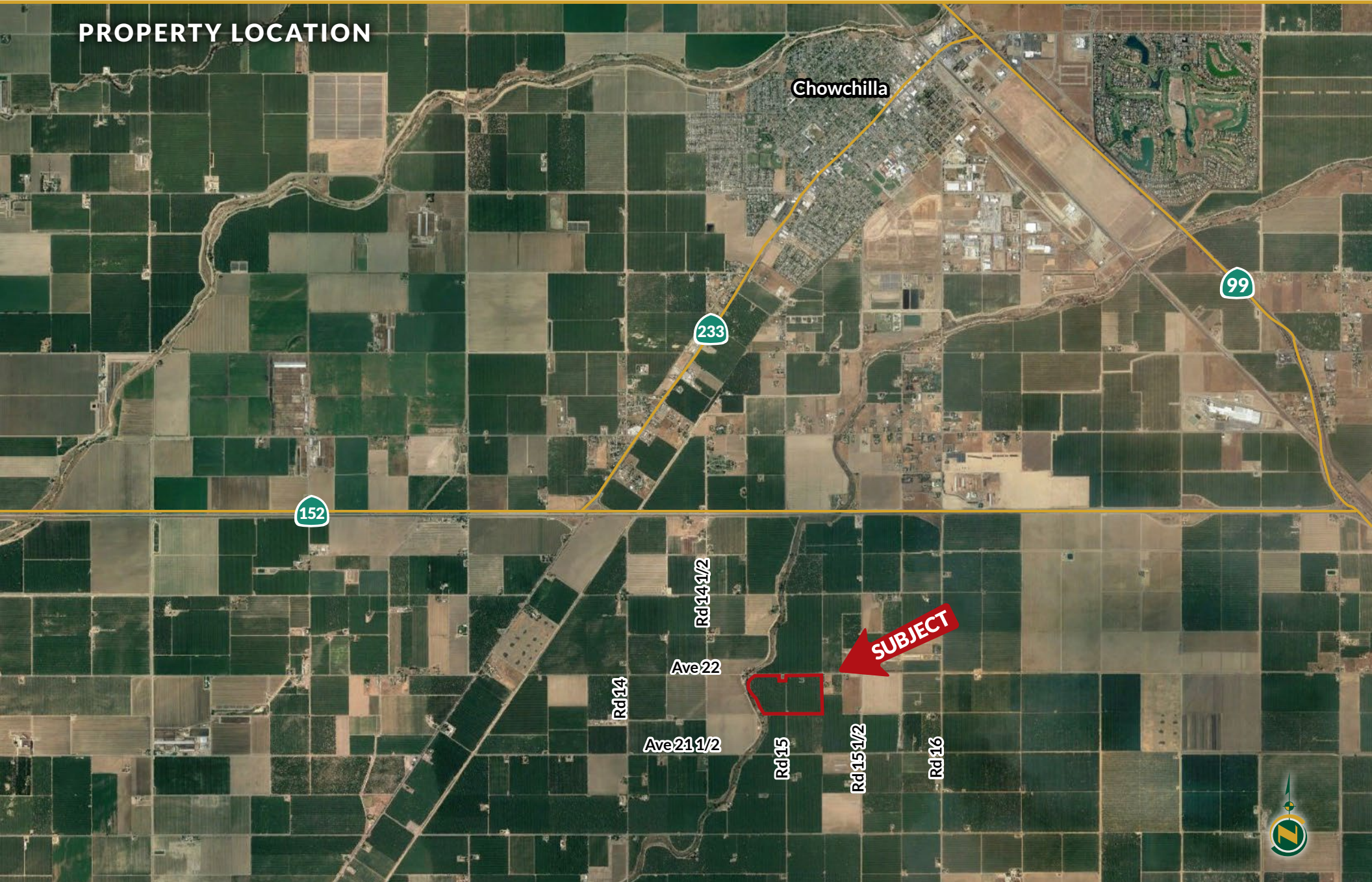


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## PROPERTY LOCATION



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## PROPERTY INFORMATION

### DESCRIPTION

67.23± assessed acres within the Chowchilla Irrigation District consisting of mature almonds planted in 2002.

### LOCATION

Located approximately 3 miles south of Chowchilla, on the south side of Ave. 22 with the 2 parcels divided by Rd. 15.  
Physical address: 15198 Avenue 22, Chowchilla, CA 93610

### LEGAL

Madera County APN's 024-120-014 and 024-130-001. Two contiguous parcels located in portions of Sections 13 and 18, T10S, R15E and 16E.

### PLANTINGS

Almonds planted in 2002 to 50% Nonpareil and 50% Carmel.

### WATER

Chowchilla Water District  
1 pump and well, 100 HP  
1 domestic pump and well

The property provides water to the orchards by an irrigation system consisting of one 100 HP pump and well that was rebuilt in 2022. Chowchilla Water District water has a lift pump that feeds the irrigation system that supplies water to the trees through a fan jet sprinkler system.

### SOILS

Grangeville fine sandy loam, deep over hardpan, 0-1% slopes  
Grangeville fine sandy loam, 0-1% slopes, MLRA 17  
Tujunga loamy sand, 0-3% slopes

### RESIDENCE/STRUCTURES

One older 2,098± s/f 4 bedroom, 2 bath home.  
One 1,300± s/f detached garage  
The tenants have a life estate on the property.  
PLEASE DO NOT DISTURB TENANTS

### PRICE/TERMS

\$2,016,900 cash at the close of escrow.

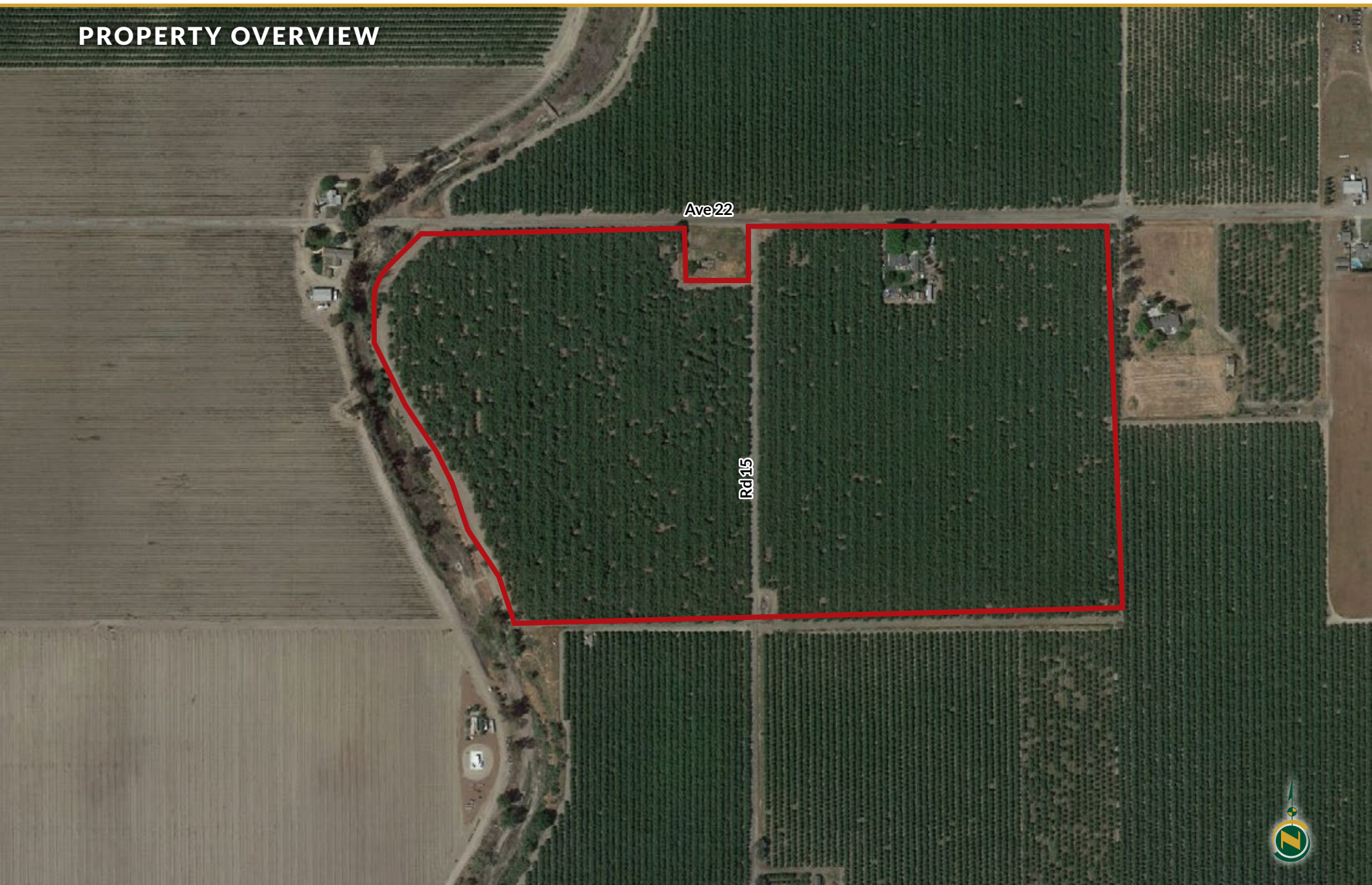


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## PROPERTY OVERVIEW



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## SOILS MAP

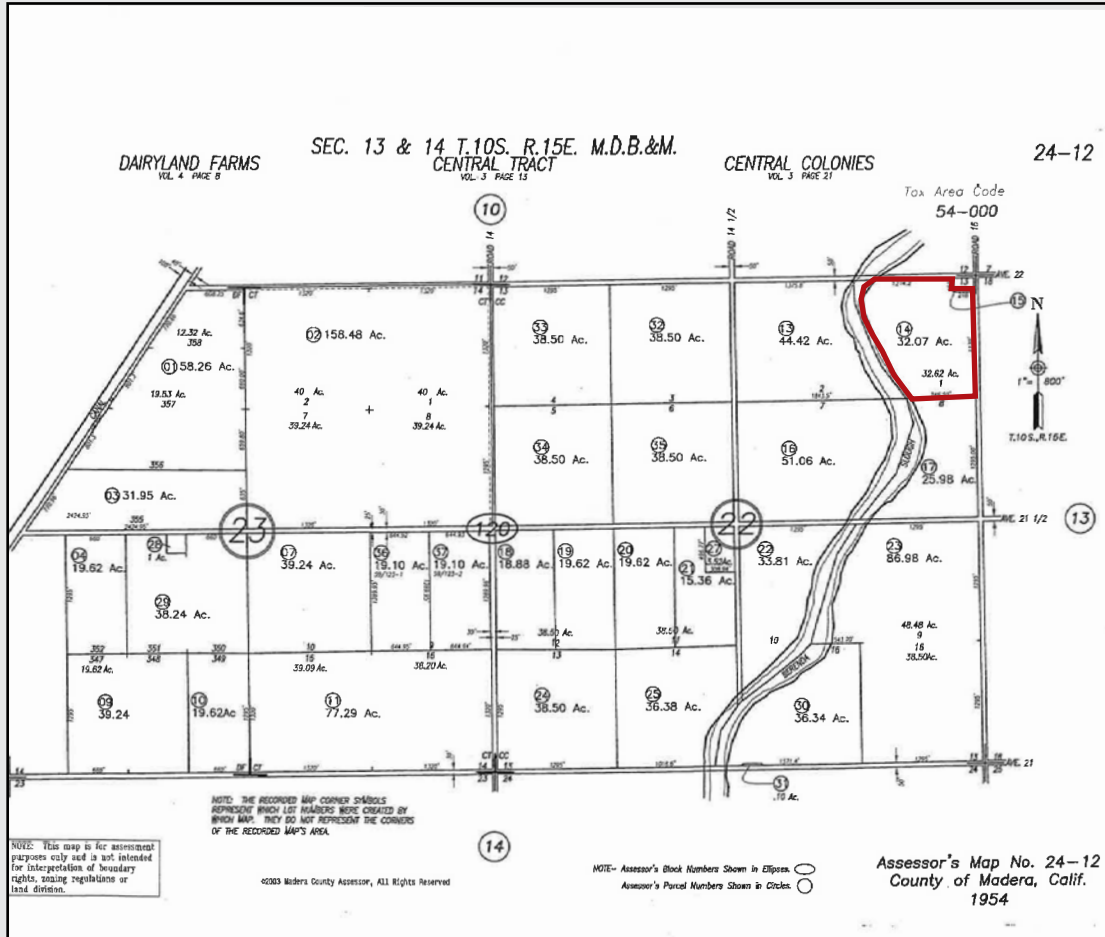


**California Revised Storie Index (CA)**

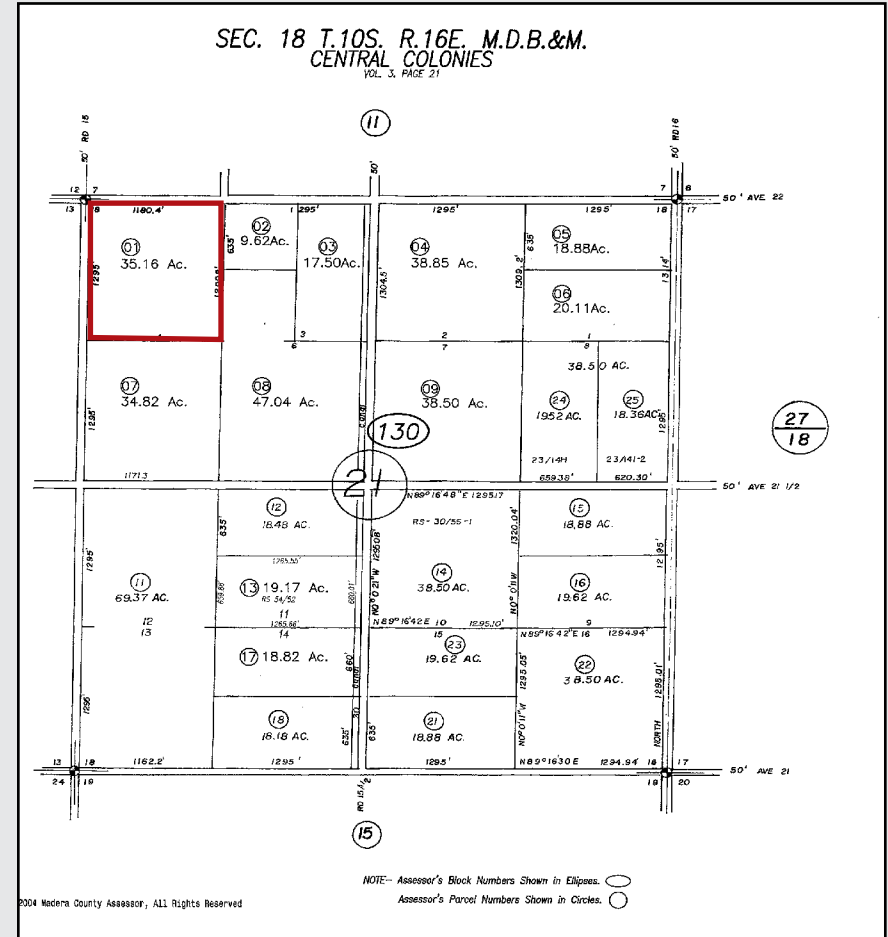
Map unit symbol	Map unit name
<b>GfA</b>	Grangeville fine sandy loam, deep over hardpan, 0-1% slopes
<b>GaA</b>	Grangeville fine sandy loam, 0-1% slopes, MLRA 17
<b>TwA</b>	Tujunga loamy sand, 0-3% slopes



## PARCEL MAPS



APN: 024-120-014 - 32.07± Ac.



APN: 024-130-001- 35.16± Ac.

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## PROPERTY PHOTO



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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.**