

# CHOWCHILLA ALMONDS

Madera County, California

164.57± Acres

\$4,868,000  
(\$29,580/Acre)



- Chowchilla Water District
- (4) On-site Pumps & Wells
- Income Producing Almonds



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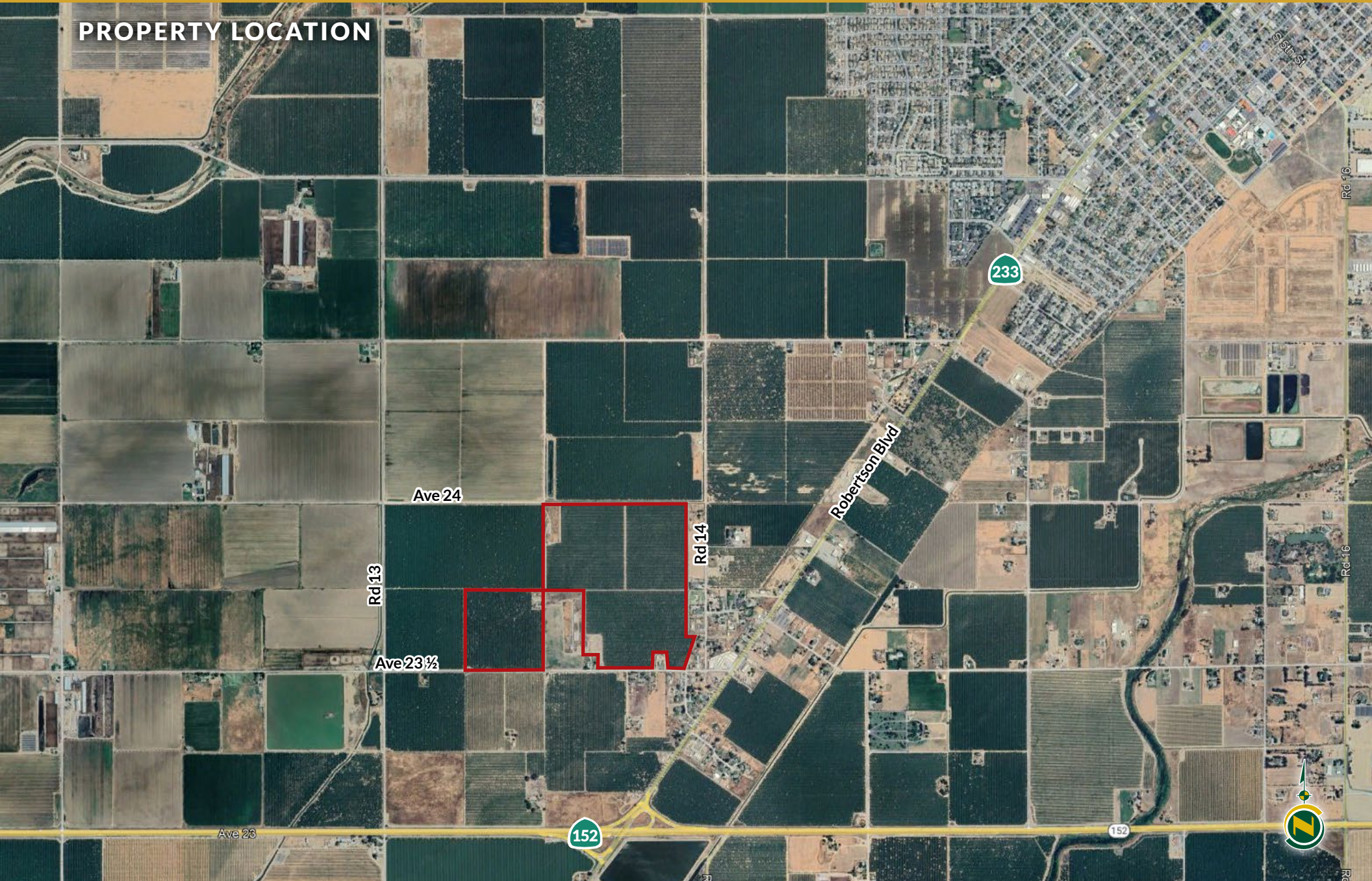


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164.57± Acres  
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## PROPERTY LOCATION



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## PROPERTY INFORMATION

### LOCATION

Subject property is located on the north side of Avenue 23½, west of Road 14. Approximately ½ mile southwest of the city of Chowchilla.

Address: 13601 Avenue 23½, Chowchilla, CA 93610.

### LEGAL

Madera County APN's: 025-210-004, 005, 054 & 055. Located in a portion of Section 2, T10S, R15E, M.D.B.& M.

### ZONING

The zoning is ARE-40 (Agricultural, Rural, Exclusive, 40 acre District).

025-210-054 is enrolled in the Williamson Act (non- renewal status).

025-210-005 and 055 are enrolled in the Williamson Act.

025-210-004 is not enrolled in the Williamson Act.

### PLANTINGS

<u>Net Acres</u>	<u>Crop</u>	<u>Varieties</u>	<u>Age</u>	<u>Spacing</u>
113.27±	Almonds	NP/M	2017	22' x 13'
37.00±	Almonds	NP/M	2005	22' x 13'
9.96±	Open, Farmstead			

### PRODUCTION

The historical production is available upon request.

### WATER

The subject property is located in and is entitled to receive surface water from the Chowchilla Water District. There are four (4) on-site pumps and wells; (1) 20 HP, (1) 250 HP, (1) 25 HP and (1) 40 HP. Irrigation water to the subject property is applied via a micro sprinkler system on the 2005 almond orchard improvements. Irrigation water to the 2017 almond orchard improvements is applied via a double line drip irrigation system along with micro sprinkler irrigation system.

### SOILS

See soils map included.

### STRUCTURES

The subject property includes a 576± sq. ft., 2 bedroom, one bath home located on parcel 025-210-005.

### PRICE/TERMS

\$4,868,000 (\$29,580 per acre) cash at the close of escrow.

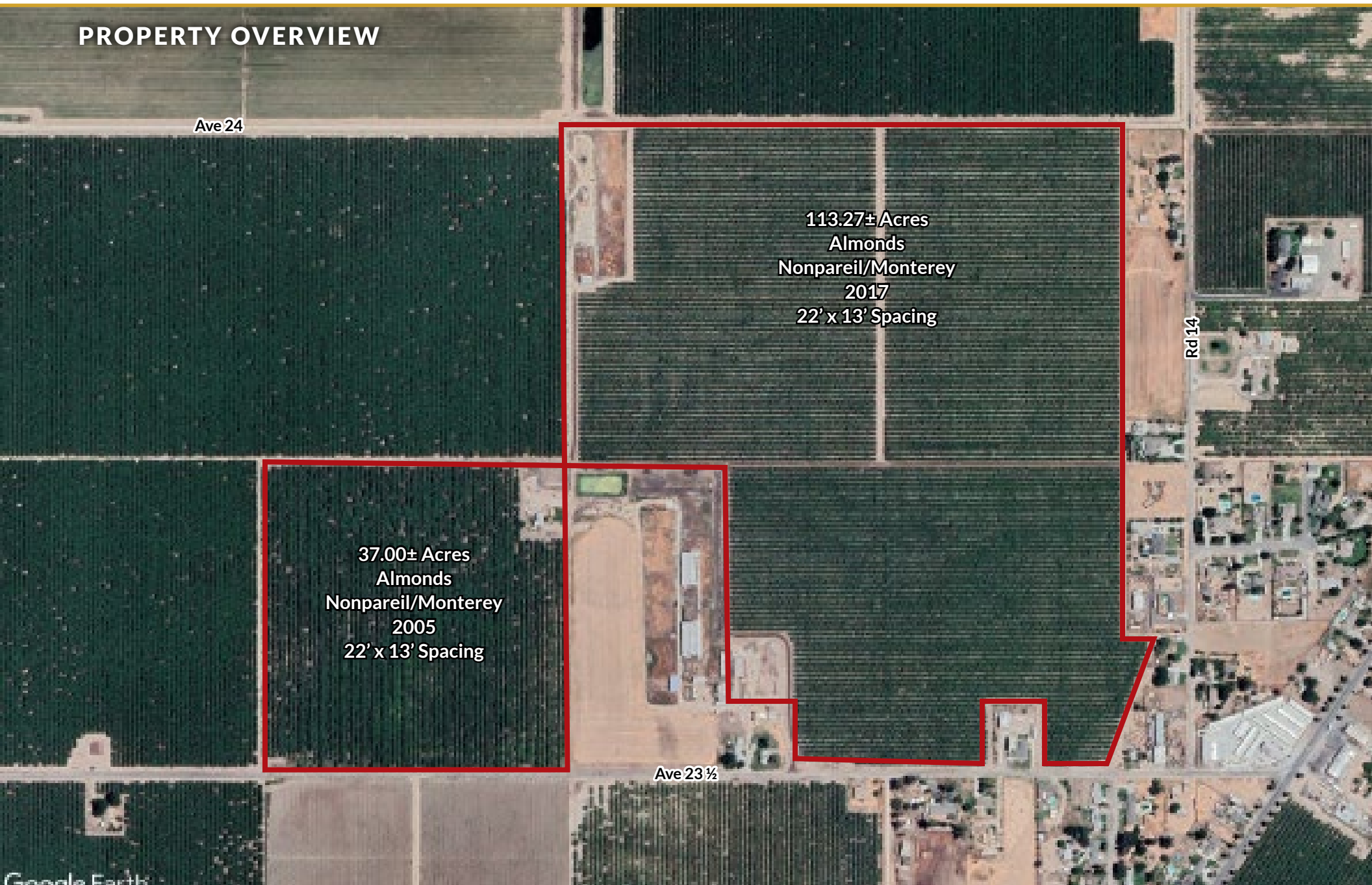
The young almonds can be purchased separately from the older almonds as follows:

Younger almonds and open area (125.63± assessed acres - \$4,083,000 (APN's: 025-210-054 & 055)

Older almonds (39.24± assessed acres) - \$785,000 (APN's: 025-210-004 & 005)

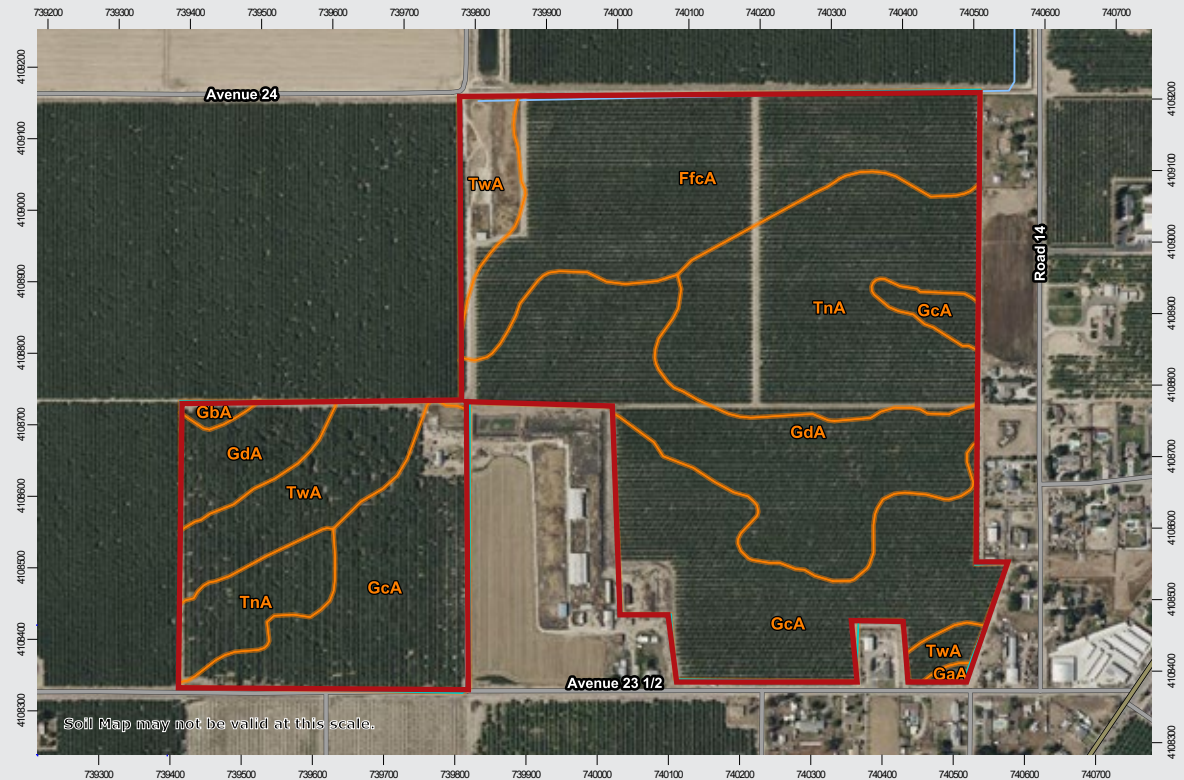


## PROPERTY OVERVIEW

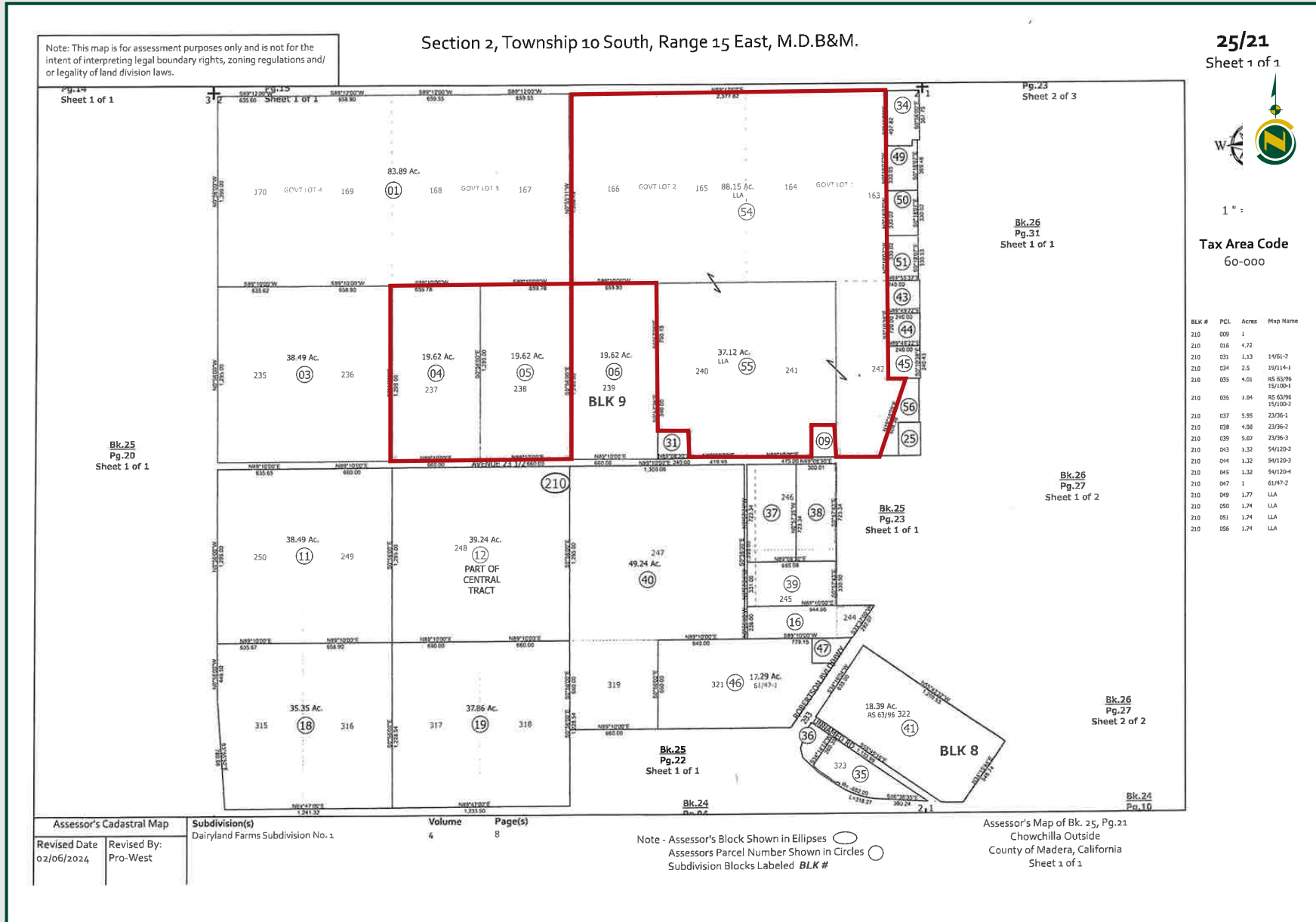


## SOILS MAP

California Revised Storie Index (CA)	
Map unit symbol	Map unit name
TnA	Traver loam, moderately saline-sodic, 0-1% slopes
FfcA	Fresno and El Peco loams, strongly saline-sodic, 0-1% slopes
GcA	Grangeville fine sandy loam, over traver soils, 0-1% slopes
GdA	Grangeville fine sandy loam, over traver soils, slightly saline alkali, 0-1% slopes
TwA	Tujunga loamy sand, 0-3% slopes
GbA	Grangeville fine sandy loam, slightly saline-alkali, 0-1% slopes
GaA	Grangeville fine sandy loam, 0-1% slopes, MLRA 17



## PARCEL MAP



## 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.**