

ST. JOHNS ALMOND RANCH

Madera County, California

80.92± Acres

\$2,629,900

(\$32,500/Acre)



PRICE REDUCED



- Income Producing Almonds
- Desirable Almond Varieties
- Madera Irrigation District
- Highway 145 Frontage
- Newly Drilled (2021) 125 HP Ag Well



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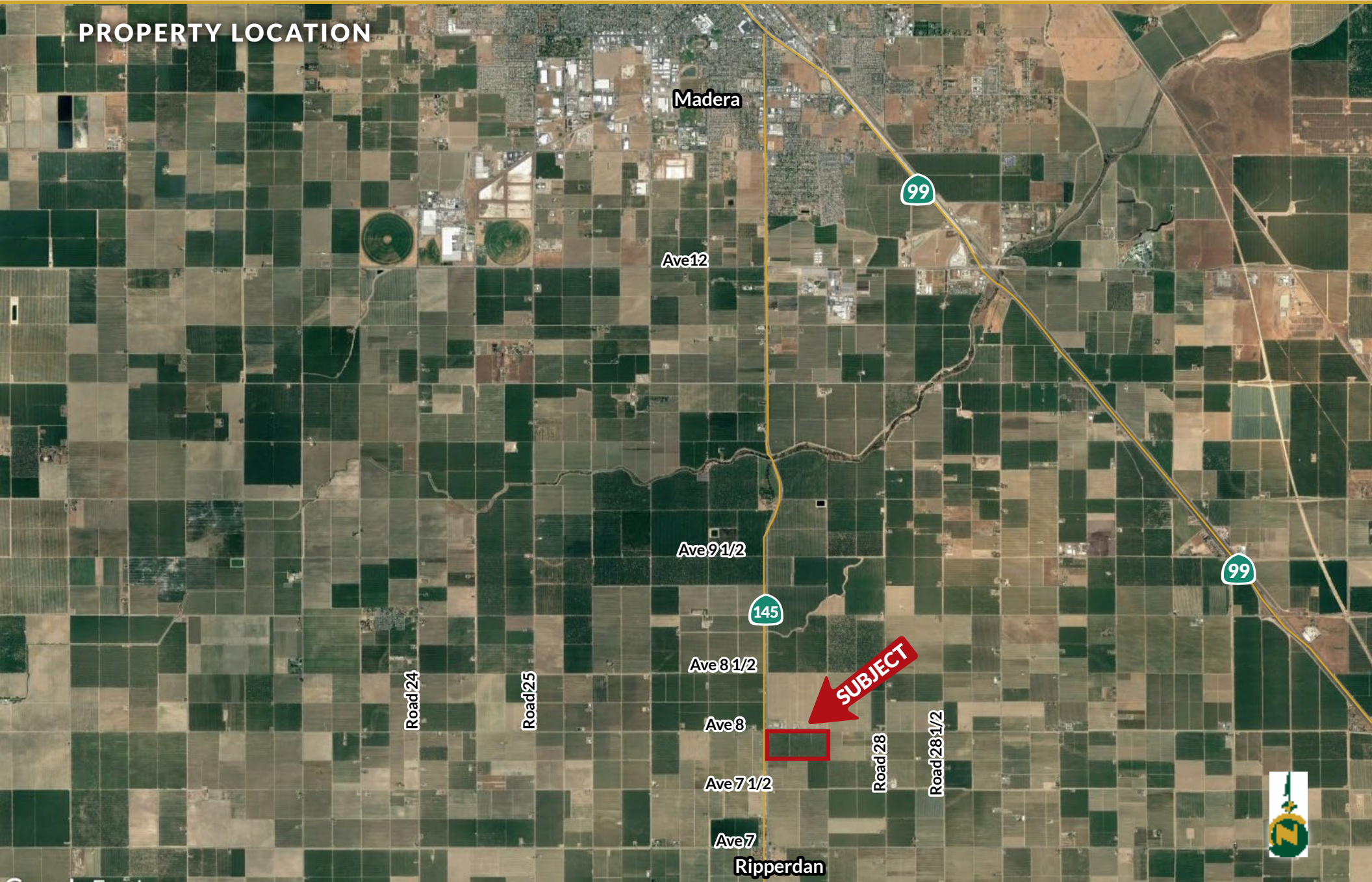


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PROPERTY LOCATION



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PROPERTY INFORMATION

DESCRIPTION

Opportunity to purchase 80.92± assessed acres of income producing almonds located within Madera Irrigation District.

LOCATION

The subject property is located in Madera County, south of the City of Madera. Subject property lies east of Highway 145 and between Avenue 8 and Avenue 7 ½.

LEGAL

Madera County APN: 040-032-001. Located in a portion of Section 25, T12S, R18E, M.D.B.&M.

ZONING

ARE-20 (Agricultural, Rural, Exclusive, 20 acre minimum).

PLANTINGS

Acres	Variety	Rootstock	Planted
40±	Nonpareil	Nemaguard	2004
20±	Monterey	Nemaguard	2004
20±	Fritz	Nemaguard	2004

WATER

The subject property is located within Madera Irrigation District. (1) 125HP VFD agricultural well drilled in 2021. Per the Seller, the pump produces 2,000± GPM. The orchard is irrigated by single line micro-sprinklers and dual line drip system.

SOILS

Hanford (ripperdan) fine sandy loam, moderately deep and deep over silt. Tujunga loamy sand.

PRICE/TERMS

\$2,629,900 (\$32,500/acre) cash at the close of escrow.

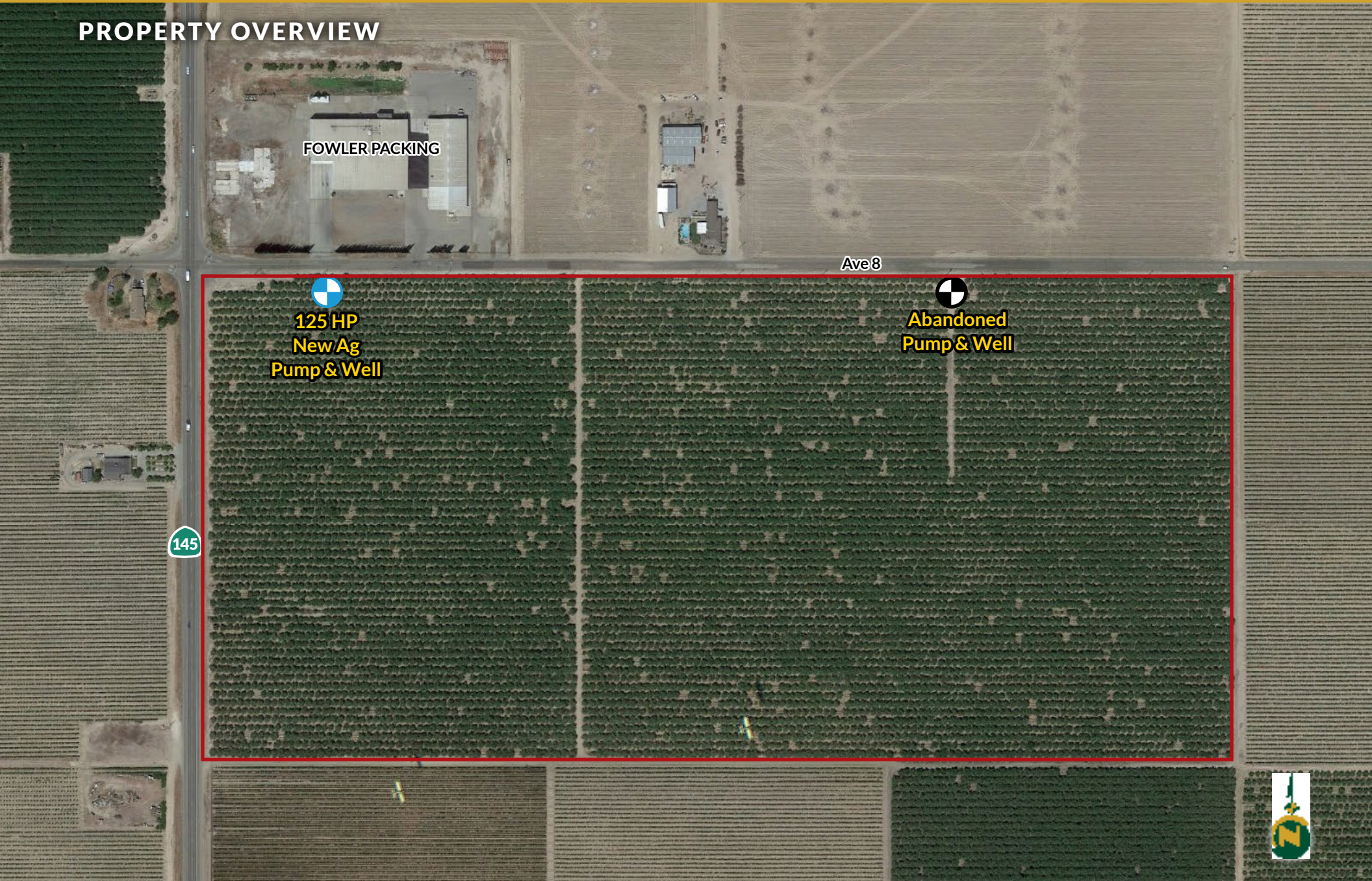


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PROPERTY OVERVIEW



FOWLER PACKING

Ave 8


125 HP
New Ag
Pump & Well


Abandoned
Pump & Well

145

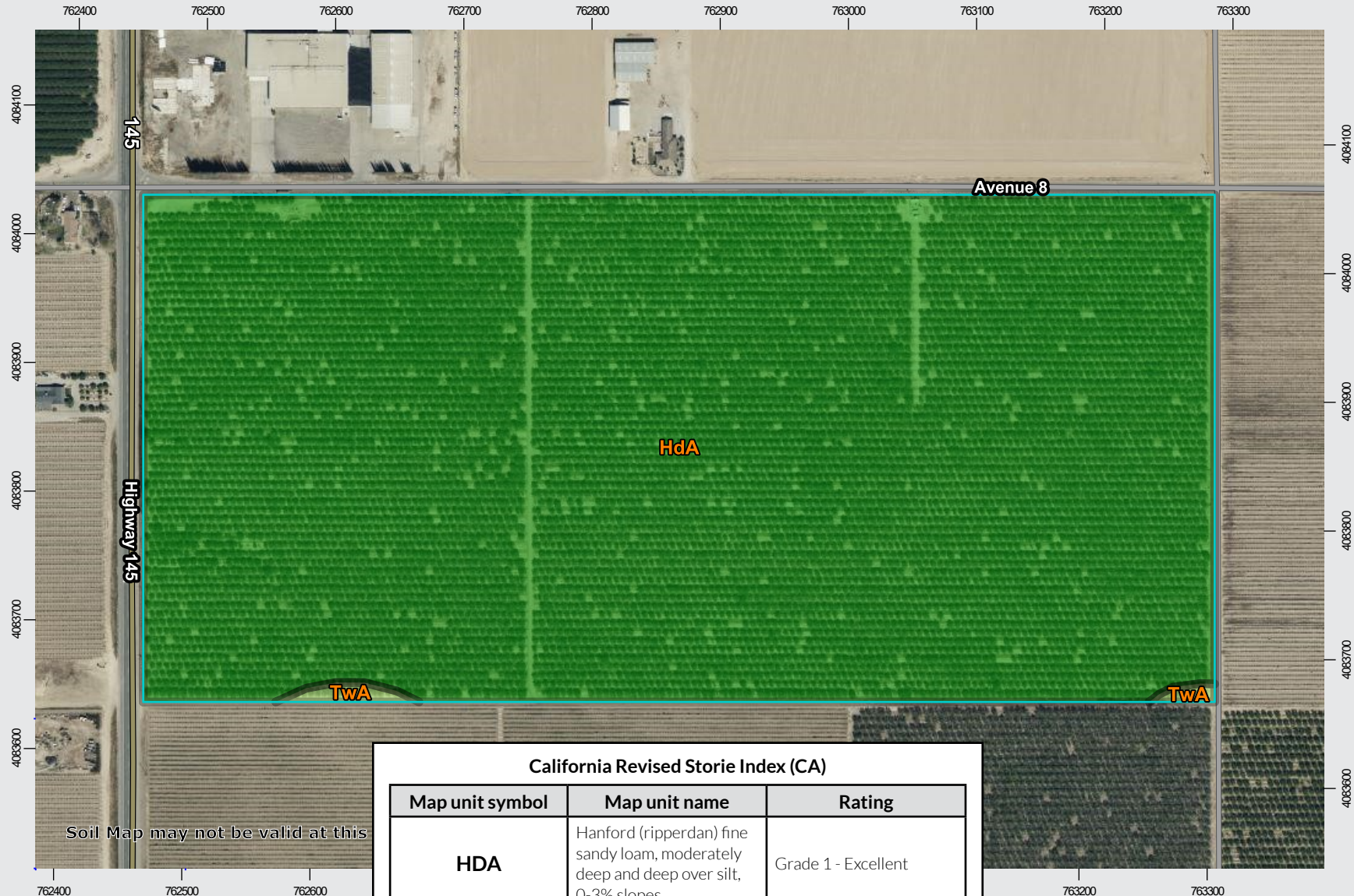


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SOILS MAP



California Revised Storie Index (CA)		
Map unit symbol	Map unit name	Rating
HDA	Hanford (ripperdan) fine sandy loam, moderately deep and deep over silt, 0-3% slopes.	Grade 1 - Excellent
TWA	Tujunga loamy sand, 0-3% slopes	Grade 2 - Good

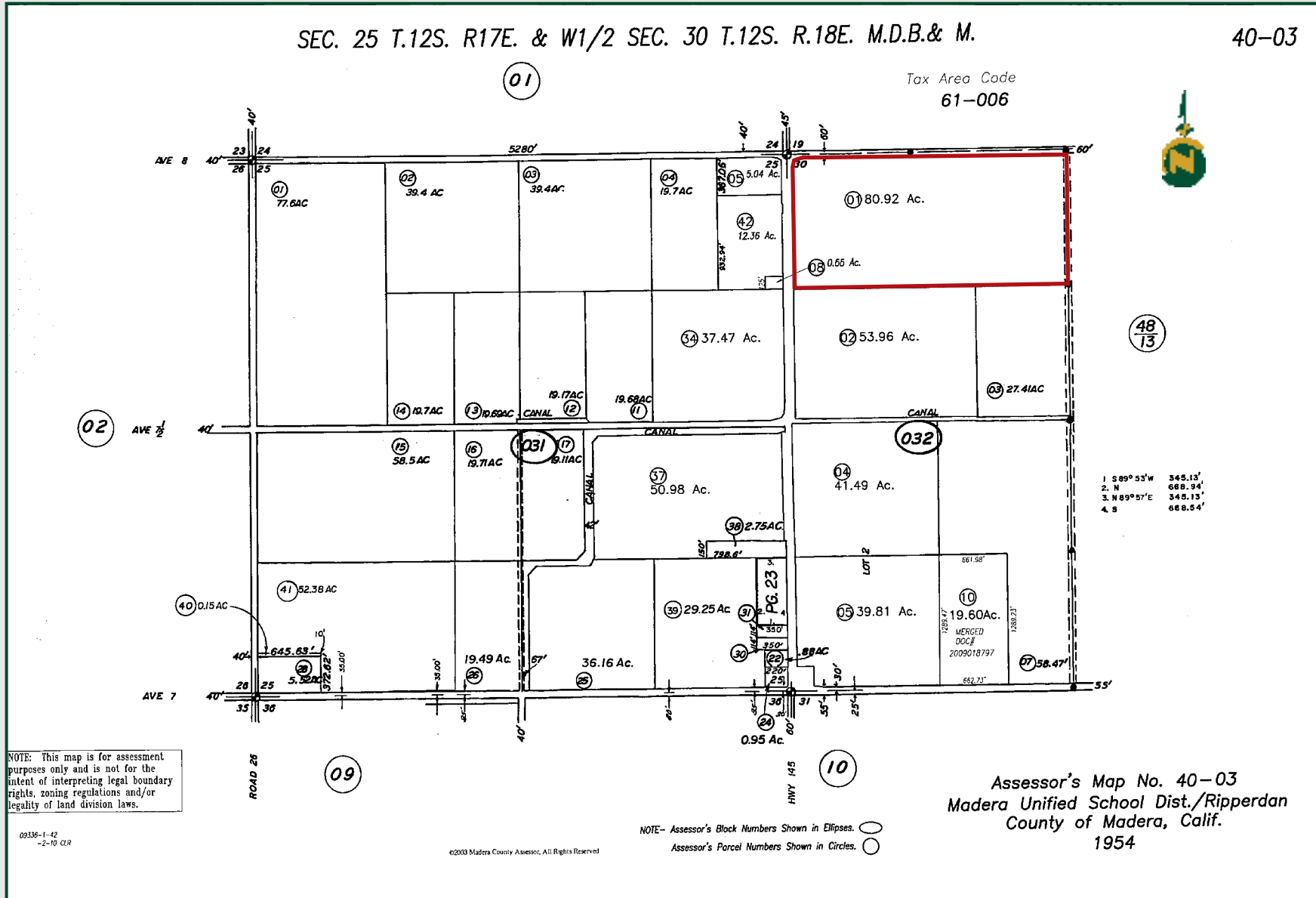


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PARCEL MAP



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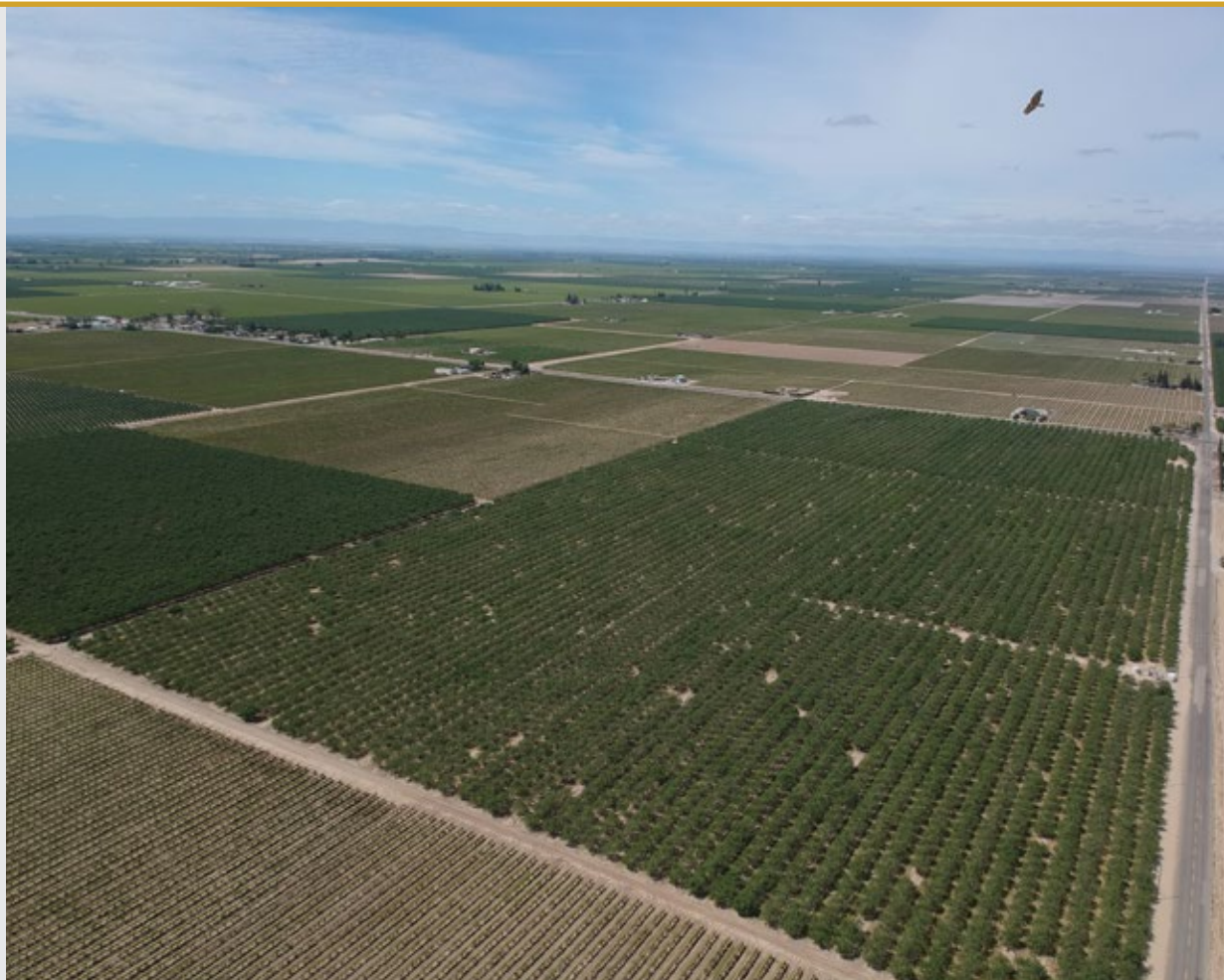


PROPERTY PHOTOS



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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.**