

GRACE FARMS

Madera County, California

18.73± Acres

\$730,470
(\$39,000/Acre)

PRICE REDUCED



- Young Plantings
- Chowchilla Water District
- Independence Almonds



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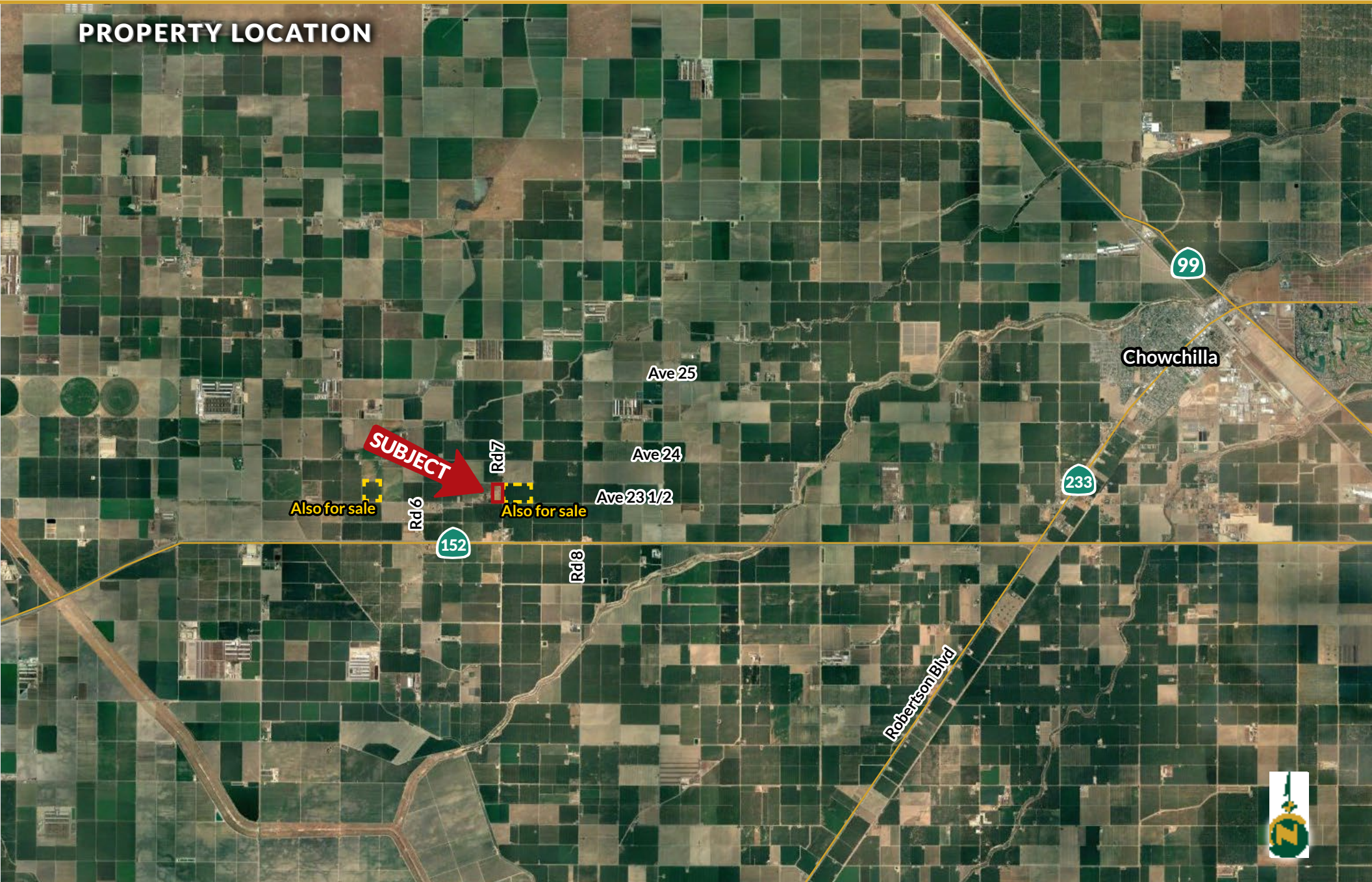


GRACE FARMS

18.73± Acres
Madera County, CA



PROPERTY LOCATION



PROPERTY INFORMATION

DESCRIPTION

Property consists of 17± acres of Independence almonds planted in February, 2022.

LOCATION

Located on the northwest corner of Ave. 23 ½ and Rd. 7, just a quarter mile north of Highway 152.

LEGAL

Madera County APN: 020-050-020, a portion of Section 3, T10S, R14E, M.D.B.&M.

WATER

Chowchilla Water District outtake with new 7.5 HP pump, 275 GPM. 2-stage stand filters, installed in 2023
10", 425' agricultural well dripped (pump not installed)

SOILS

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

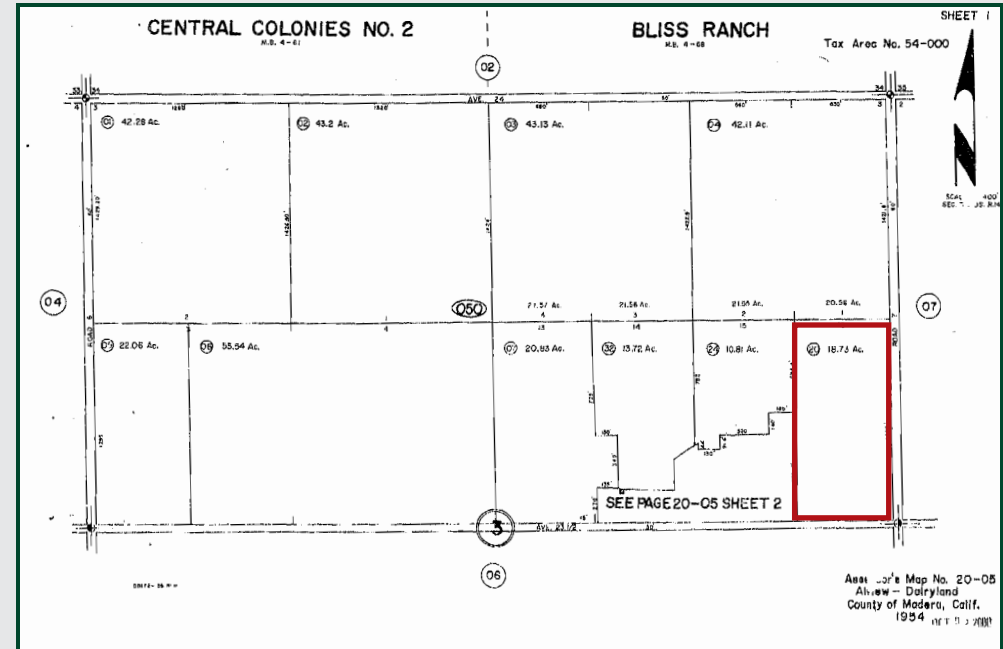
BUILDINGS/STRUCTURES

1,026± s/f mobile home with domestic well, power and septic (Rented to a tenant producing \$10,000/year income.)
20' pole shed
Dairy barn, 1,000± s/f

PRICE/TERMS

\$730,470 cash at the close of escrow.

PARCEL MAP





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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.**