

MOIRA ALMOND RANCH

Madera County, California

107.67± Acres

\$4,306,800
(\$40,000/Acre)



- Madera Irrigation District
- Grade 1 - Excellent Soils
- High Producing Almonds



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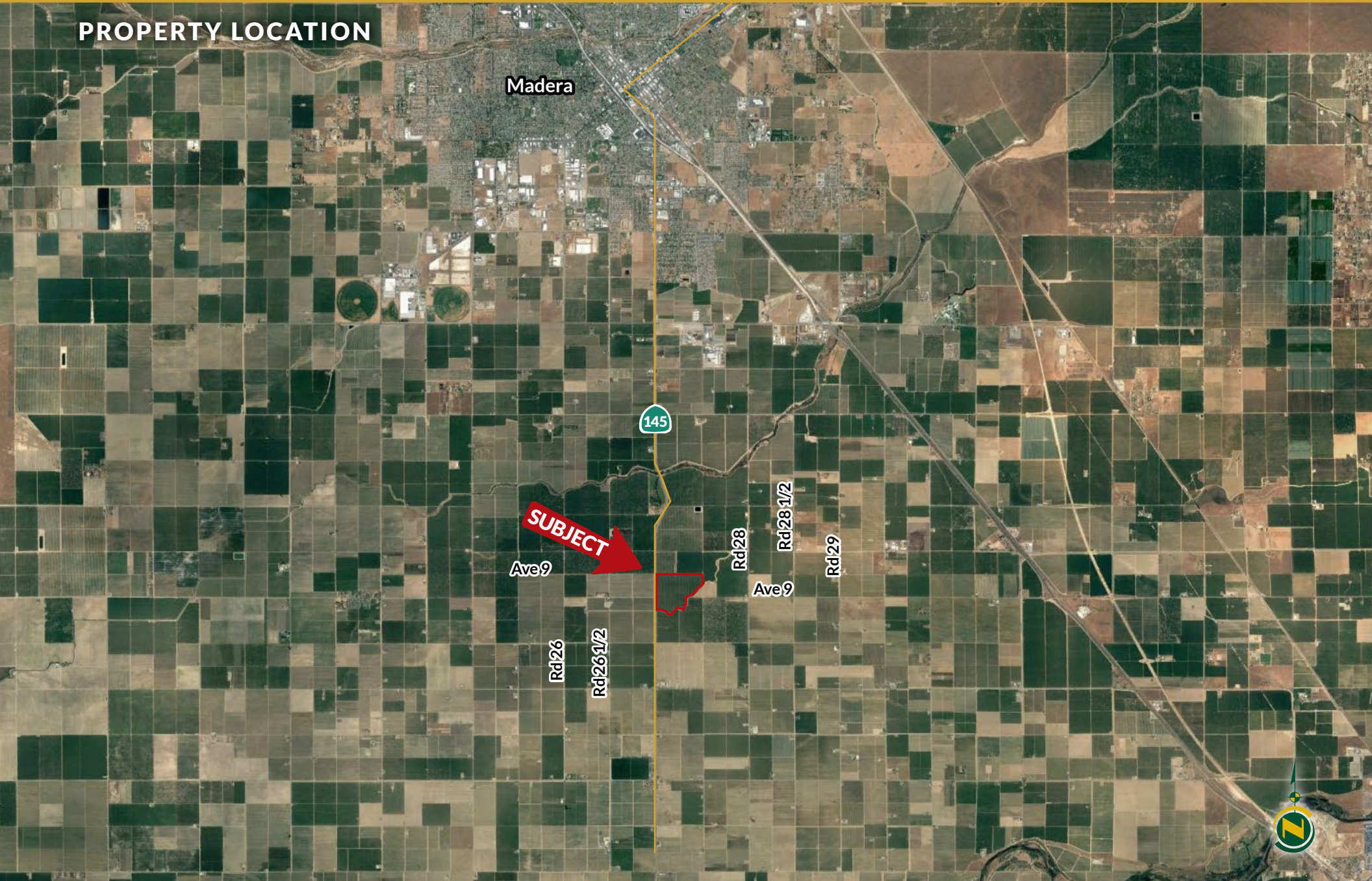


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PROPERTY LOCATION



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PROPERTY INFORMATION

LOCATION

The property is located on the east side of Hwy 145 and Avenue 9.

LEGAL

Madera County APN: 047-282-009

Located in a portion of Sections 18 & 19, T12S, R18E, M.D.B.&M.

ZONING

Zone AE-20 (Agricultural Exclusive - 20 acre minimum parcel size).

The property is enrolled in the Williamson Act.

PLANTINGS

102.5± acres planted to 2015 Almonds, 22 x 15 on Hansen Rootstock
Nonpareil 50%, Wood Colony 25%, Monterey 25%

PRODUCTION

Year	Lbs./Acre
2022	3,206
2021	3,544
2020	3,407

WATER

The property is in and receives water from Madera Irrigation District

Dual line drip

50 HP Pump and Well

SOILS

Excellent Soils - See soils map included

PRICE/TERMS

\$4,306,800 (\$40,000/acre) cash at the close of escrow.

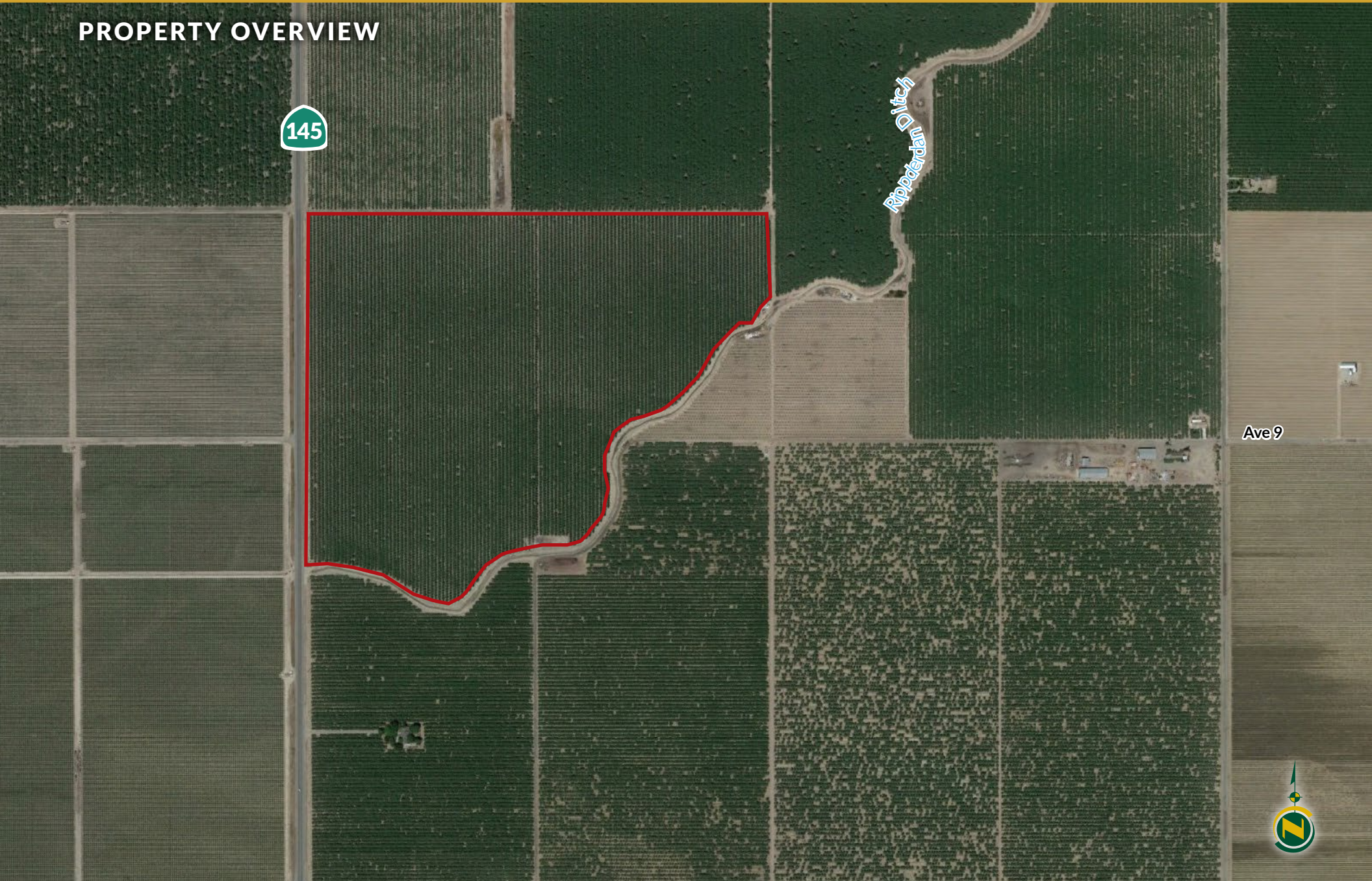


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PROPERTY OVERVIEW

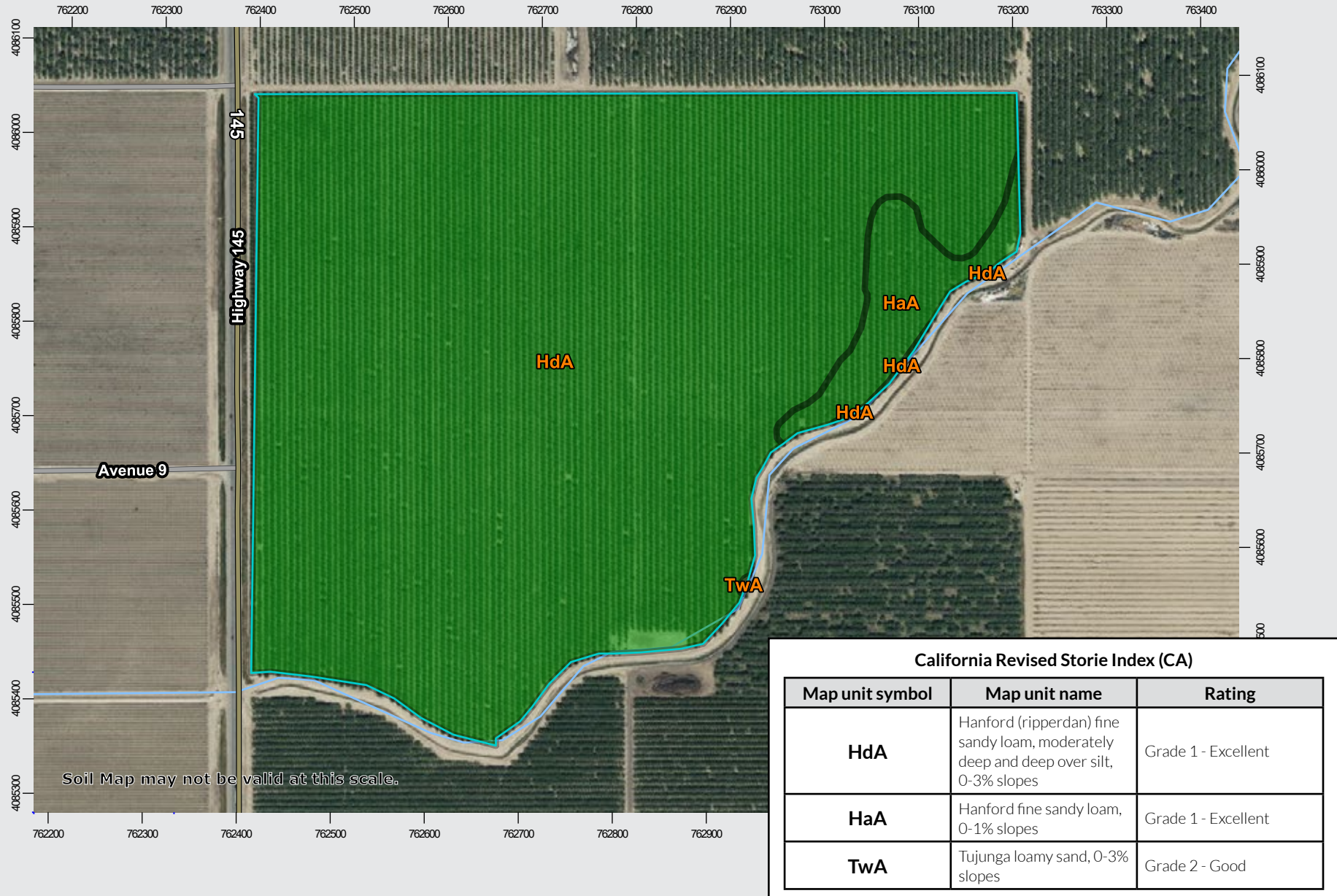


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SOILS MAP

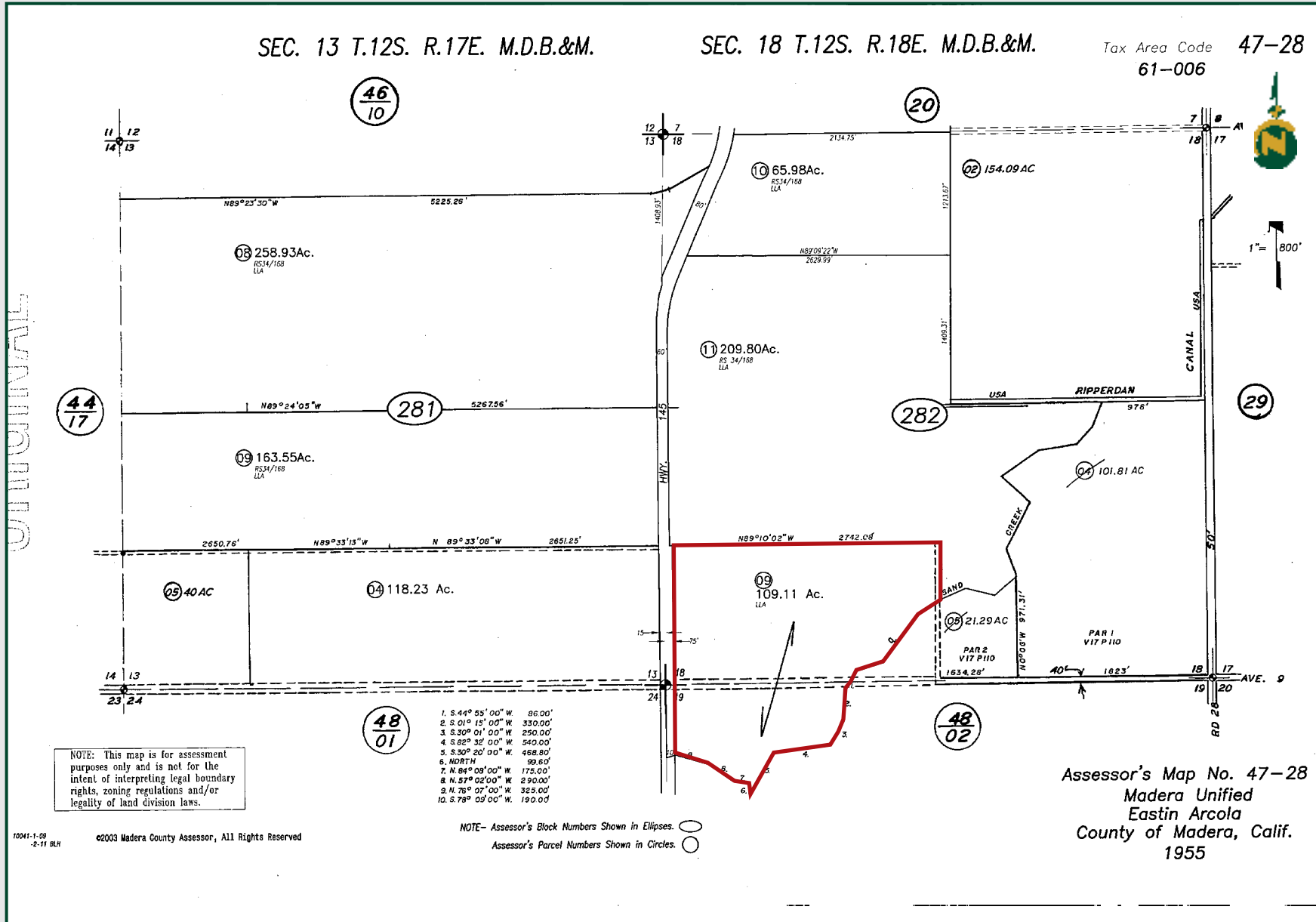


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PARCEL MAP



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PROPERTY PHOTO



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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.