

# AVE. 18 ALMONDS

Madera County, California

80.03± Acres

\$2,281,050

(\$28,502/Acre)



• Newer Ag Well • Young & Mature Almonds



**PEARSON  
REALTY**  
AGRICULTURAL PROPERTIES  
*A Tradition in Trust Since 1919*

## Offices Serving The Central Valley

### FRESNO

7480 N. Palm Ave, Ste 101  
Fresno, CA 93711  
559.432.6200

### VISALIA

3447 S. Demaree Street  
Visalia, CA 93277  
559.732.7300

### BAKERSFIELD

4900 California Ave., #210B  
Bakersfield, CA 93309  
661.334.2777

[www.pearsonrealty.com](http://www.pearsonrealty.com)

Exclusively Presented by:



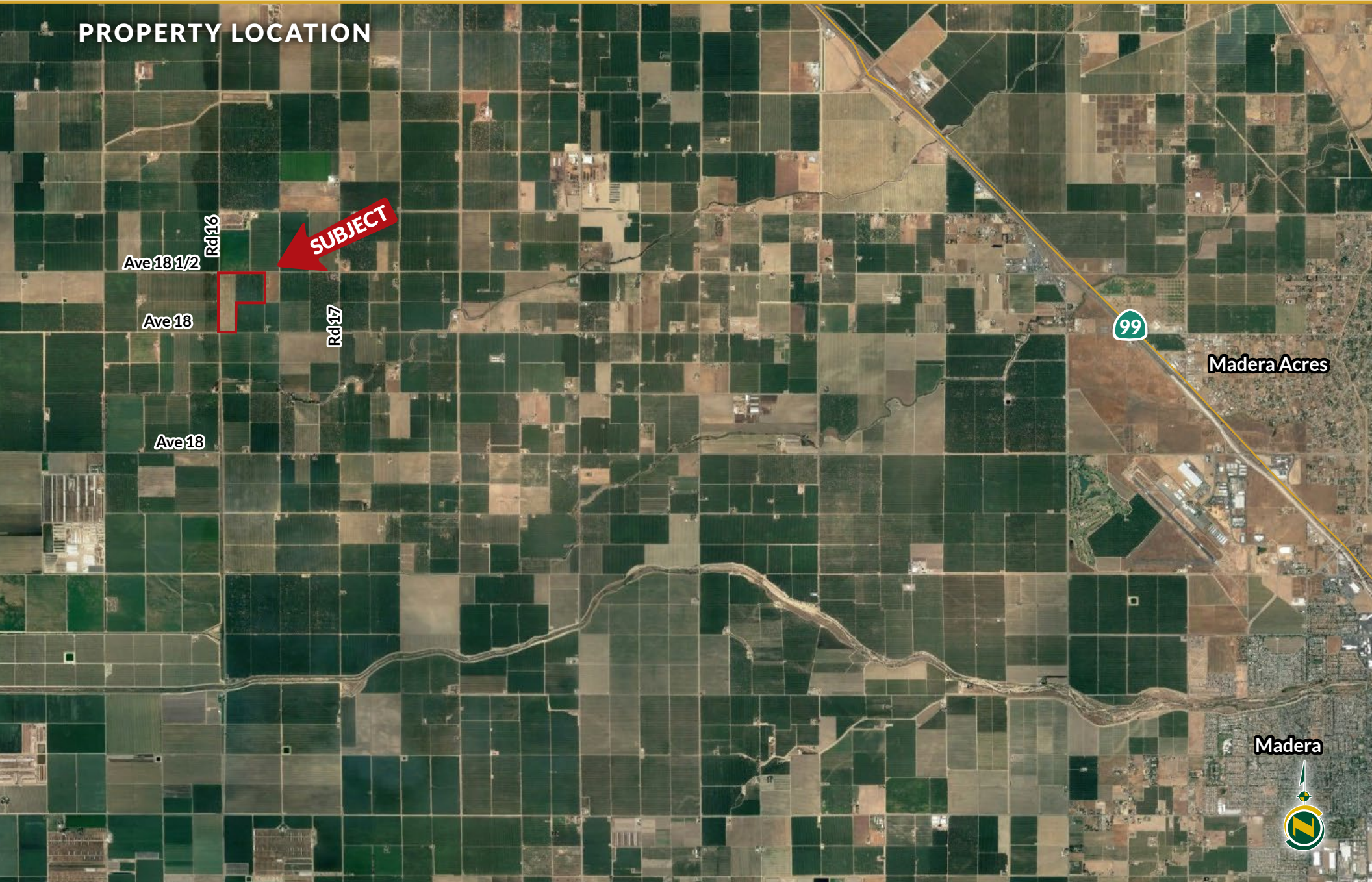


# AVE. 18 ALMONDS

80.03± Acres  
Madera County, CA



## PROPERTY LOCATION





# AVE. 18 ALMONDS

80.03± Acres  
Madera County, CA



## PROPERTY INFORMATION

### DESCRIPTION

The ranch consists of 80.03± gross acres of both young and mature almonds. Block 1 includes young independence almonds planted in 2019 and Block 2 is a mature block of Nonpareil, Monterey, and Aldrich varieties planted in 2001.

### LOCATION

The property is located on the southeast corner of Ave 18 ½ and Rd 16. The address is 16388 Ave. 18 ½, Madera, CA 93637.

### LEGAL

Madera County APN: 028-050-012  
Located in a portion of Section 32, Township 10S, Range 16E, M.D.B&M.  
The property is enrolled within the Williamson Act.

### ZONING

ARE-40 (Agricultural Rural Exclusive – 40 acre minimum)

### PLANTINGS

Block 1: Planted in 2019. 20x14 spacing. Independence variety.  
Block 2: Planted in 2001. 20x14 spacing. 50% Nonpareil, 25% Monterey, and 25% Aldrich varieties.  
\*Production available upon request.

### WATER

There are two (2) ag wells used to irrigate the trees. The younger almonds are irrigated via dual line drip and the older block is irrigated via micro sprinklers. The property is not located in the Madera Irrigation District.

### SOILS

Madera fine sandy loam, 0-3% slopes  
Lewis loam, moderately saline-alkali, 0-1% slopes  
Madera-Lewis complex, slightly saline alkali, 0-1% slopes

### PRICE/TERMS

\$2,281,050 cash at the close of escrow. Buyer to reimburse Seller for cultural costs related towards the 2024 crop.



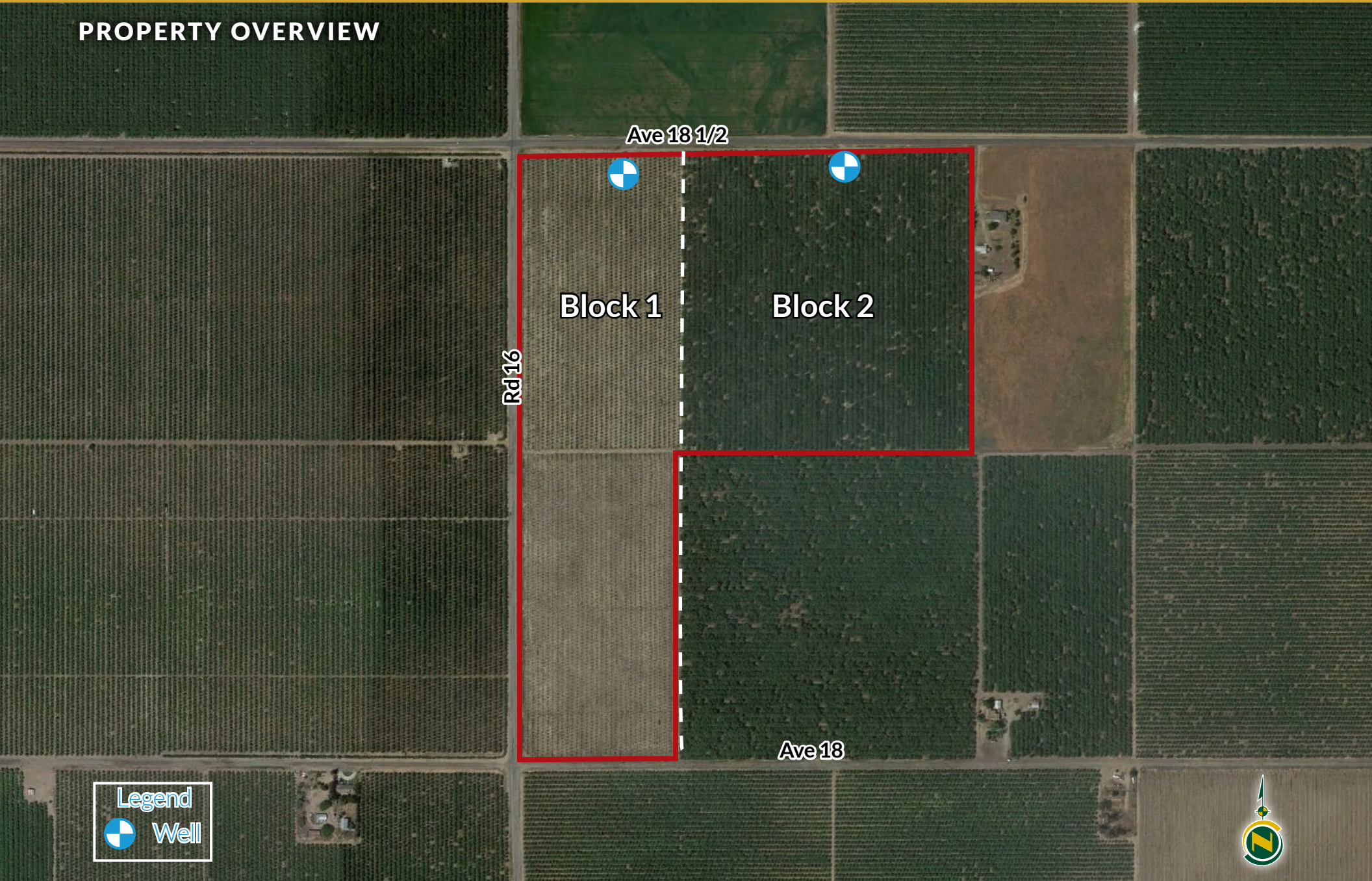


# AVE. 18 ALMONDS

80.03± Acres  
Madera County, CA



## PROPERTY OVERVIEW







# AVE. 18 ALMONDS

80.03± Acres  
Madera County, CA



## SOILS MAP

California Revised Storie Index (CA)	
Map unit symbol	Map unit name
MaA	Madera fine sandy loam, 0-3% slopes
LwA	Lewis loam, moderately saline-alkali, 0-1% slopes
MdA	Madera-Lewis complex, slightly saline-alkali, 0-1% slopes





# AVE. 18 ALMONDS

80.03± Acres  
Madera County, CA



## PROPERTY PHOTOS





# AVE. 18 ALMONDS

80.03± Acres  
Madera County, CA



## Offices Serving The Central Valley

### FRESNO

7480 N. Palm Ave, Ste 101  
Fresno, CA 93711  
559.432.6200

### VISALIA

3447 S. Demaree Street  
Visalia, CA 93277  
559.732.7300

### BAKERSFIELD

4900 California Ave., #210B  
Bakersfield, CA 93309  
661.334.2777



Download Our  
Mobile App!

<http://pearsonrealty.com/mobileapp>



**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.**