

# C.W.D. ALMONDS

Madera County, California

49.24± Acres

\$1,477,200

(\$30,000/Acre)

PRICE REDUCED

152

Ave 23 1/2

- Income Producing Young Almonds
- Potential Tax Depreciation Benefits
- Located in the Path of Growth
- Chowchilla Water District



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# C.W.D. ALMONDS

49.24± Acres  
Madera County, CA



## PROPERTY LOCATION





## PROPERTY INFORMATION

### DESCRIPTION

Opportunity to purchase 49.24± assessed acres of income producing almonds located within the Chowchilla Water District. Located in the path of growth of Chowchilla.

### LOCATION

Physical Address: 13678 Avenue 23 ½ Chowchilla, CA 93610. The property is ¼ mile north of HWY 152 & ½ mile west of Robertson Blvd.

### LEGAL

Madera County APN: 025-210-040. Portion of Section 2, T10S, R15E, M.D.B.&M.

### ZONING

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

### PLANTINGS

The orchard was planted in 2008 with varieties consisting of Nonpareil, Monterey & Fritz.

Production is available upon request.

### WATER

Subject property is located in Chowchilla Water District and is able to receive water when available. Property is irrigated by micro-sprinklers via (1) 100 HP agricultural well that was installed in 2014.

### SOILS

Grangeville fine sandy loam over traver soils, 0-1% slopes

Grangeville fine sandy loam, 0-1% slopes, MLRA 17

Tujunga loamy sand, 0-3% slopes

### BUILDINGS

(1) 2,280± sq. ft residential rental home that was renovated in 2009.

### PRICE/TERMS

\$1,477,200 cash at the close of escrow. Buyer to reimburse Seller for cultural costs incurred towards the 2024 almond crop.





## PROPERTY OVERVIEW





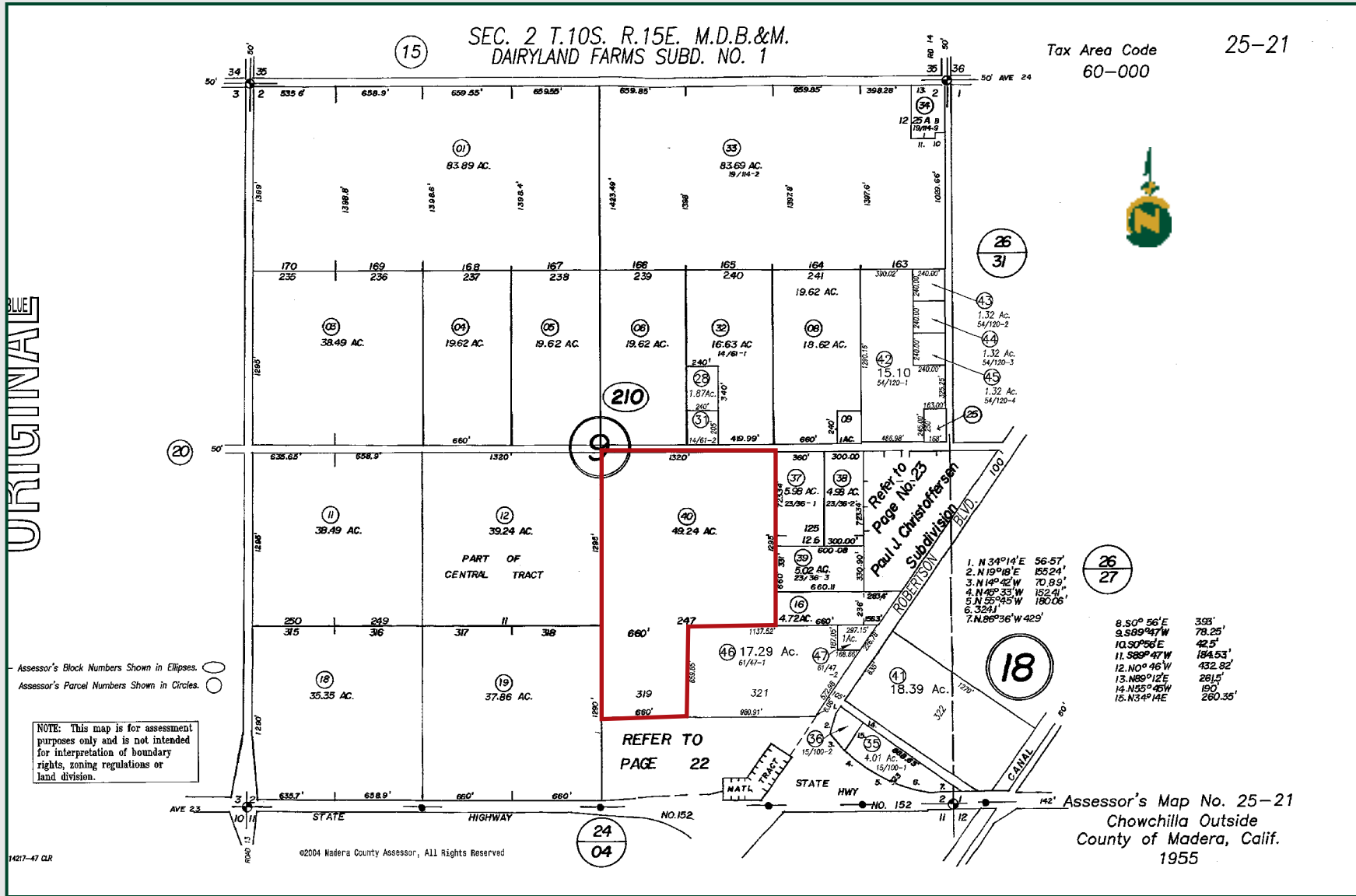
## SOILS MAP



California Revised Storie Index (CA)	
Map unit symbol	Map unit name
GcA	Grangeville fine sandy loam over traver soils, 0-1% slopes,
TwA	Tujunga loamy sand, 0-3% slopes
GaA	Grangeville fine sandyloam, 0-1% slopes, MLRA 17



## 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.**