

AVE 11 ALMONDS & HOME

Madera County, California

49.02± Acres **\$1,600,000**
(\$32,640/Acre)



- 2 Sources of Water • Madera Irrigation District • Producing Almonds • Custom Home & Shop w/Solar



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Exclusively Presented by:



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PROPERTY LOCATION



Google Earth

Boundary Lines are Approximate



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PROPERTY INFORMATION

DESCRIPTION

The property includes a large house, shop, and 31± acres of producing almonds. A Madera Irrigation District canal bisects the property with the almonds and ag well on the north side of the canal while the house and shop are located south of the canal. There is a bridge that goes over the canal allowing easy access to the entire property.

LOCATION

The subject property is located on the north side of Ave 11 at Rd 28½. Physical address: 28423 Ave 11, Madera, CA 93637.

LEGAL

Madera County APN: 047-100-040. Located in a portion of Section 05, Township 12S, Range 18E, M.D.B.&M.

ZONING

ARE-40, Agricultural Rural Exclusive - 40 acres. The parcel is enrolled in the Williamson Act.

PLANTINGS

31± acres of 50% Nonpareil, 50% Monterey almond varieties planted in 2015 on 22 x 13 spacing.

WATER

The ranch is located within Madera Irrigation District and entitled to receive surface water. In addition to surface water, there is one 600 ft. ag well which was drilled in 2021. There is a 25 HP pump on the well and a 15 HP pump for district water. The almonds are irrigated via micro sprinkler. There is one domestic well with a 3 HP pump used to provide water to the house and the shop. The ranch is within Madera Irrigation District GSA.

SOILS

See Soils Map included.

BUILDINGS

The property includes a 2,134± s/f 4 bedroom 3-bathroom custom home that was built in 2002. The house includes an open floor plan, floor to ceiling windows, and a spacious outdoor kitchen right along the creek. There is a 40 x 50 ft. shop with an additional 24 ft. overhang that includes owned solar which supplies power to the home and shop.

PRICE/TERMS

\$1,600,000 cash at the close of escrow. Buyer to reimburse Seller for cultural costs related to the 2025 crop.

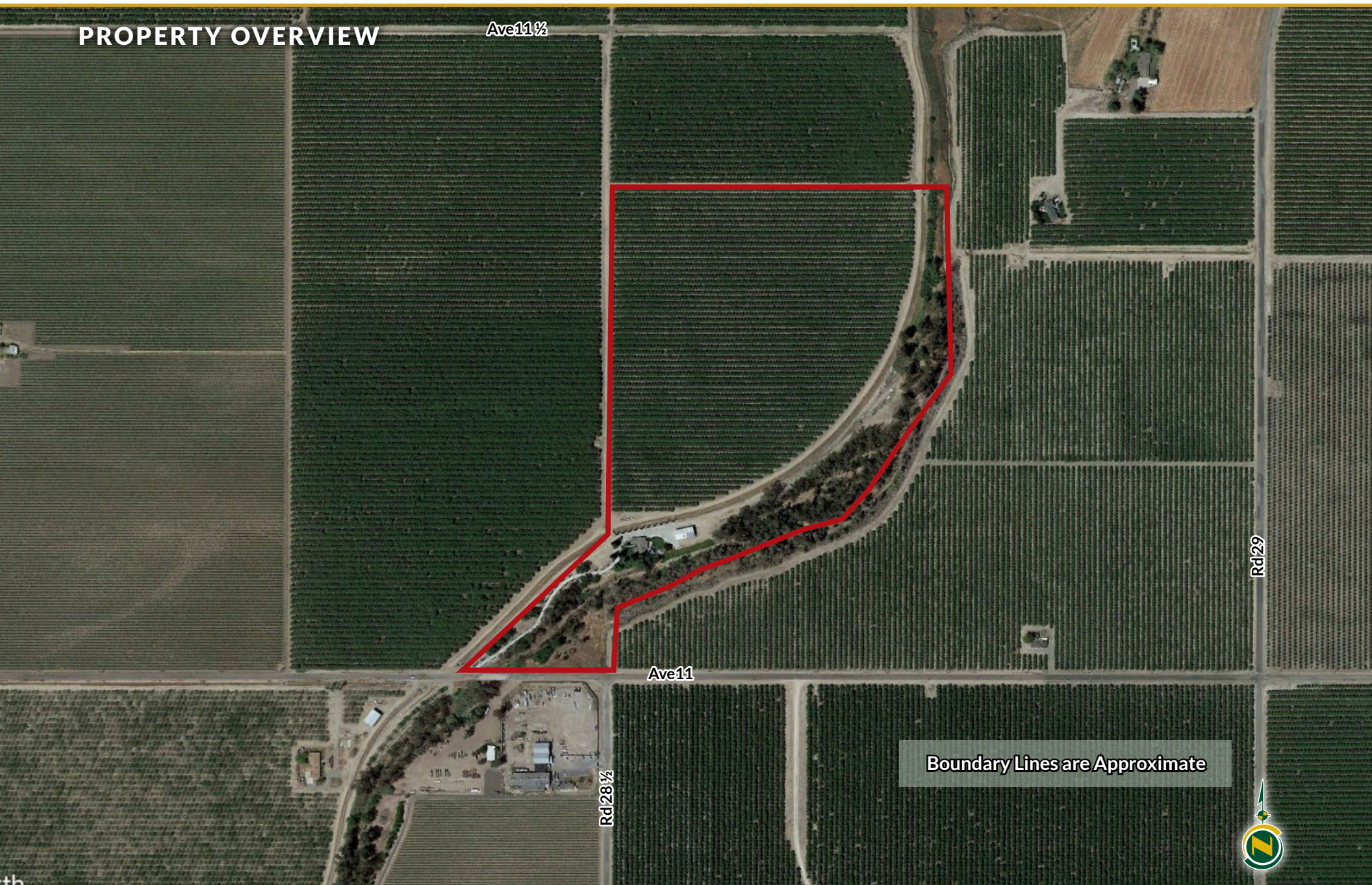


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PROPERTY OVERVIEW



Boundary Lines are Approximate



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SOILS MAP



Boundary Lines are Approximate

California Revised Storie Index (CA)

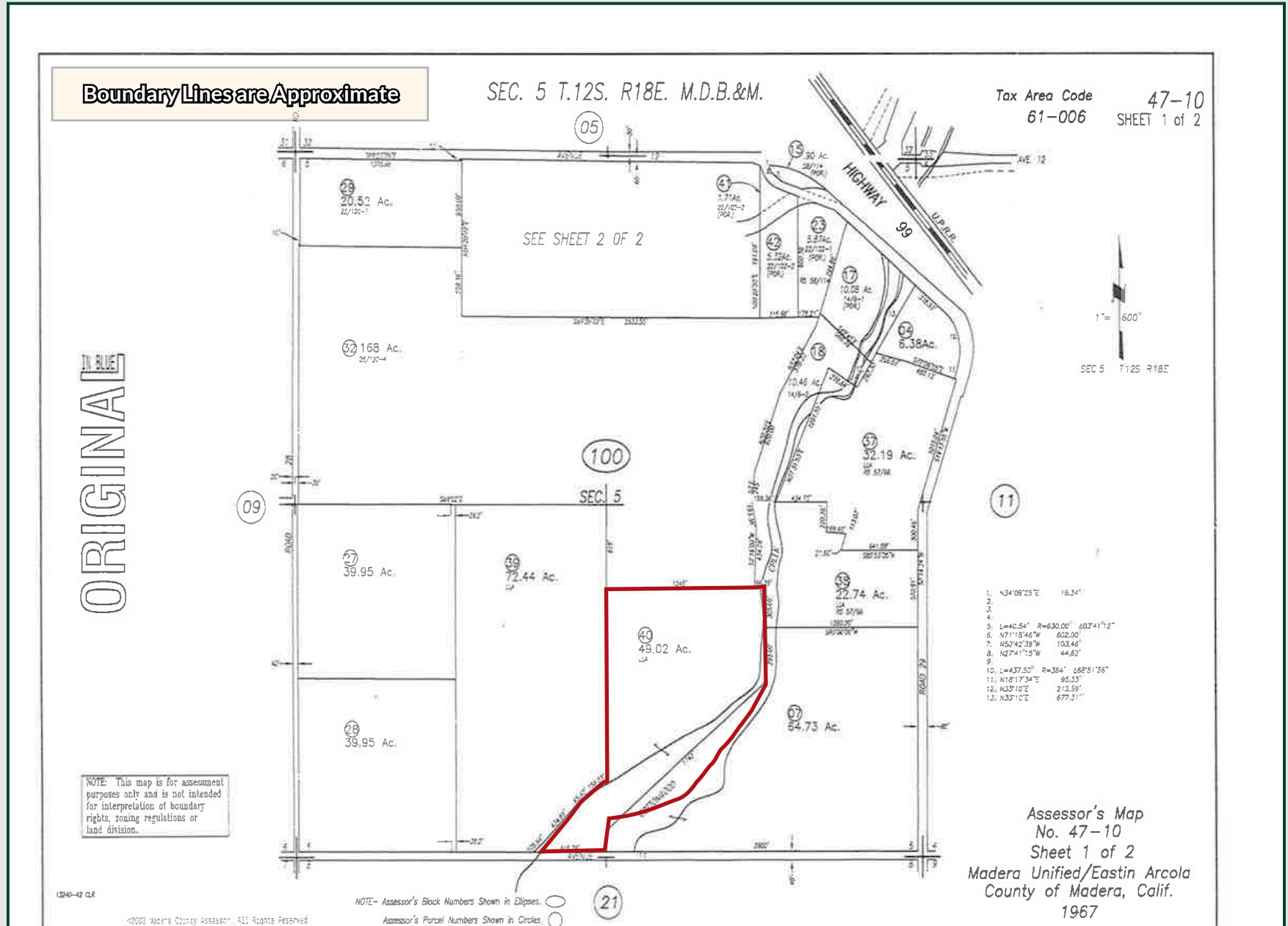
Map unit symbol	Map unit name	Rating
VaA	Visalia fine sandy loam, 0-1% slopes	Grade 1 - Excellent
HaA	Hanford fine sandy loam, 0-1% slopes	Grade 2 - Good
W	Water	Not Rated

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PARCEL MAP



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PROPERTY PHOTOS



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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.