

# M.I.D. ALMONDS, HOME, & SHOPS

152.16± ACRES | MADERA COUNTY, CALIFORNIA

\$3,499,680

(\$23,000/Acre)



## PROPERTY HIGHLIGHTS

- MADERA IRRIGATION DISTRICT
- HOME & MULTIPLE SHOPS
- 75% NONPAREIL / 25% FRITZ VARIETY ALMONDS
- (2) IRRIGATION PUMP/WELLS



Independently Owned And Operated  
Corporate License #00020875  
pearsonrealty.com

### Fresno

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

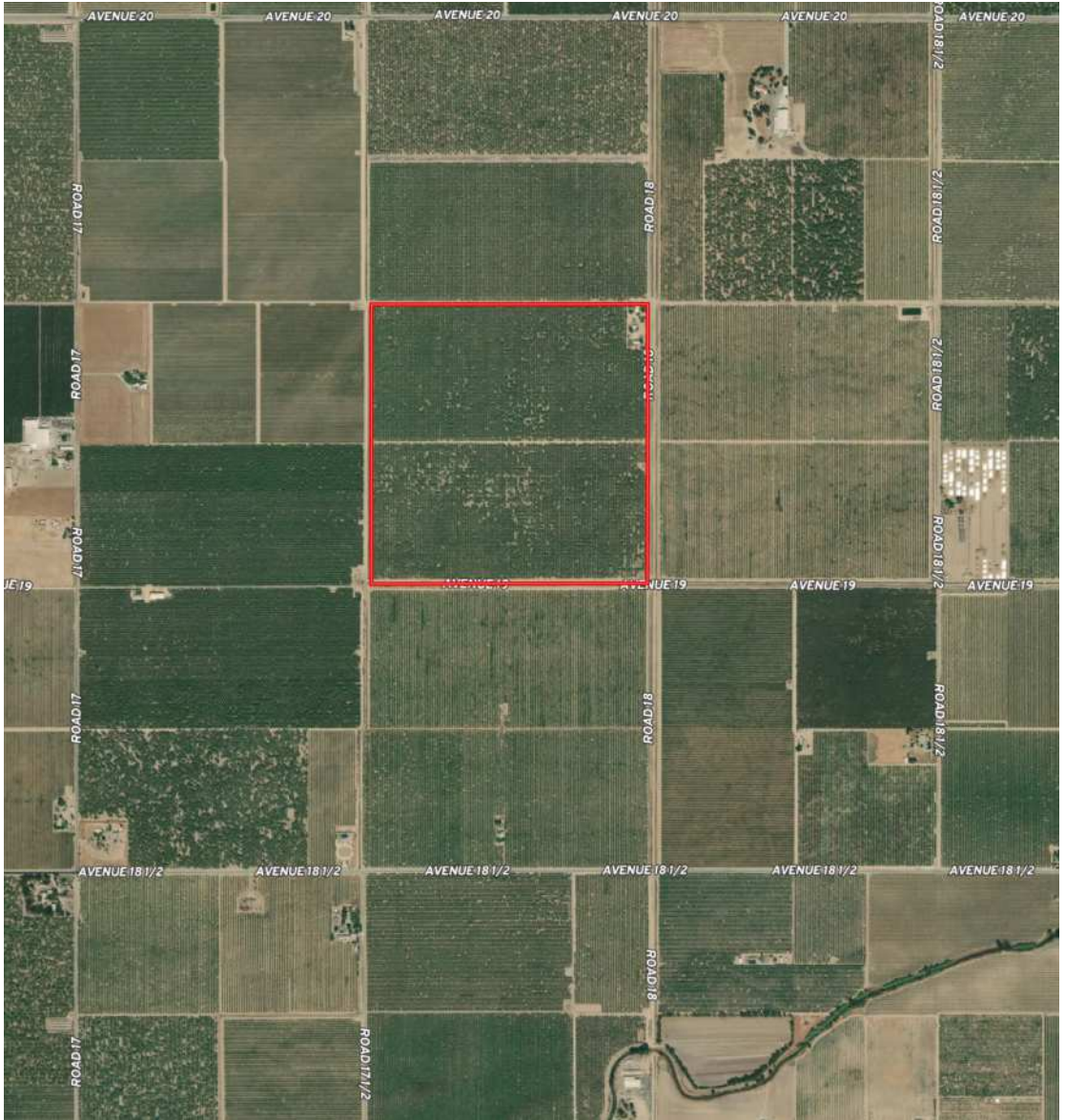
### VISALIA

3447 S. Demaree St.  
Visalia, CA 93277  
559.732.7300

### BAKERSFIELD

4900 California Ave., #210B  
Bakersfield, CA 93309  
661.334.2477

**LOCATION MAP**



## PROPERTY INFORMATION

### DESCRIPTION

2008 & 2009 almonds planted within a prominent growing region of Madera County. This ranch has two sources of water allowing it to continue producing healthy almonds or possibly other permanent crops like pistachios, grapes, tree fruit, blueberries and more.

### LOCATION

The property is located on the northwest corner of Avenue 19 and Road 18 in the city of Madera.  
Property Address: 19338 Road 18 Madera, Ca 93637.

### ZONING

AE (Agricultural Exclusive). The property is in the Williamson Act.

### WATER

- (1) Filter station delivering water through a dual line drip system.
- (2) Irrigation pump/wells. One was drilled in 2016 and is over 200HP.

### BUILDINGS

There is one home and multiple shops on the property.

### PLANTINGS

147± acres planted in 2008 & 2009 to 75% Nonpareil and 25% Fritz.

### [VIEW PRODUCTION HISTORY](#)

### PRICE/TERMS

\$3,499,680 (\$23,000 / acre) all cash at the close of escrow. Buyer to reimburse for cultural costs incurred towards the 2025 almond crop.

#### [\\*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.

#### [POLICY ON AGENT COOPERATION](#)

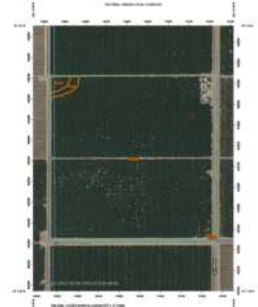
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## SOILS INFORMATION

Map Unit Legend

Map Unit Symbol	Map Unit Name
(Symbol)	Modesto Fine Sandy loam, 0 to 2 percent slopes
(Symbol)	Modesto loam, 0 to 2 percent slopes
(Symbol)	Modesto sandy loam, 0 to 2 percent slopes
(Symbol)	Modesto loam, 2 to 8 percent slopes

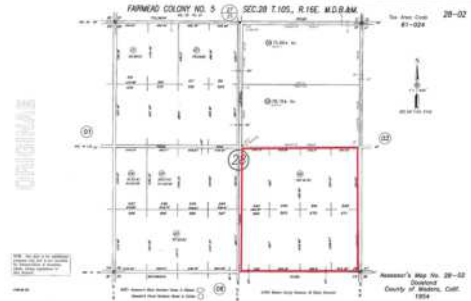


## PARCEL INFORMATION

### LEGAL

APN: 028-020-006

Located in a portion of Section 28, Township 10S, Range 16E, M.D.B.&M.



## PROPERTY VIDEO







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