

# B & G FARMS BLOCK 3

Madera County, California

57.97± Acres

**\$1,159,400**  
(\$20,000/Acre)

**PRICE REDUCED**



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



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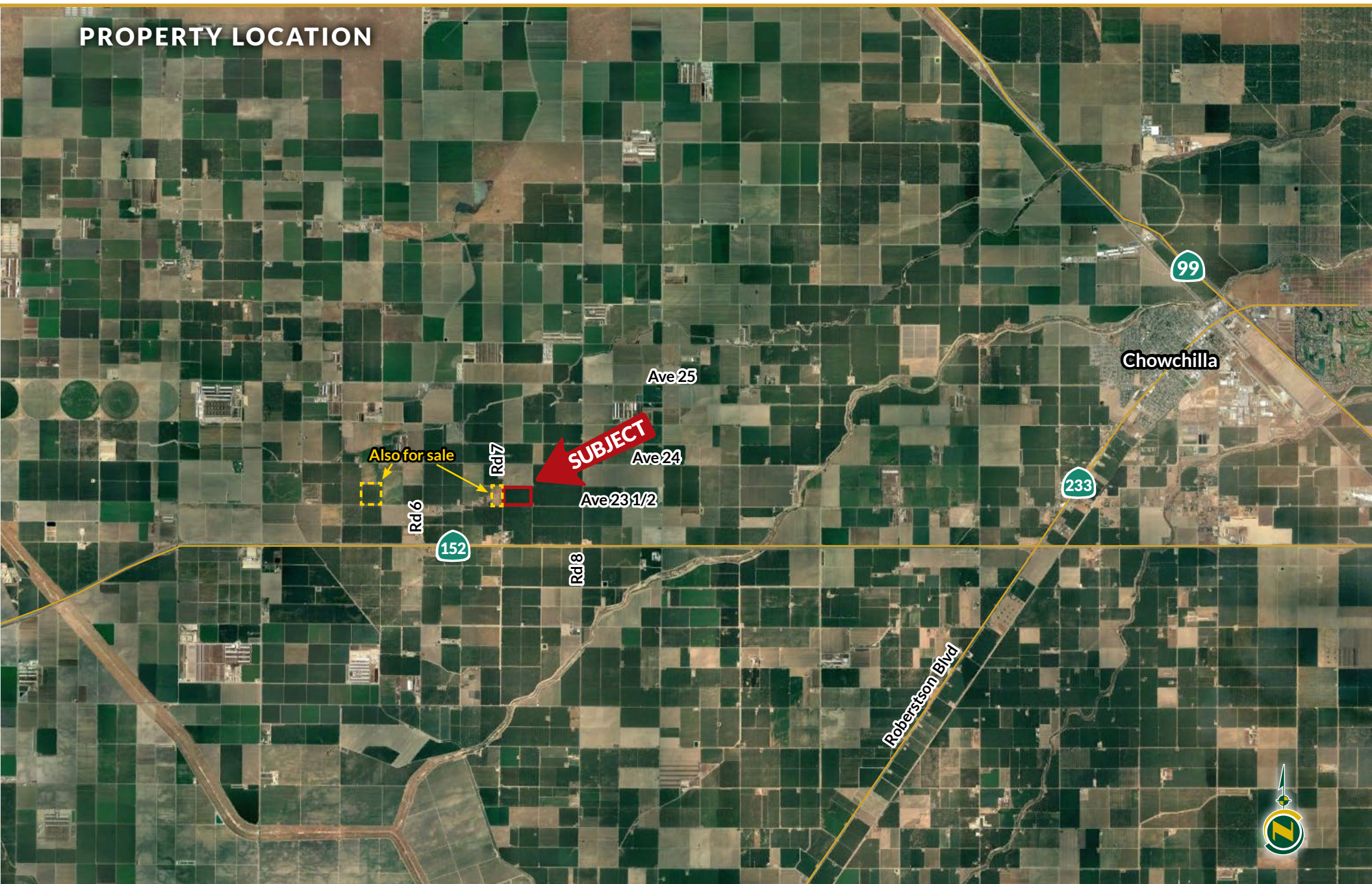


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## PROPERTY LOCATION





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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

\$1,159,400 (\$20,000/acre) cash at the close of escrow.



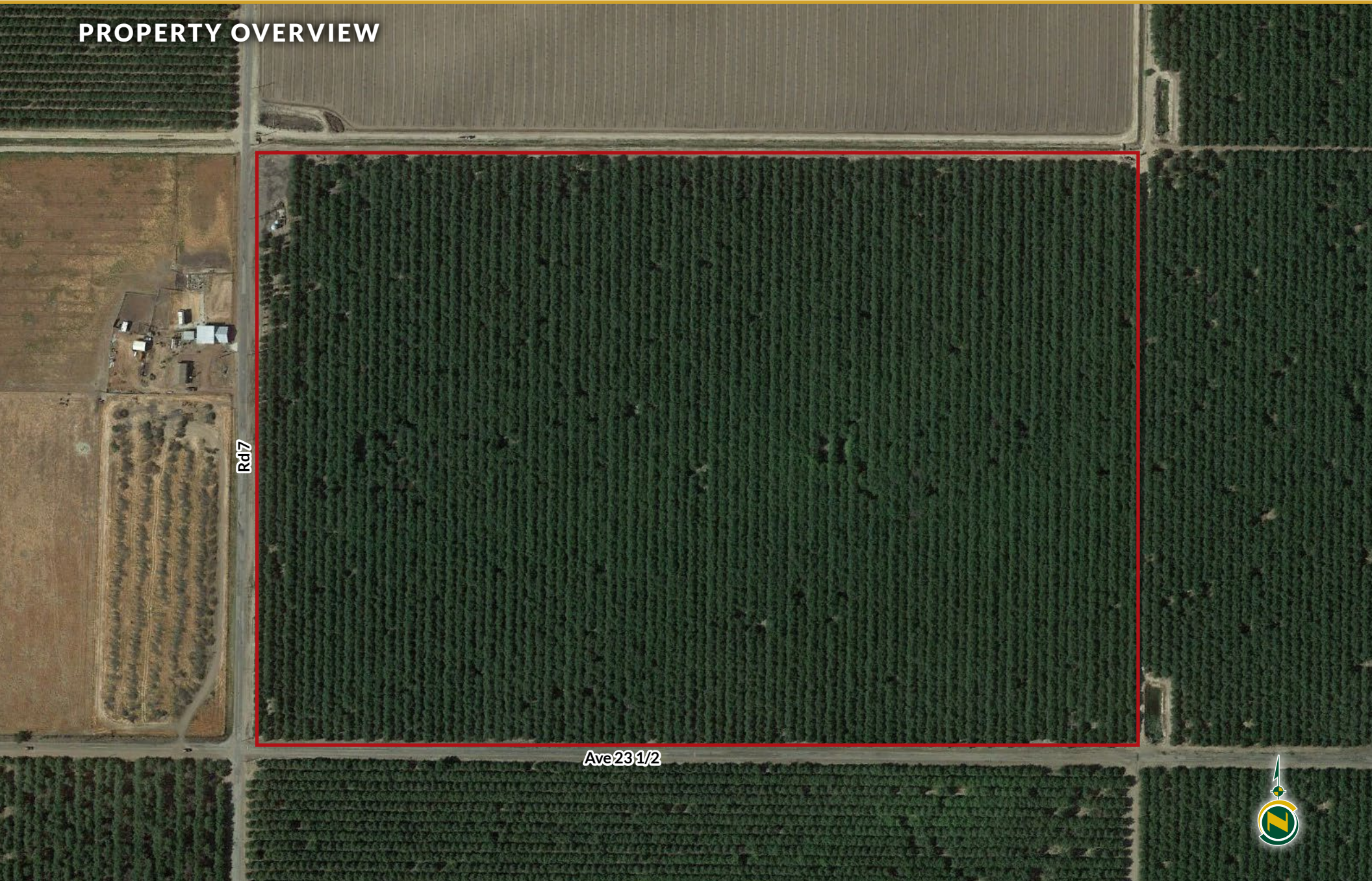


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## PROPERTY OVERVIEW





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## SOILS MAP



California Revised Storie Index (CA)

Map unit symbol	Map unit name
<b>TnA</b>	Traver loam, moderately saline-sodic, 0-1% slopes
<b>CfaA</b>	Chino fine sandy loam, slightly saline-alkali, 0-1% slopes
<b>ToA</b>	Traver loam, strongly saline-alkali, 0-1% slopes
<b>TwA</b>	Tujunga loamy sand, 0-3% slopes
<b>TmA</b>	Traver loam, slightly saline-alkali, 0-1% slopes
<b>GaA</b>	Grangeville fine sandy loam, 0-1% slopes, MLRA 17

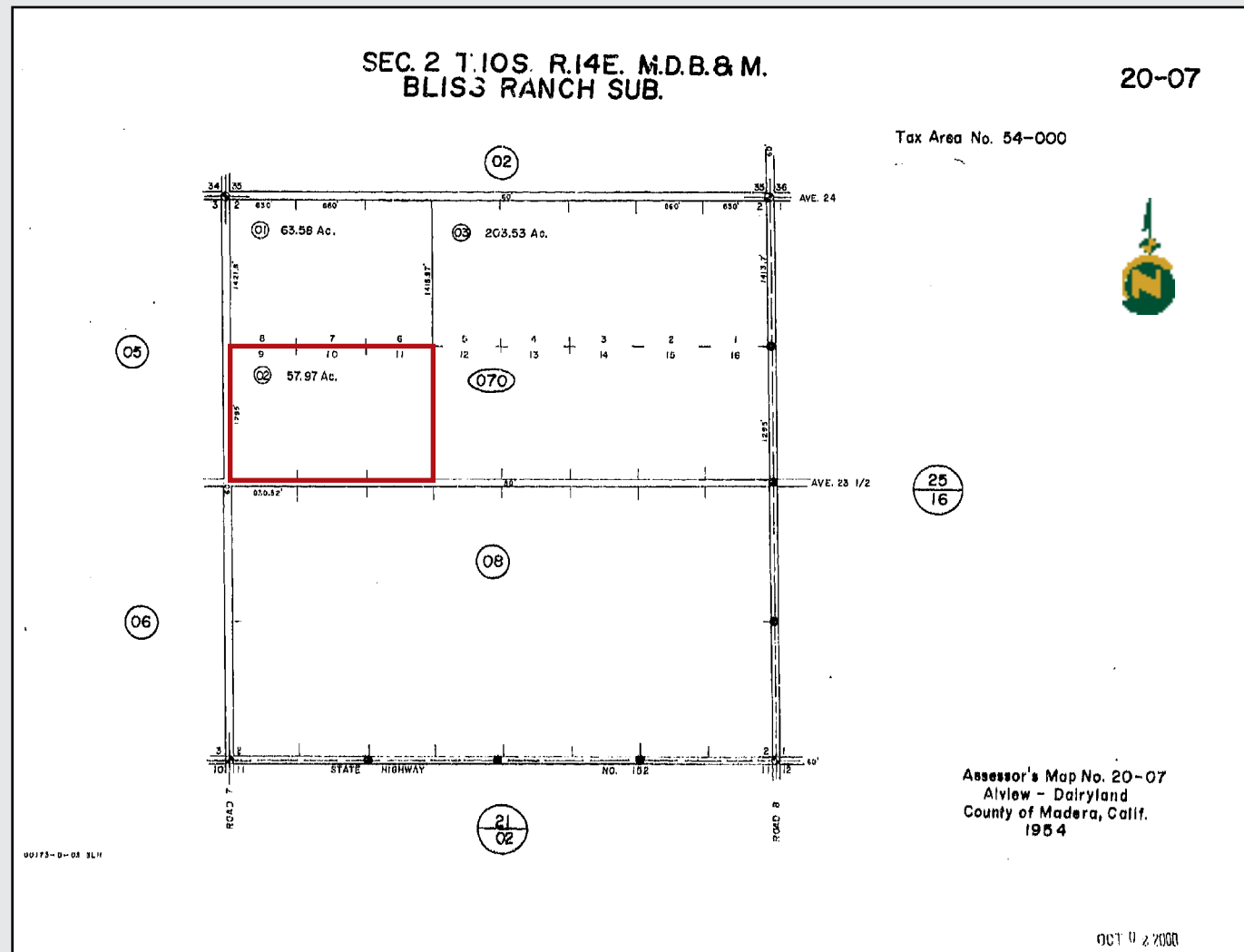


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## PARCEL MAP





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## PROPERTY PHOTOS





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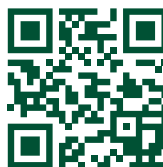
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**Water Disclosure:** The Sustainable Groundwater Management Act (SGMA) was passed in 2014, requiring groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. SGMA may limit the amount of well water 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.