

B & G FARMS - ALMONDS

Madera County, California

98.13± Acres

\$2,256,990

(\$23,000/Acre)

PRICE REDUCED

- Chowchilla Water District
- 4 Pumps & Wells
- Producing Almonds
- Dual Line Drip System



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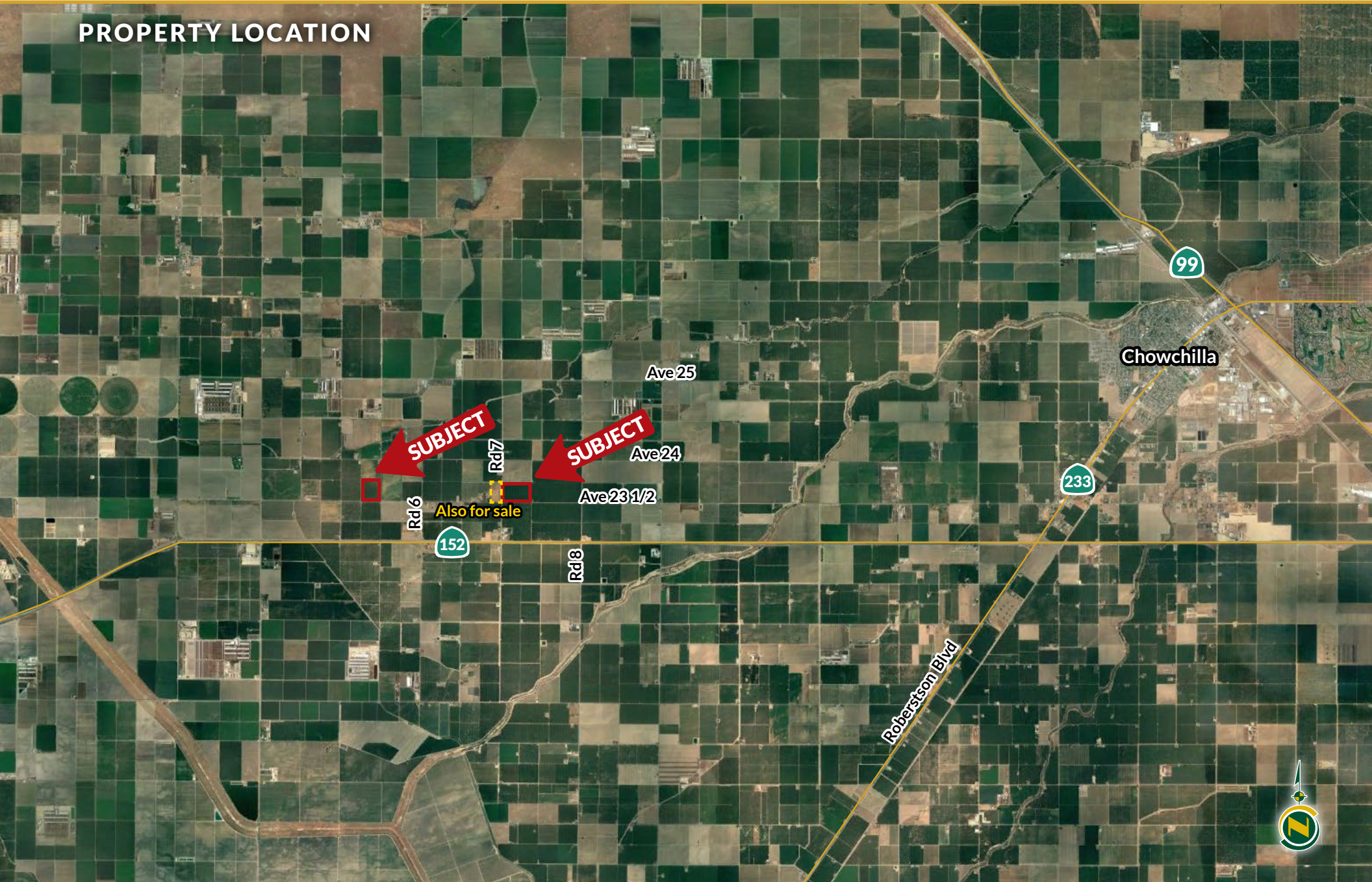


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PROPERTY LOCATION



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PROPERTY INFORMATION

LOCATION

Block 3 is 57.97± acres and is located on the northeast corner of Ave. 23 ½ and Rd. 7. Block 5 is 40.16± acres and is located a half mile to the west on Ave. 23 ½. Both blocks are just a quarter mile north of Highway 152.

LEGAL

Block 3: Madera County APN: 020-070-002, located in a portion of Section 2, T10S, R14E, M.D.B.&M.

Block 5: Madera County APN: 020-040-004, located in a portion of Section 4, T10S, R14E, M. D. B.&M.

PLANTINGS

Block	Acres	Variety	Plant Date	Spacing	Irrigation
3	57.97±	NP/Monterey	2007	22'x15'	Drip/Flood
5	40.16±	NP/Monterey	2013	21'x14'	Drip
Total	98.13±				

PRODUCTION

Block 3		Block 5	
2016	3,480 lbs./ac.	2016	2,262 lbs./ac.
2017	2,938 lbs./ac.	2017	2,665 lbs./ac.
2018	2,492 lbs./ac.	2018	2,411 lbs./ac.
2019	3,281 lbs./ac.	2019	2,315 lbs./ac.
2020	3,342 lbs./ac.	2020	3,662 lbs./ac.
2021	2,330 lbs./ac.	2021	2,820 lbs./ac.
2022	2,968 lbs./ac.	2022	2,961 lbs./ac.

ZONING

AE, Agricultural Exclusive

WATER

Block 3 has a 100 hp, 850 gpm well and a 20 hp, 175 gpm well. Both wells can be used for flood or through a spin clean filter for drip. The Chowchilla Water District outtake is located in the NE corner of this block. The C.W.D. pump supplies 1,500 gpm for flood.

Block 5 has a 30 hp, 450 gpm well and a 15 hp 290 gpm well connected to 3 sand filters for drip irrigation. There is a Chowchilla Water District outtake located 1/4 mile south of this block. There is an easement to the outtake for a pipeline that has not been installed yet.

SOILS

See Soils Map included.

BUILDINGS

None.

PRICE/TERMS

\$2,256,990 cash at the close of escrow.

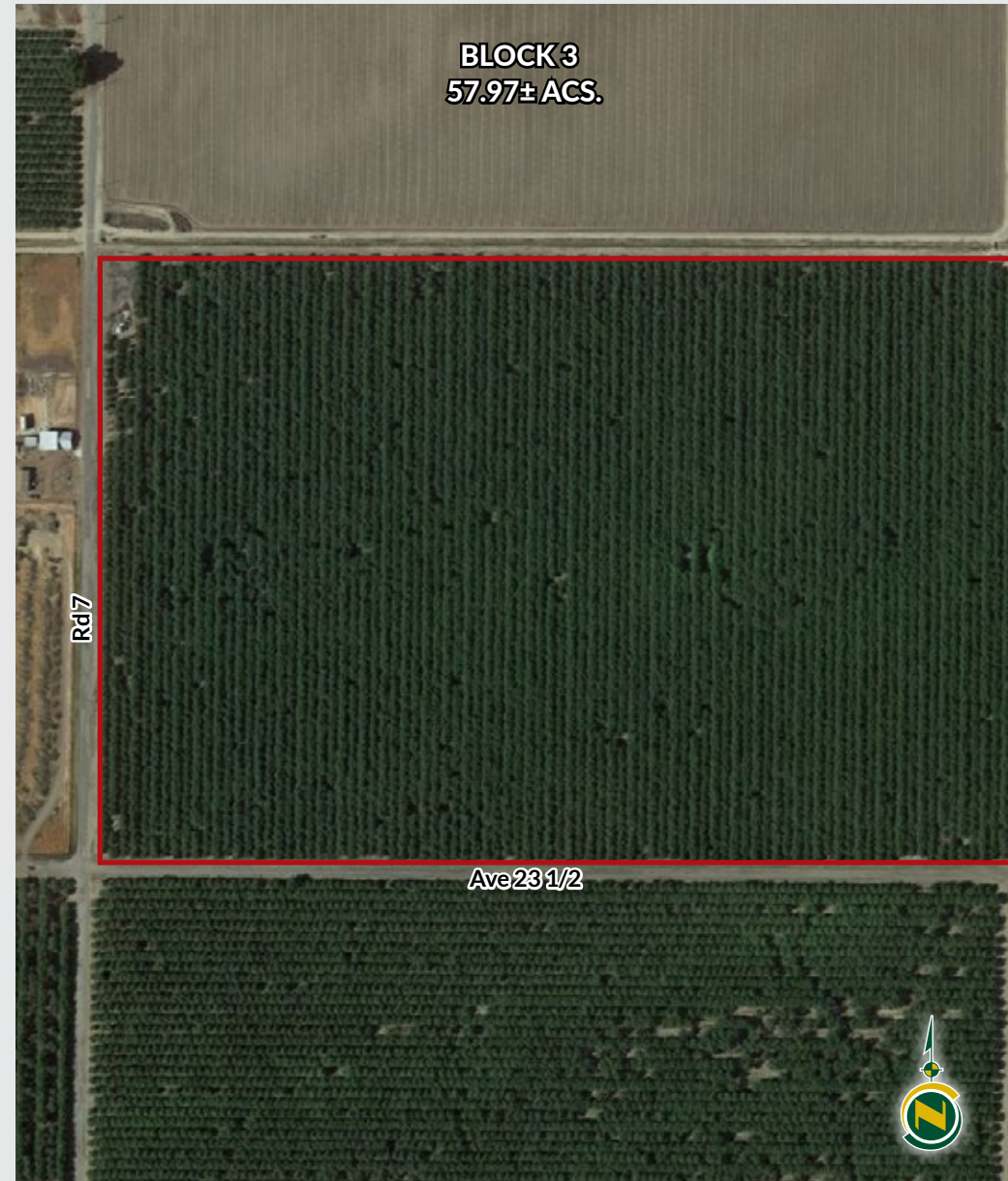
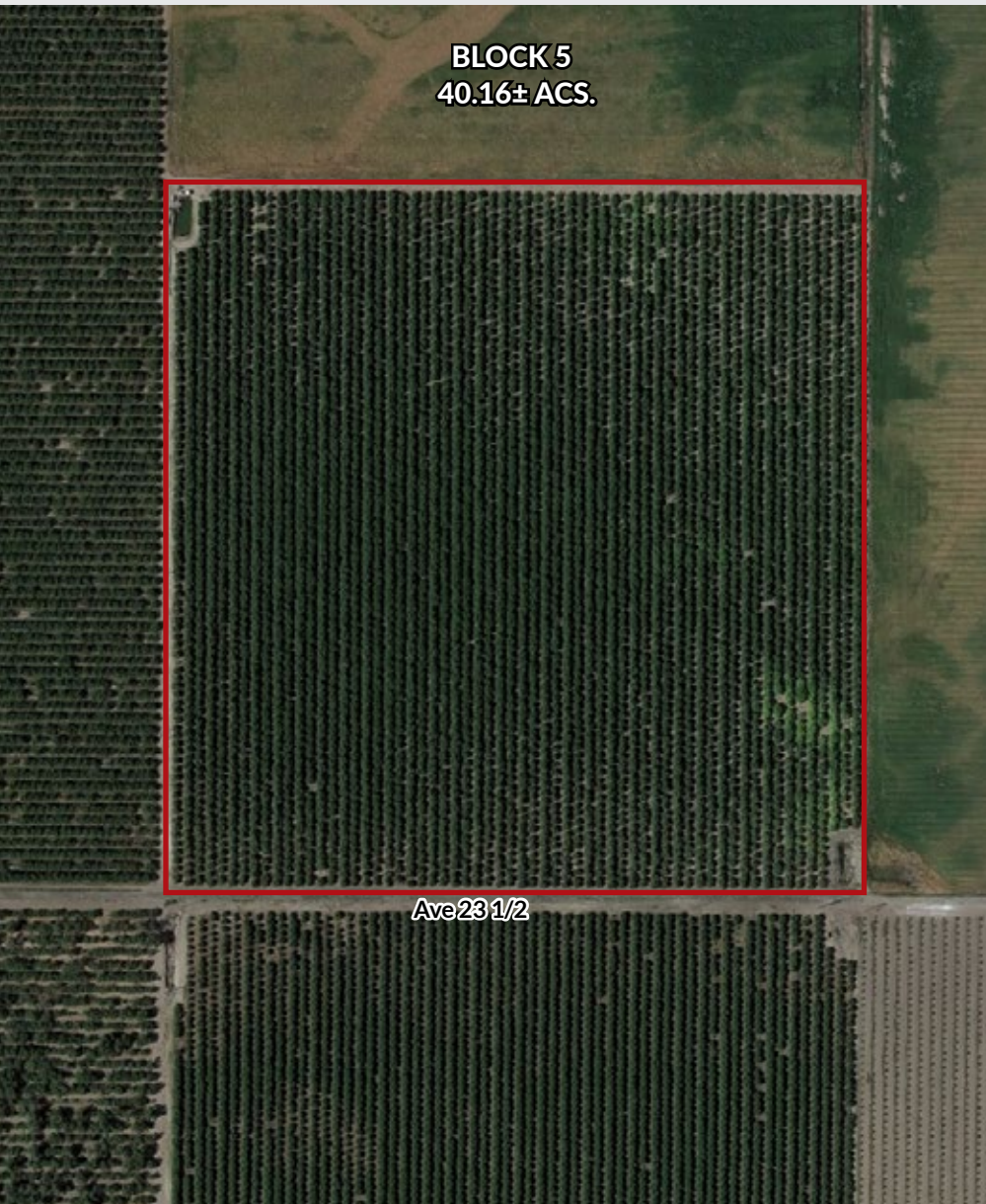


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PROPERTY OVERVIEW



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SOILS MAPS



California Revised Storie Index (CA)	
Map unit symbol	Map unit name
CgaA	Chino loam, slightly saline-alkali, 0-1% slopes
GcA	Grangeville fine sandy loam, over traver soils, 0-1% slopes
TwA	Tujunga loamy sand, 0-3% slopes
CfaA	Chino fine sandy loam, slightly saline-alkali, 0-1% slopes
TnA	Traver loam, moderately saline-sodic, 0-1% slopes

California Revised Storie Index (CA)	
Map unit symbol	Map unit name
TnA	Traver loam, moderately saline-sodic, 0-1% slopes
CfaA	Chino fine sandy loam, slightly saline-alkali, 0-1% slopes
ToA	Traver loam, strongly saline-alkali, 0-1% slopes
TwA	Tujunga loamy sand, 0-3% slopes
TmA	Traver loam, slightly saline-alkali, 0-1% slopes
GaA	Grangeville fine sandy loam, 0-1% slopes, MLRA 17

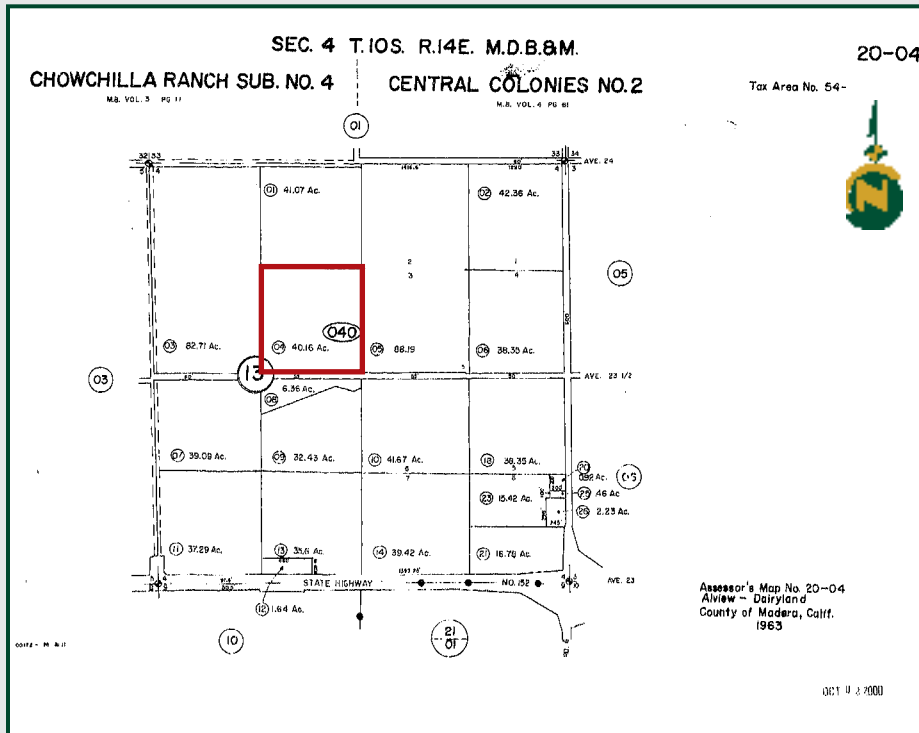


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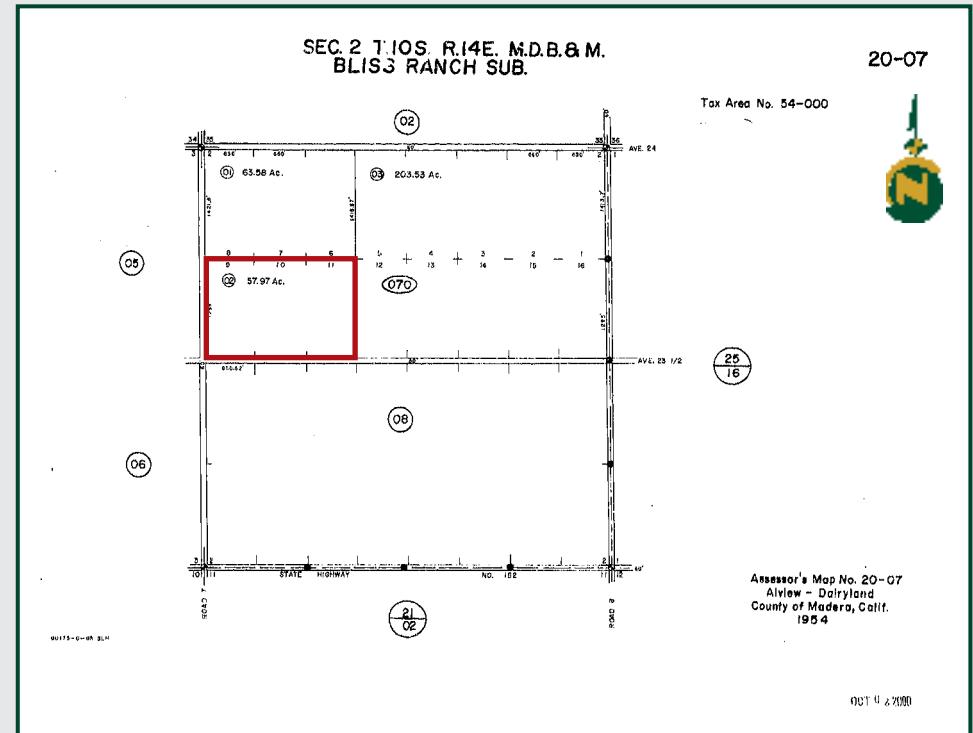
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PARCEL MAPS



Block 5 - 40.16 Acs.



Block 3 - 57.97 Acs.

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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.