

B & G FARMS BLOCK 3

Madera County, California

57.97± Acres

\$1,333,310

(\$23,000/Acre)

PRICE REDUCED



- Chowchilla Water District
- 2 Pumps & Wells
- Producing Almonds
- Dual Line Drip Irrigation



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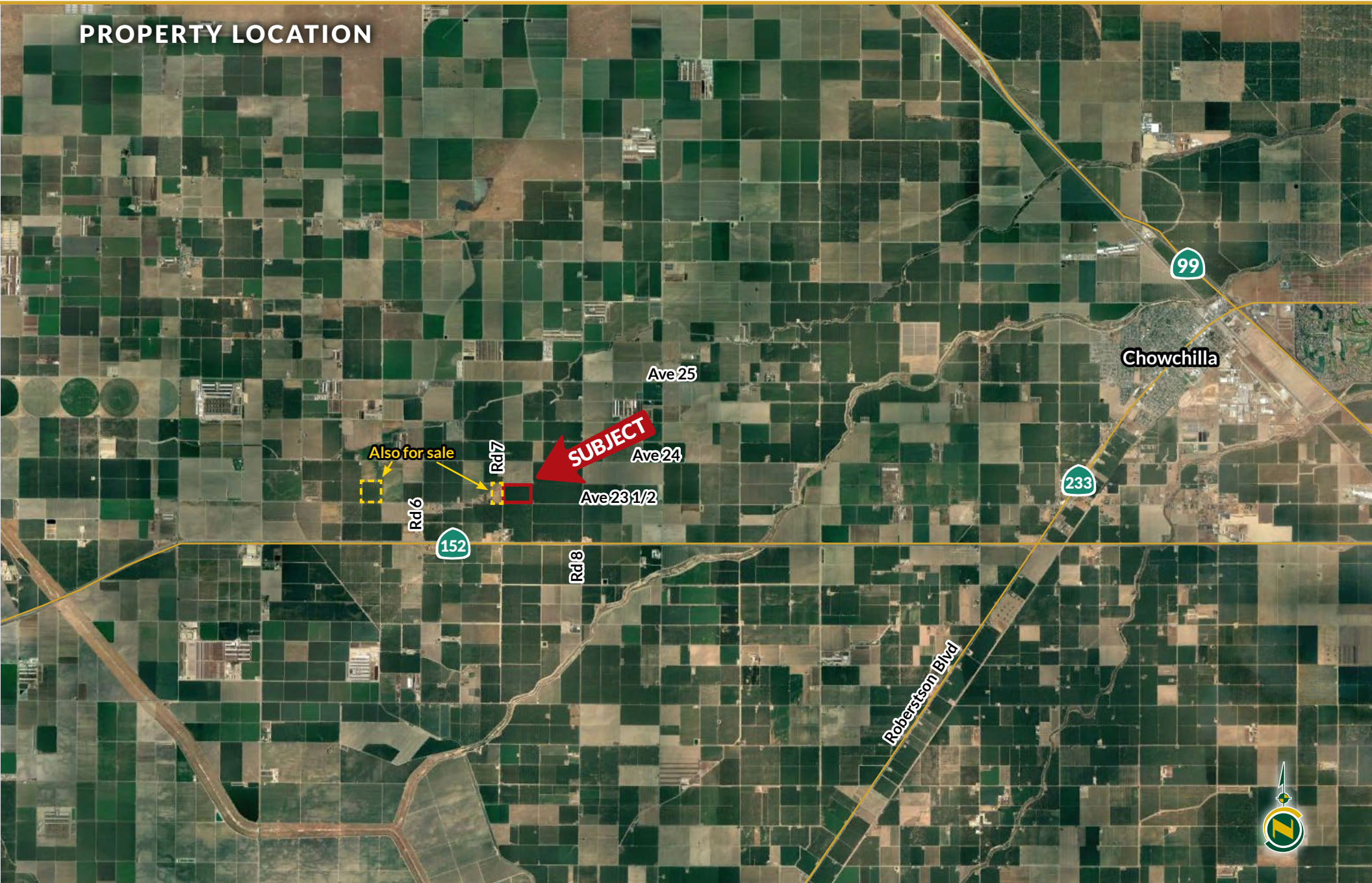


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PROPERTY LOCATION



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PROPERTY INFORMATION

DESCRIPTION

Block 3 is 57.97± acres of Nonpareil and Monterey almonds planted in 2007.

LOCATION

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

LEGAL

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

ZONING

AE, Agricultural Exclusive

PLANTINGS

Acres	Variety	Plant Date	Spacing	Irrigation
57.97±	NP/Monterey	2007	22'x15'	Drip/Flood

PRODUCTION

Year	Production
2016	3,480.00
2017	2,938.00
2018	2,492.00
2019	3,281.00
2020	3,342.00
2021	2,330.00
2022	2,968.00

WATER

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 the block. The C.W.D. pump supplies 1,500 gpm for flood.

SOILS

See soils map included.

BUILDINGS

None

PRICE/TERMS

\$1,333,310 (\$23,000/acre) cash at the close of escrow.

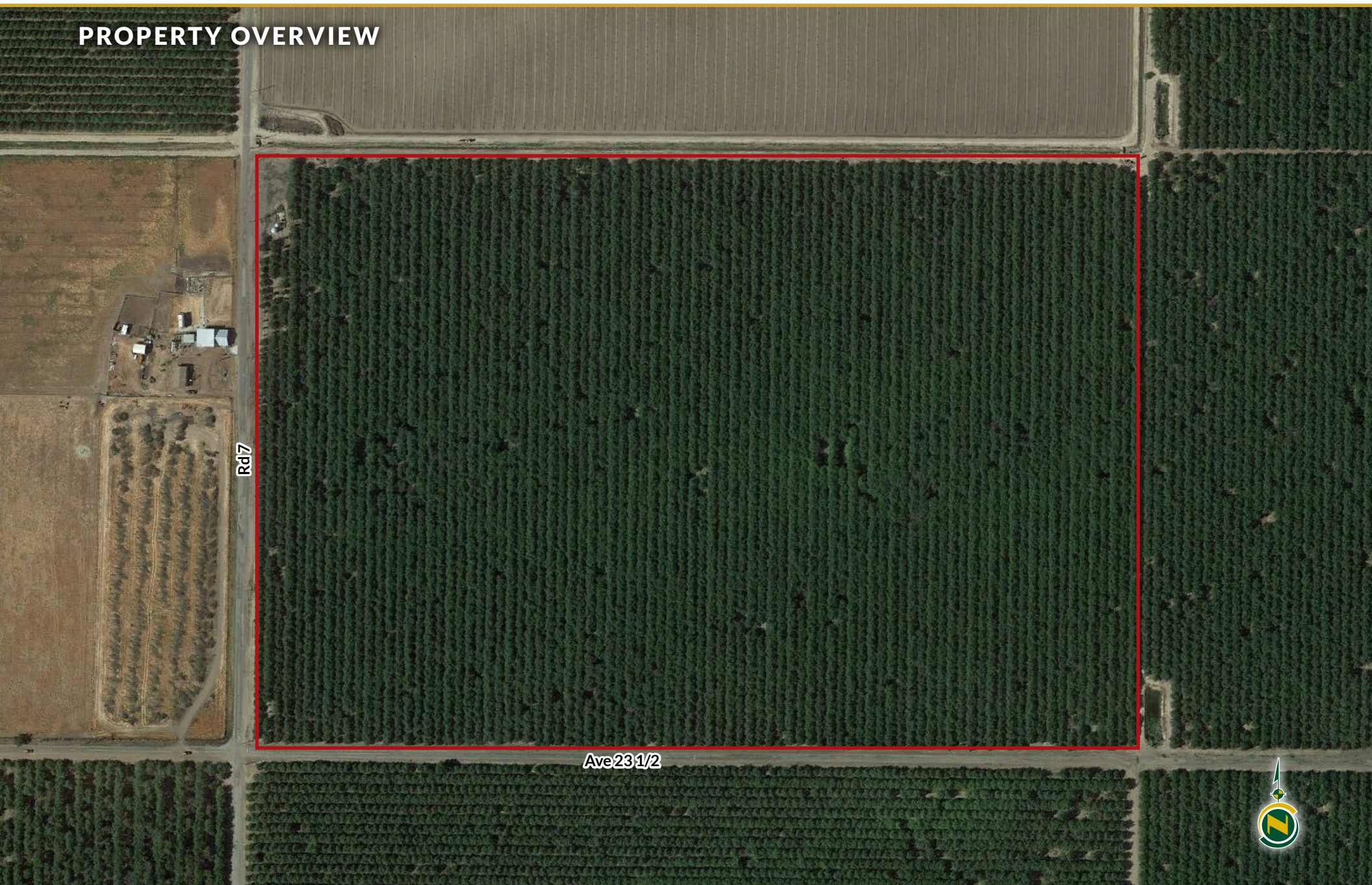


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PROPERTY OVERVIEW

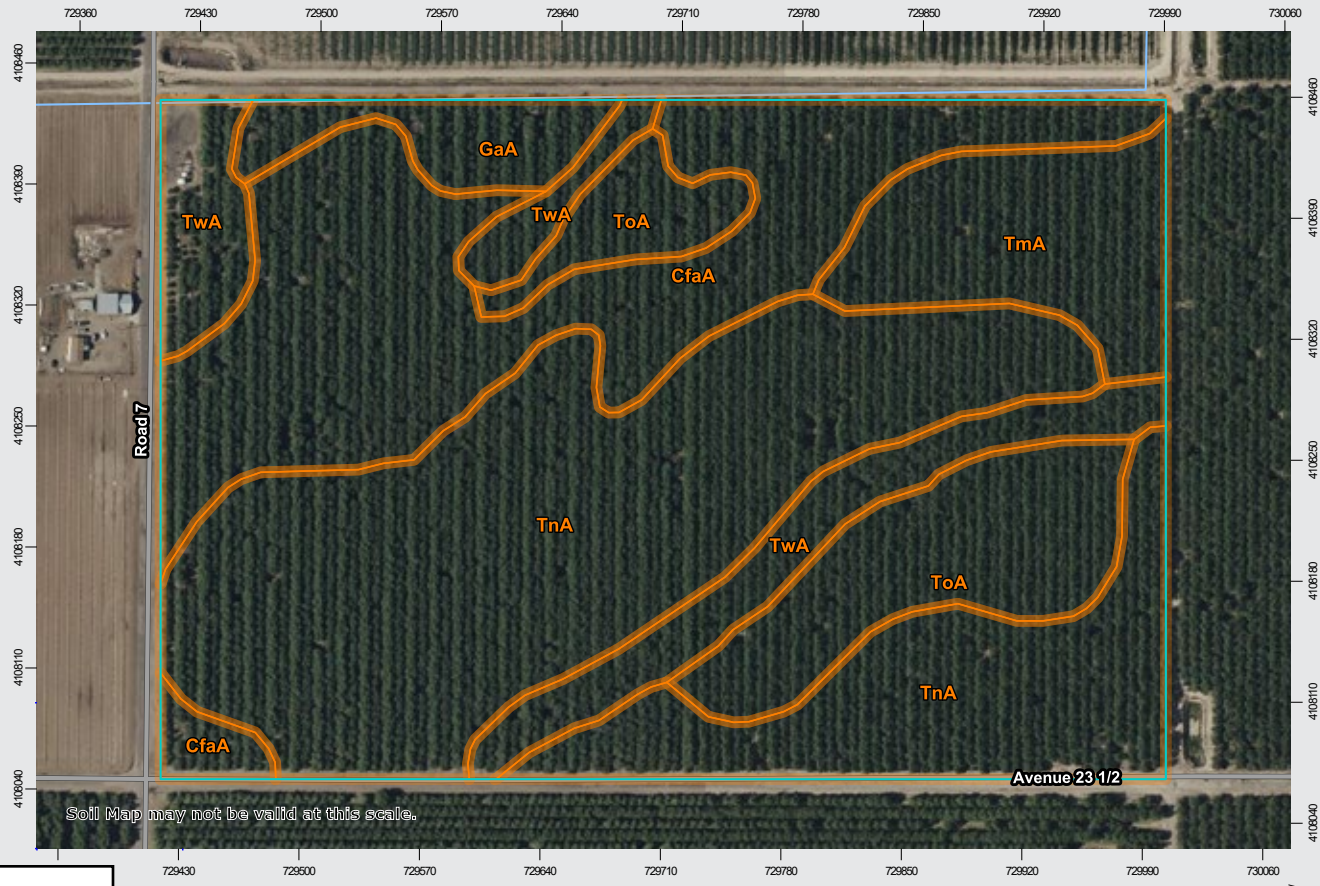


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SOILS MAP



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

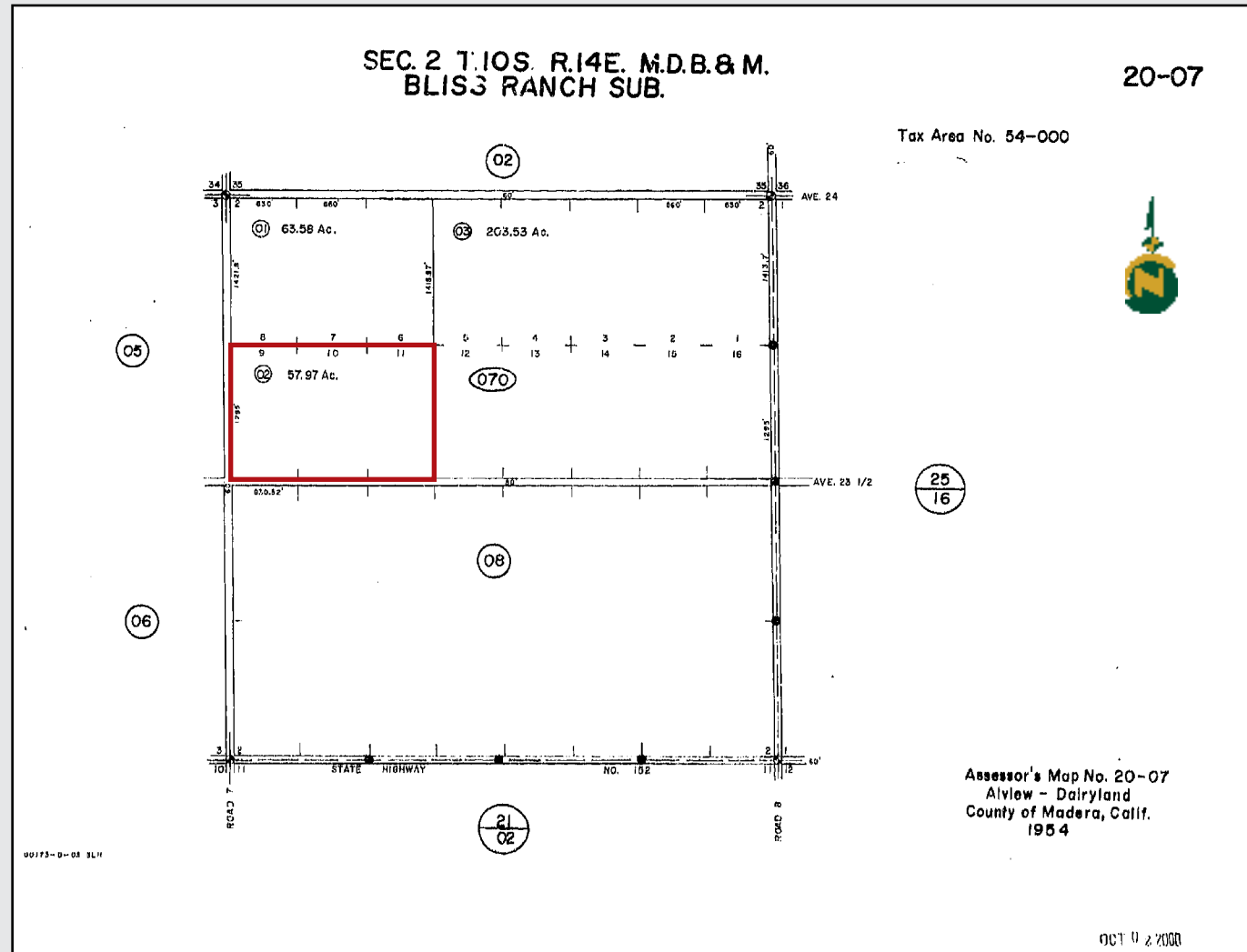


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PARCEL MAP



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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.