



**PEARSON
REALTY**
AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

FOR SALE

Madera Almond Opportunity



**720.90± Acres
Madera County, California**

- 610.26± acres located in water district
- Reasonable Soils and Well Water
- 720.9± acres of Almonds
- **Seller will Entertain Selling in Portions**

**Exclusively Presented By:
Pearson Realty**



CALIFORNIA'S LARGEST AG BROKERAGE FIRM

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CA BRE #00020875



720.90± Acres
**Possible portions sale.*

\$16,942,000
(\$23,500±/ac.)

DESCRIPTION:

This opportunity is located in the desirable farming area of Madera, Ca. The offering is planted to 720.9± acres of Almonds established in January 2016. The farm has a strong history of field and vegetable crops including but not limited to: carrots, tomatoes, garlic, potatoes, and onions. The property is irrigated with well water and all but 110.64± acres are located in non-contract delivery areas of Madera Irrigation District and Gravelly Ford Water District.

LOCATION:

From Madera the land is best accessed from Road 21, 1/2 mile south of Avenue 10 on the west side of Rd. 21, approximately 11.5± miles southwest of Madera, 29.5± miles north of Fresno, 136.3± miles north of Bakersfield, 245.6± miles north of Los Angeles, and 171.4± miles south of San Francisco.

LEGAL:

The land is zoned ARE-40 except parcel 044-132-003 is zoned OS, and all the property is enrolled in the Williamson Act according to the county website. Portions of Section 13, 14, 16, 21 and 22, Township 12S, Range 16E, MDB&M. Madera County, California. APN's: 044-121-003, 044-131-008, 044-132-002 and 003, 044-192-010.

**PLANTINGS OR
CURRENT USE:**

720.9± acres Almonds, fields: 11,12,13,17,18,19,23,28 & 29 -
50% Nonpareil(NP), 25%Supareil(SP), 25% Wood Colony(WC), Nemeguard rootstock, 22' X 18' NP & SP, and 22' X 16' WC, Planted January 2016.

WATER:

The property is irrigated by 7 Ag wells (3 wells were drilled in late 2015 and are being equipped now), there are 3 other Ag wells being used for water trucks or backups, and all but 110.64± acres are located in non-contract delivery areas of Madera Irrigation District and Gravelly Ford Water District. The Ag wells are equipped with various horse power electric motors ranging from 50HP to 200HP. All new wells under construction will be finished with electric equipment connected to PG&E ready to pump, in the interim diesel powered motors and gear heads will run those units. According to the Seller the 7 wells will/are producing approximately 9,990± GPM total flow or 13.86± GPM/crop acre. Qualified Buyers may contact listing agent for copies of detailed well records, pump records, pump tests and water quality samples. 469.40± acres are located in the Madera Irrigation District (MID) non-contract service area with 3 non-contract turnouts (16, 17 and 18) and 151.60± acres are located in the Gravelly Ford Water District (GF) non-contract service area. The Almonds are irrigated by double line drip systems, sand media filters, and electric boosters with VFD panels. The interim diesel boosters, diesel motors, fuel tanks and gear heads are excluded from the sale as they belong to the Tenant or Grimmway.

SOILS:

See attached Grimmway's soil map and classification. Qualified Buyers may contact listing agent for copies of soil analysis completed by Tenant and/or Grimmway. USDA soil maps are available too.

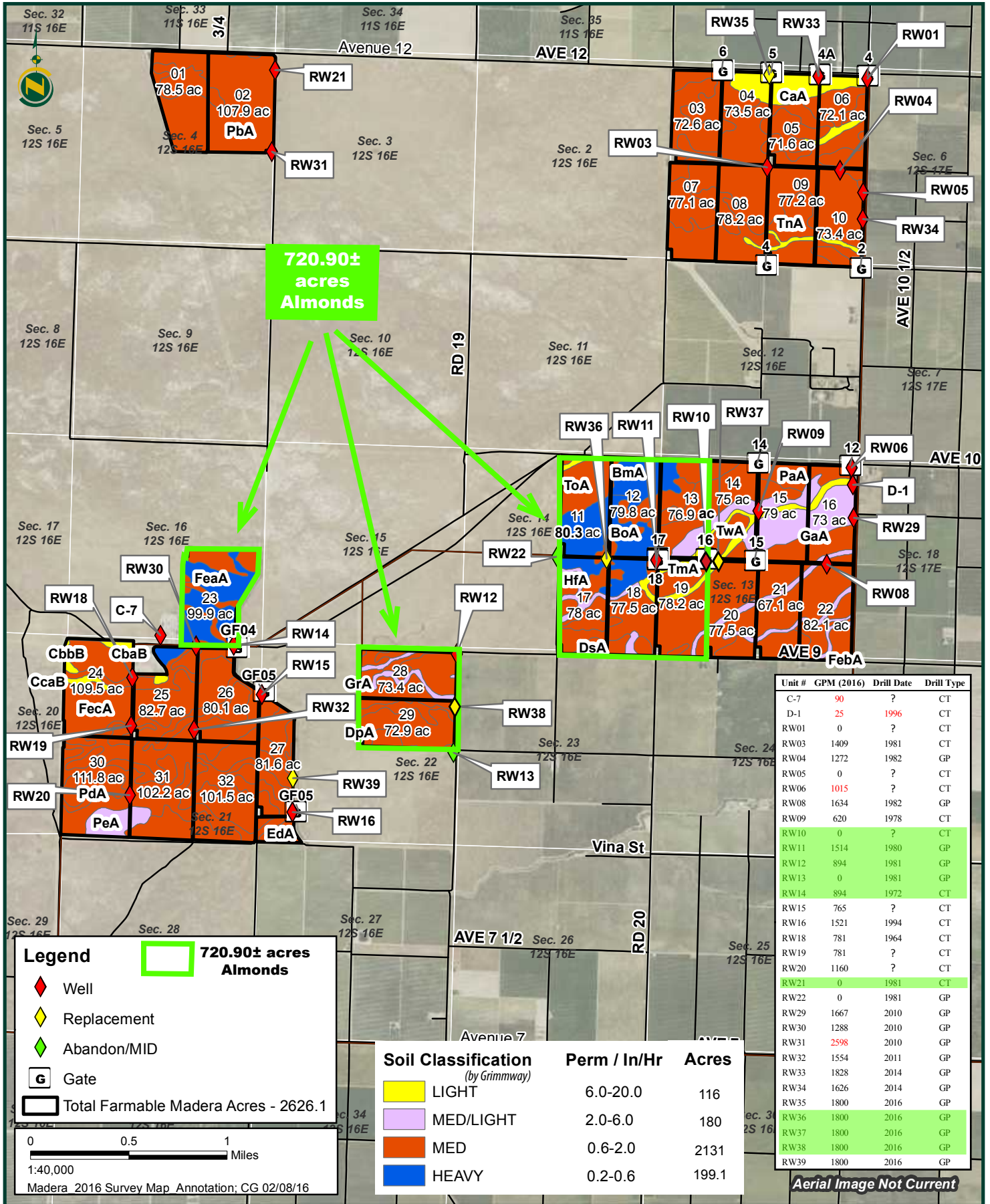
PRICE/TERMS:

\$16,642,000 (\$23,500±/acre) cash at close of escrow, excluding any remaining mineral rights. The Tenant and/or Grimmway will remove above stated irrigation items before close of escrow and/or at expiration of the lease. Seller will entertain selling almonds in portions. Seller will complete lot line adjustments needed to create a legal parcels described in this brochure. Seller will retain the shop area. Contact listing agent to discuss possible portion sales. The assessed acres have not been determined yet and they can and will vary until lot line adjustment are finished.

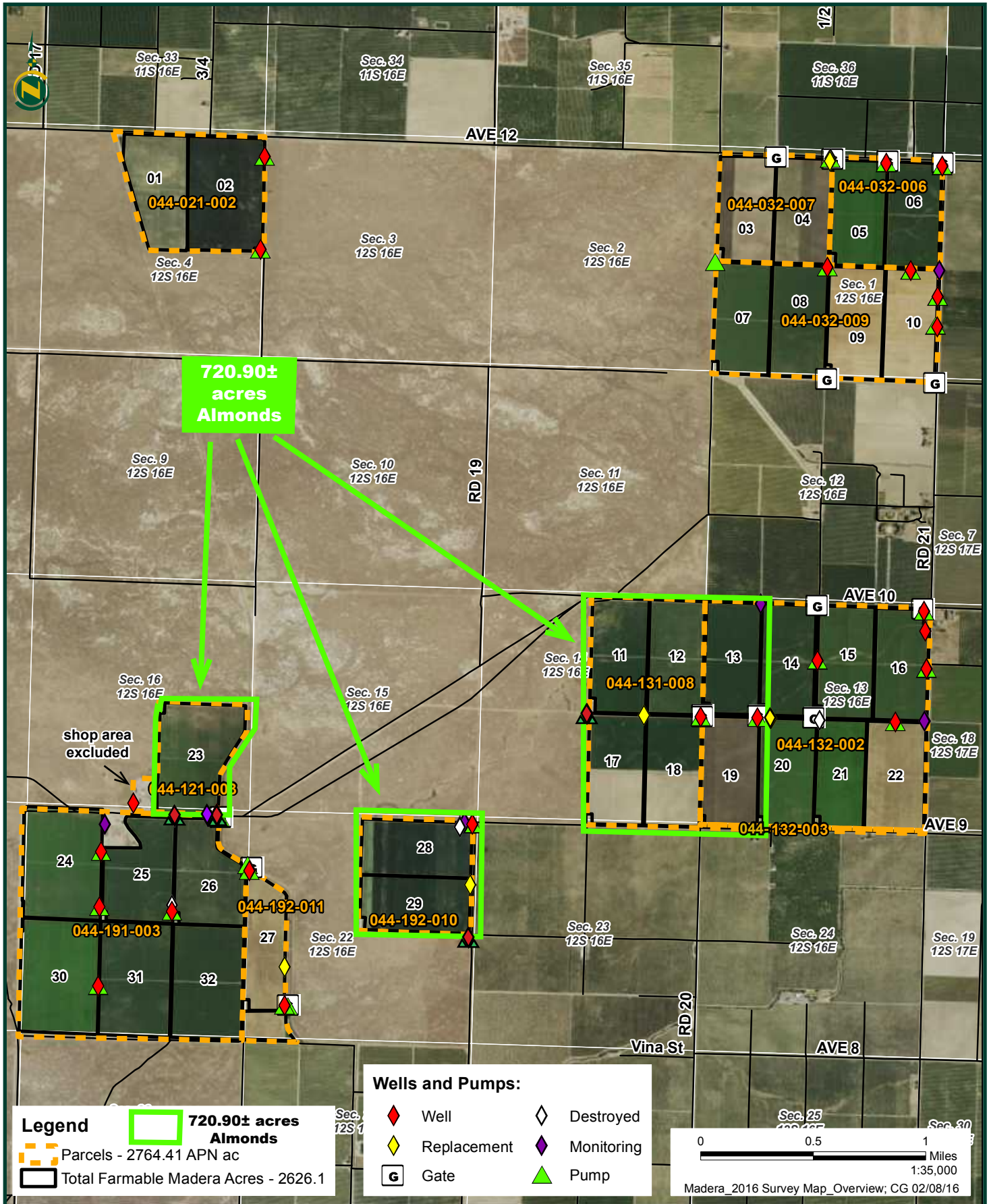
PROPERTY PHOTOS



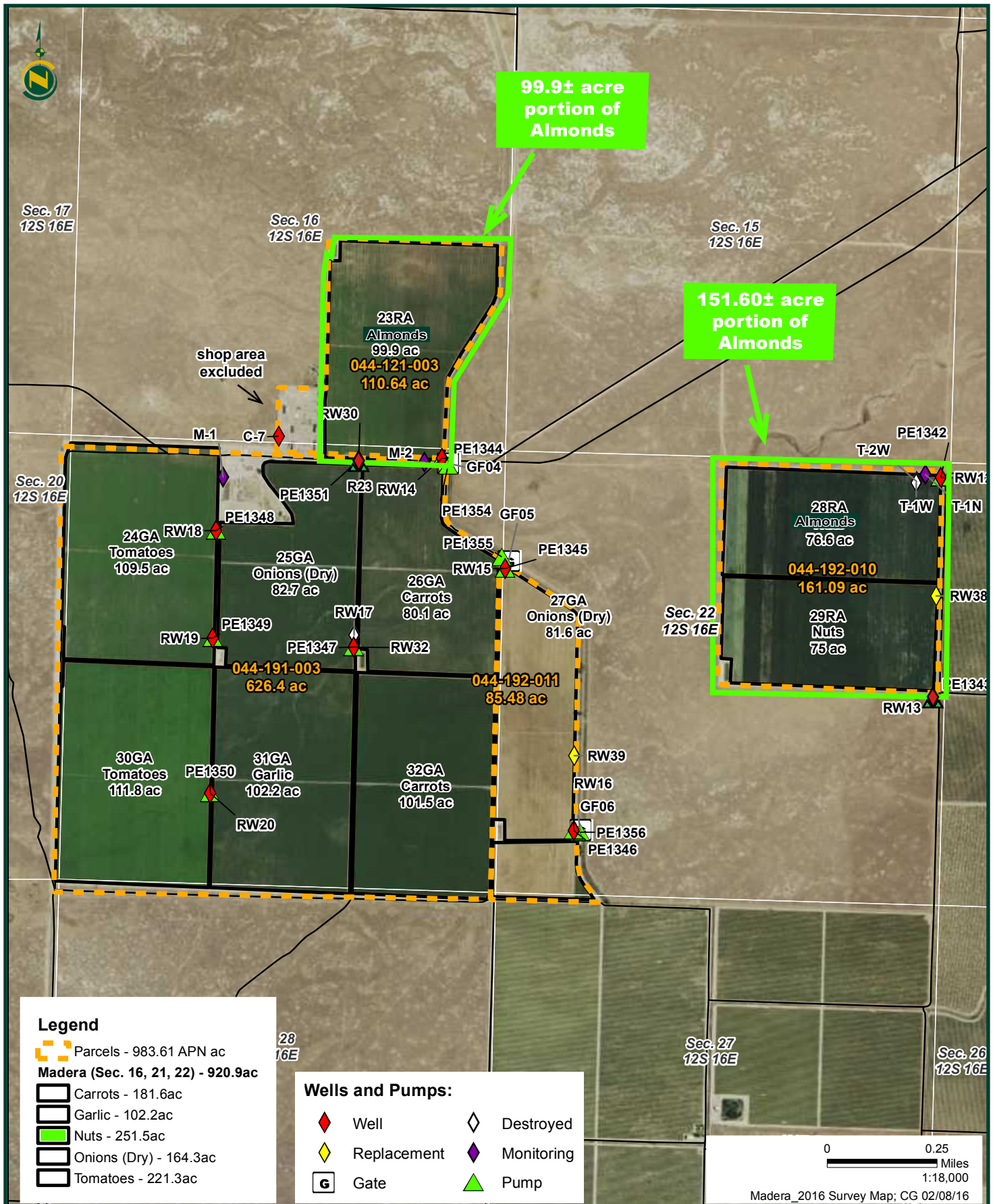
SOIL AND WELL MAP



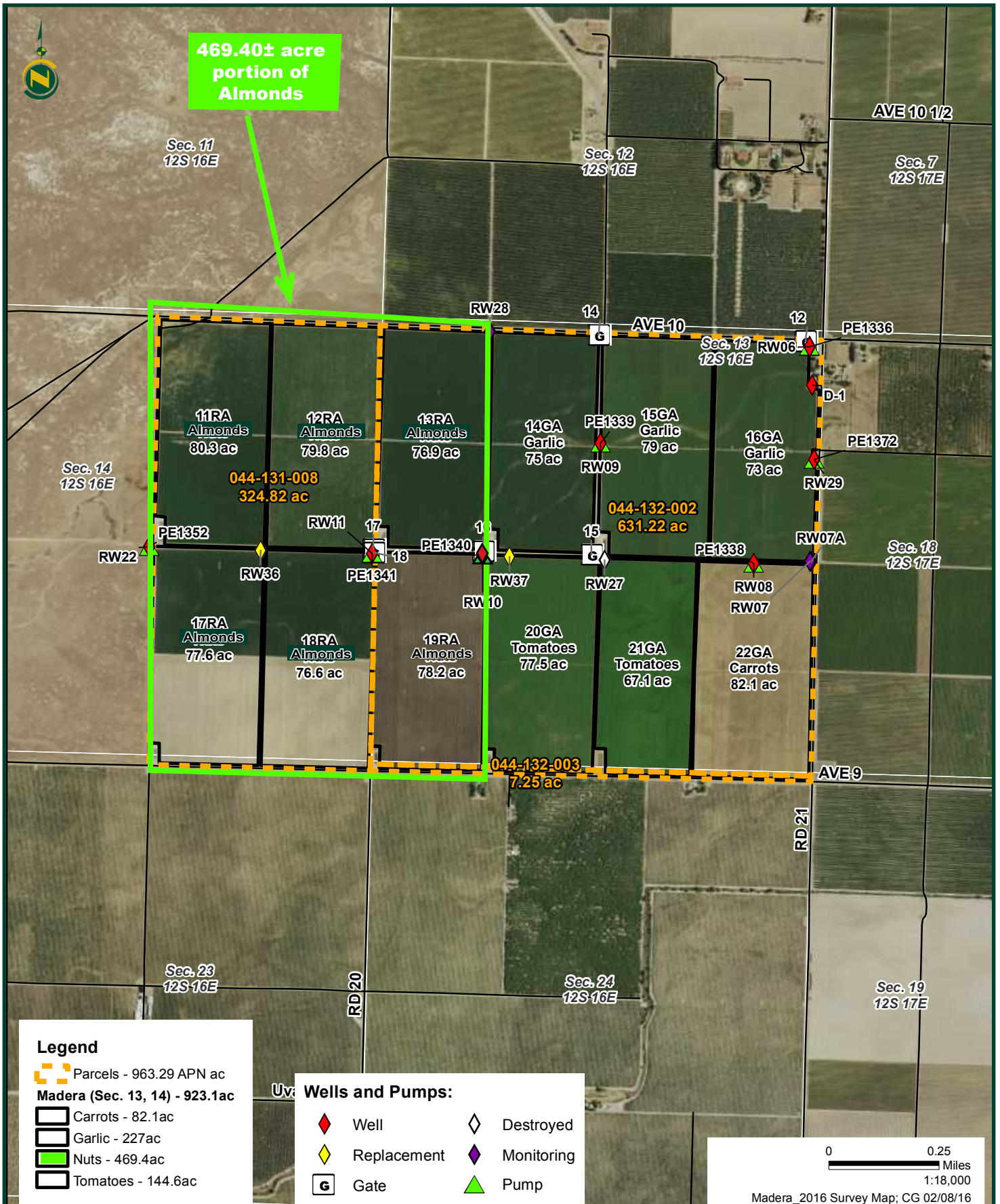
FARM MAP



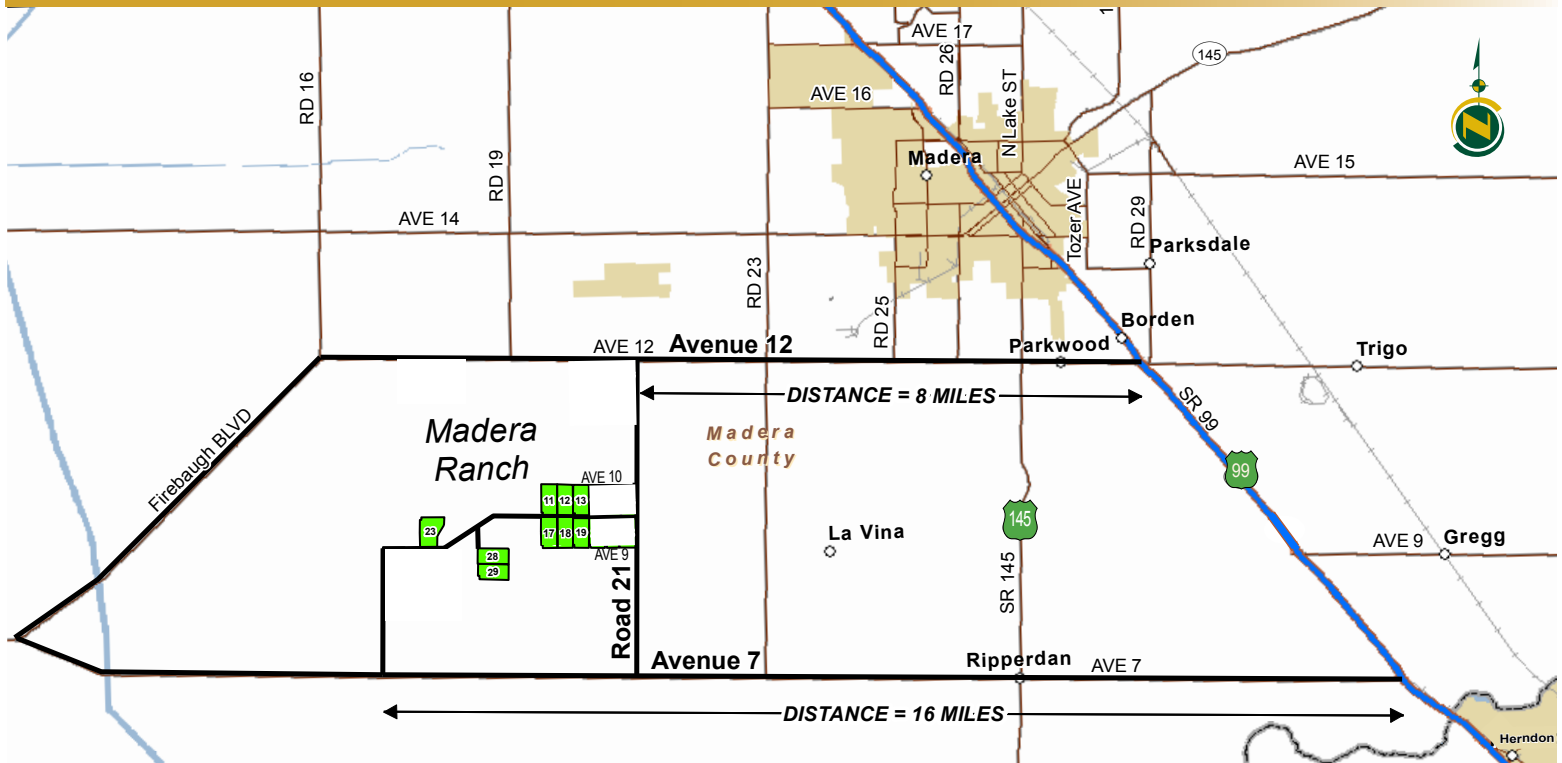
INDIVIDUAL FARM MAPS



INDIVIDUAL FARM MAPS



LOCATION MAP



REGIONAL MAP



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We believe the information contained herein to be correct. It is obtained from sources which we regard as reliable, but we assume no liability for errors or omissions. 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.

