

FOR SALE



**PEARSON
REALTY**

AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

Madera Almonds



**19.32± Acres
Madera County, California**

- (2) almond varieties
- Madera Irrigation District + pump & well
- Older farm house & shop

**Exclusively Presented By:
Pearson Realty**



CALIFORNIA'S LARGEST AG BROKERAGE FIRM

www.pearsonrealty.com

CA BRE #00020875



Madera Almonds

19.32± Acres

\$695,520

LOCATION:

Directions include Hwy. 145 to Avenue 8 1/2, west to the property.
Address: 25582 Avenue 8 1/2, Madera, CA 93637

DESCRIPTION:

The subject property is planted to 50/50, 5th leaf Nonpareil and Monterey almonds on Nemaguard rootstock. Spacing is 20'± x 16'±.

LEGAL:

Madera County APN: 040-011-003, located in a portion of Section 23, T12S, R17E, M.D.B.&M.

ZONING:

ARE-40

WATER:

Two sources of water: M.I.D. and 30 HP submersible pump and well. Property has micro sprinklers and pipeline ready for valves.

SOILS:

Chino fine sandy loam, 0-1% slopes
Chino fine sandy loam, slightly saline-alkali, 0-1% slopes
Dinuba fine sandy loam, 0-1% slopes, MLRA 17
Tujunga loamy sand, 0-3% slopes

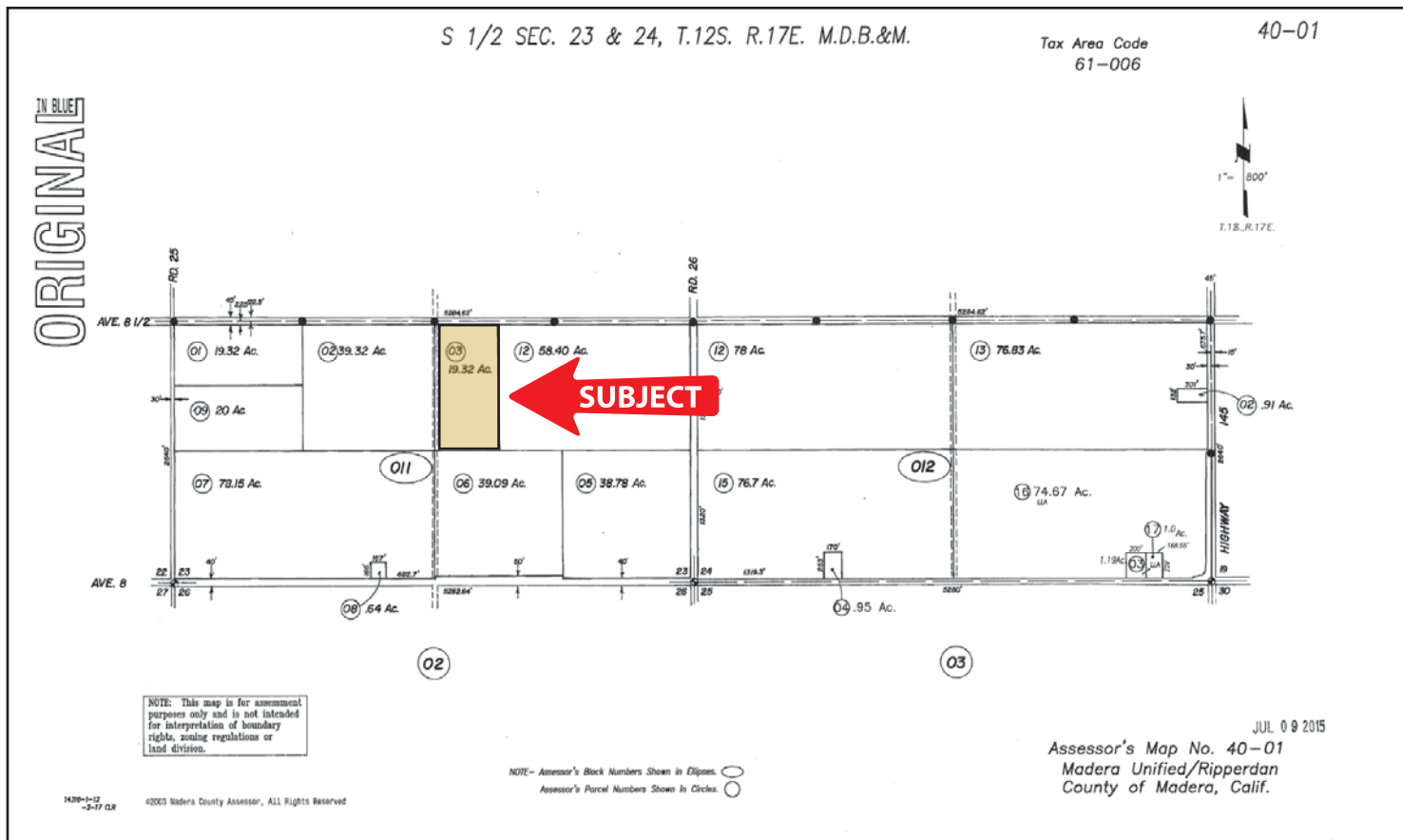
**BUILDINGS/
IMPROVEMENTS:**

848± sq. ft., 2 bedroom, 1 bath farm house built in approximately 1931. Home has rented for approximately \$700 per month. It is currently vacant.

PRICE/TERMS:

\$695,520 All cash.

ASSESSOR'S PARCEL MAP



PROPERTY PHOTO



LOCATION MAP



PROPERTY PHOTO



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.

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

Offices Serving The Central Valley

FRESNO

7480 N Palm Ave, Ste 101
Fresno, CA 93711
559.432.6200

VISALIA

3447 S Demaree Street
Visalia, CA 93277
559.732.7300

BAKERSFIELD

1801 Oak Street, Ste 159
Bakersfield, CA 93301
661.334.2777



**Download Our
Mobile App!**

<http://snap.vu/oueq>

Download on the
App Store

GET IT ON
Google Play