

Samara 585

CHARTER REALTY


www.CharterFarmRealty.com

(530) 666-7000

585.91 +/- Acres

Almond & Pistachio Orchard

Chowchilla, CA



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Property Information

Location:	From Highway 152 go south on Road 9 for 2.5 miles. The property is on the right side of the road. It's shown by appointment only! DO NOT TRESPASS!
APN#:	Madera County APN#'s: 021-080-013, 021-080-015, 021-080-016, 021-080-017, 021-080-030, 021-080-042, 021-080-043, 021-080-044, 021-080-045, 021-080-046, 021-080-047, 021-080-048, 021-080-049, 021-080-050
Soils:	The entire farm is comprised of primarily Class I-IV Soils. Please review the attached soils map for more information
Water:	<p>The orchard has 2 irrigation sources. The property is in and receives water from Chowchilla Water District. In addition to its surface water, the farm has 5 irrigation wells. The combined output of the 5 irrigation wells is reported to be 6,200gpm.</p> <p>The Sustainable Groundwater Management Act (SGMA) requires groundwater basins to be sustainable by 2040. SGMA plans may limit ground water pumping. For more information please visit the SGMA website at www.sgma.water.ca.gov/portal/</p>
Almond & Pistachio Orchard:	Please see the attached map with planting locations, spacing, age, varieties, and rootstocks
Homes:	<p>There are 2 homes on the property.</p> <p>The 1st home is a 3 bedroom 2 bathroom 2,047 Sqft Home that is in good condition</p> <p>The 2nd home is a 3 bedroom 1 bathroom 1,792 Sqft Home that is in average condition</p>
Leases:	There are no leases on the subject property.

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Property Information

Price:

\$19,920,940

Terms:

Cash at the close of escrow

Comments:

Young almond & pistachio orchard with a dual water supply! This is a turn key operation ready for both an operator and/or investor. This is a great opportunity to own a well developed property in one of California's most productive tree nut areas! Please call Charter Realty for more info!

2nd Rental Home on the Property



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4th Leaf Almond Orchard in the Fall of 2023



Irrigation Well with Fertilizer Tank



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Irrigation Well With Sand Media Filters

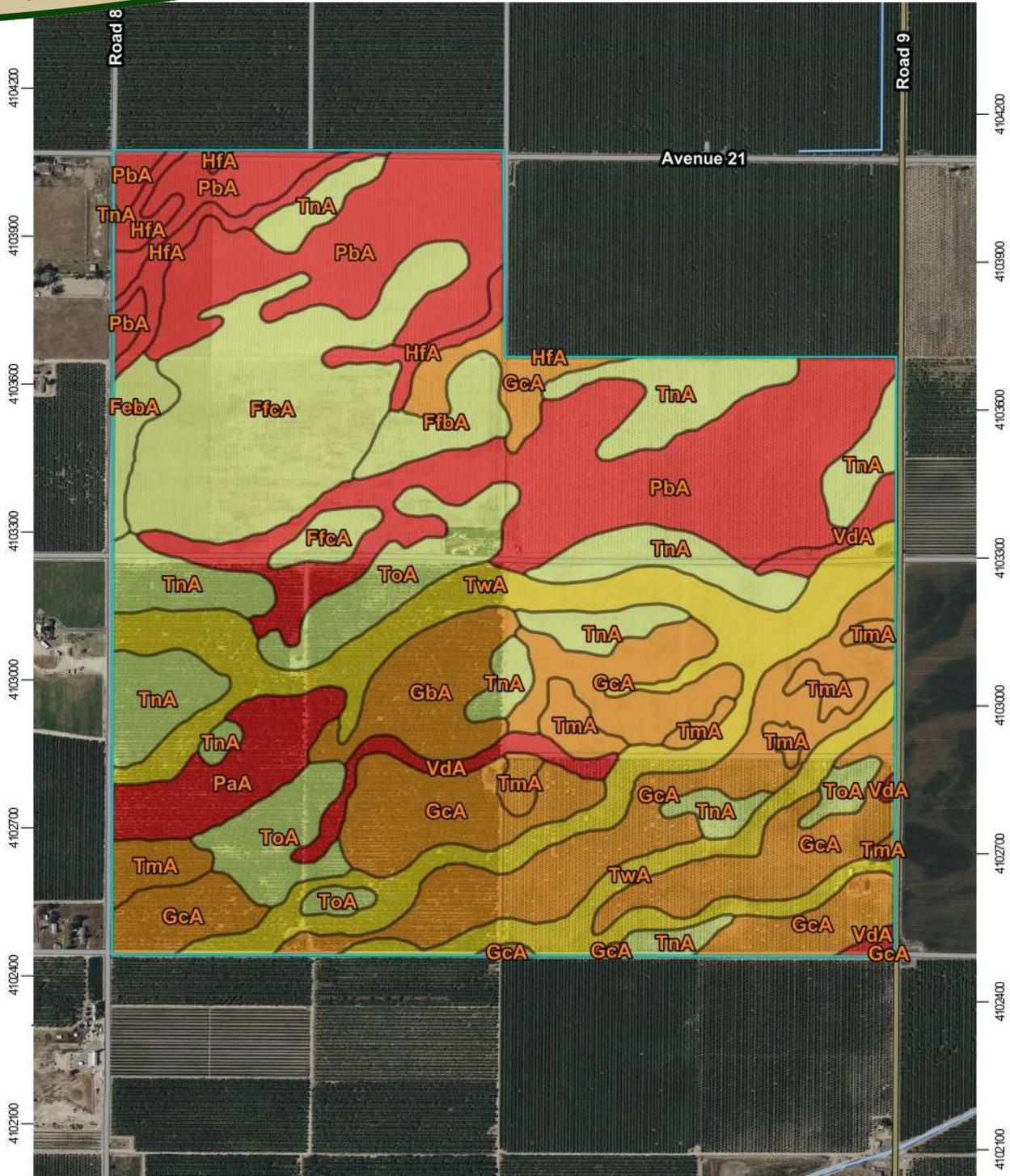
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Irrigated Capability Class—Madera Area, California
 (Samara Road 8)

MAP LEGEND	MAP INFORMATION
<p>Area of Interest (AOI)</p> <p> Area of Interest (AOI)</p> <p>Soils</p> <p>Soil Rating Polygons</p> <ul style="list-style-type: none">  Capability Class - I  Capability Class - II  Capability Class - III  Capability Class - IV  Capability Class - V  Capability Class - VI  Capability Class - VII  Capability Class - VIII  Not rated or not available <p>Soil Rating Lines</p> <ul style="list-style-type: none">  Capability Class - I  Capability Class - II  Capability Class - III  Capability Class - IV  Capability Class - V  Capability Class - VI  Capability Class - VII  Capability Class - VIII  Not rated or not available <p>Soil Rating Points</p> <ul style="list-style-type: none">  Capability Class - I  Capability Class - II 	<p> Capability Class - III</p> <p> Capability Class - IV</p> <p> Capability Class - V</p> <p> Capability Class - VI</p> <p> Capability Class - VII</p> <p> Capability Class - VIII</p> <p> Not rated or not available</p> <p>Water Features</p> <p> Streams and Canals</p> <p>Transportation</p> <ul style="list-style-type: none">  Rails  Interstate Highways  US Routes  Major Roads  Local Roads <p>Background</p> <p> Aerial Photography</p>
	<p>The soil surveys that comprise your AOI were mapped at 1:20,000.</p> <p>Please rely on the bar scale on each map sheet for map measurements.</p> <p>Source of Map: Natural Resources Conservation Service Web Soil Survey URL: Coordinate System: Web Mercator (EPSG:3857)</p> <p>Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.</p> <p>This product is generated from the USDA-NRCS certified data as of the version date(s) listed below</p> <p>Soil Survey Area: Madera Area, California Survey Area Data: Version 17, Aug 31, 2023</p> <p>Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.</p> <p>Date(s) aerial images were photographed: Mar 11, 2022—May 30, 2022</p> <p>The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.</p>

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Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
FebA	Fresno and El Peco fine sandy loams, moderately saline-sodic, 0 to 1 percent slopes	4	5.4	1.0%
FfbA	Fresno and El Peco loams, moderately saline-sodic, 0 to 1 percent slopes	4	8.8	1.6%
FfcA	Fresno and El Peco loams, strongly saline-sodic, 0 to 1 percent slopes	4	56.5	10.0%
GbA	Grangeville fine sandy loam, slightly saline-alkali, 0 to 1 percent slopes	2	17.4	3.1%
GcA	Grangeville fine sandy loam, over traver soils, 0 to 1 percent slopes	2	114.7	20.4%
HfA	Hanford sandy loam, 0 to 3 percent slopes	1	13.8	2.4%
PaA	Pachappa fine sandy loam, 0 to 1 percent slopes	1	16.5	2.9%
PbA	Pachappa fine sandy loam, slightly saline-sodic, 0 to 1 percent slopes	1	120.4	21.4%
TmA	Traver loam, slightly saline-alkali, 0 to 1 percent slopes	2	17.4	3.1%
TnA	Traver loam, moderately saline-sodic, 0 to 1 percent slopes	4	66.5	11.8%
ToA	Traver loam, strongly saline-alkali, 0 to 1 percent slopes	4	32.1	5.7%
TwA	Tujunga loamy sand, 0 to 3 percent slopes	3	81.5	14.5%
VdA	Visalia sandy loam, 0 to 3 percent slopes	1	11.3	2.0%
Totals for Area of Interest			562.3	100.0%

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Description

Land capability classification shows, in a general way, the suitability of soils for most kinds of field crops. Crops that require special management are excluded. The soils are grouped according to their limitations for field crops, the risk of damage if they are used for crops, and the way they respond to management. The criteria used in grouping the soils do not include major and generally expensive landforming that would change slope, depth, or other characteristics of the soils, nor do they include possible but unlikely major reclamation projects. Capability classification is not a substitute for interpretations that show suitability and limitations of groups of soils for rangeland, for woodland, or for engineering purposes.

In the capability system, soils are generally grouped at three levels-capability class, subclass, and unit. Only class and subclass are included in this data set.

Capability classes, the broadest groups, are designated by the numbers 1 through 8. The numbers indicate progressively greater limitations and narrower choices for practical use. The classes are defined as follows:

Class 1 soils have few limitations that restrict their use.

Class 2 soils have moderate limitations that reduce the choice of plants or that require moderate conservation practices.

Class 3 soils have severe limitations that reduce the choice of plants or that require special conservation practices, or both.

Class 4 soils have very severe limitations that reduce the choice of plants or that require very careful management, or both.

Class 5 soils are subject to little or no erosion but have other limitations, impractical to remove, that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.

Class 6 soils have severe limitations that make them generally unsuitable for cultivation and that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.

Class 7 soils have very severe limitations that make them unsuitable for cultivation and that restrict their use mainly to grazing, forestland, or wildlife habitat.

Class 8 soils and miscellaneous areas have limitations that preclude commercial plant production and that restrict their use to recreational purposes, wildlife habitat, watershed, or esthetic purposes.

Rating Options

Aggregation Method: Dominant Condition

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