

FOR SALE



**PEARSON
REALTY**

AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

Chowchilla Ave. 26 Almond Ranch & Residence



**40.00± Acres
Madera County, California**

- 2015 almond plantings
- 10± miles to Madera
- 10± miles to Chowchilla

**Exclusively Presented By:
Pearson Realty**



CALIFORNIA'S LARGEST AG BROKERAGE FIRM

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CA BRE #00020875



Chowchilla Ave. 26 Almond Ranch & Residence

40.00± Acres

\$599,999

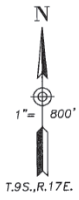
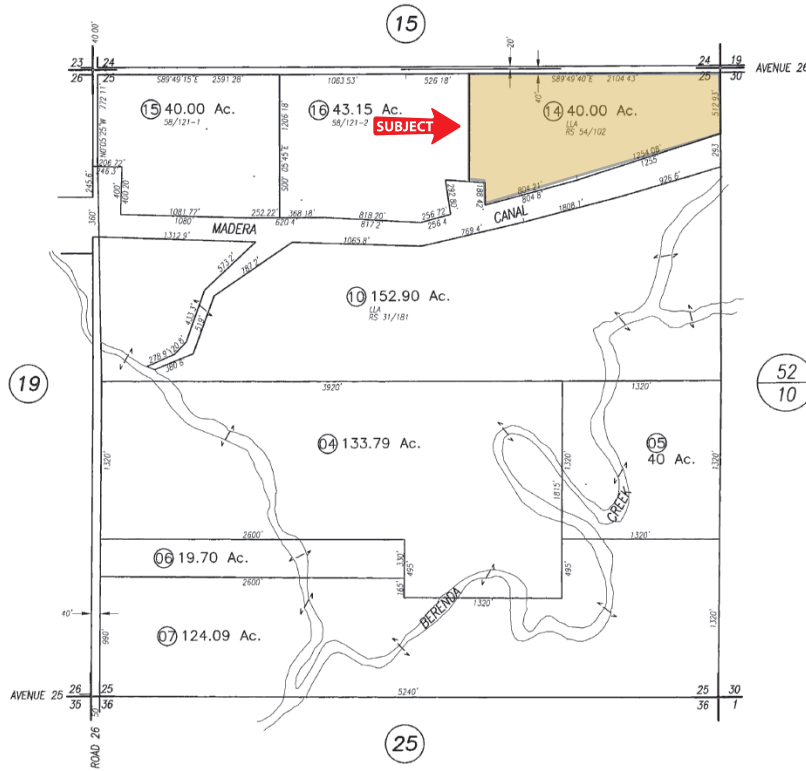
LOCATION:	26792 Avenue 26, Chowchilla, CA 93610 The ranch is located on the south side of Avenue 26 approximately 1/4 mile east of Road 26.
LEGAL:	Madera County APN 030-200-014. Located in a portion of Section 25, T9S, R17E, M.D.B.&M.
ZONING:	AE-40. Property is in the Williamson Act (Ag Preserve).
PLANTINGS:	Almond orchard planted in 2015: 3/4 Nonpareil and 1/4 Aldrich.
WATER:	(1) domestic pump and well and (1) ag well drilled in July, 2015. Single line drip distribution system.
SOILS:	Mostly Cometa sandy loams, 3-8% slopes; some Cometa loam, San Joaquin sandy loam and Whitney fine sandy loam.
BUILDINGS/ IMPROVEMENTS:	Residence, 2,485± sq. ft., 4 bedrooms, 3 baths, built in 2007.
NOTE:	Sale subject to US Bankruptcy Court, Chap. 7. Showing the residence requires a 24 hour notice.
PRICE/TERMS:	\$599,999 cash to Seller at close of escrow.

ASSESSOR'S PARCEL MAP

30-20

SEC.25 T.9S., R.17E. M.D.B.&M.

Tax Area Code
60-001



AERIAL MAP



LOCATION MAP



REGIONAL MAP



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