

# CHOWCHILLA FIG ORCHARD

Madera County, California

78.96± Acres

\$1,263,360  
(\$16,000/Acre)



- Chowchilla Water District
- 3 Fig Varieties
- Young & Older Plantings



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Madera County, CA



## PROPERTY LOCATION



**Also for Sale**

- 1 El Rancho Brenda - 380.33± Acs.
- 2 Sun River Orchards - 320.00± Acs.
- 3 Young Fig Orchard - 80.00± Acs.
- 4 MRD Fig Ranch - 151.25± Acs.



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## PROPERTY INFORMATION

### LOCATION

Approximately 9.5± Miles East of Chowchilla is a 78.96± acre well maintained fig orchard planted to Sierras, Black Mission and Tenas.

### LEGAL

78.96± assessed acres. Madera County APN: 030-042-007

### PLANTINGS

20± acres Sierra Figs – budded 2021

40± acres Black Mission Figs – planted approx. 1994

20± acres Tena Figs – bud

### WATER

Property is within the Chowchilla Water District. The property is also within and part of a Water Agreement covering approximately 1,600 acres. The Water Agreement operates the wells, pipelines, basins and pumps for the benefit of all parties. (Available upon request)

### SOILS

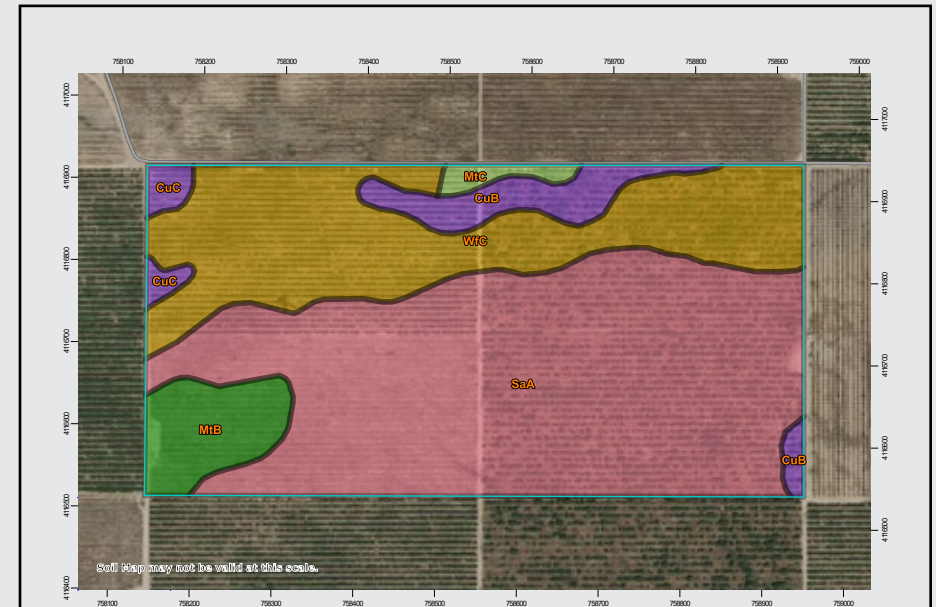
See soils map

### PRICE/TERMS

\$1,263,360 cash at close of escrow.

2023 crop included with reimbursement of cultural costs at close of escrow.

## SOILS MAP



California Revised Storie Index (CA)

Map unit symbol	Map unit name
<b>CuB</b>	Cometa sandy loams, 3-8% slopes
<b>CuC</b>	Cometa sandy loams, 8-15% slopes
<b>MfB</b>	Montpellier coarse sandy loam, 3-8% slopes
<b>MtC</b>	Montpellier coarse sandy loam, 8-15% slopes
<b>SaA</b>	San Joaquin sandy loam, 0-3% slopes
<b>WfC</b>	Whitney fine sandy loam, 8-15% slopes

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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.**