

# AVE. 18 ALMONDS

Madera County, California

80.03± Acres

\$2,000,750

(\$25,000/Acre)

**PRICE REDUCED**



• Newer Ag Well • Young & Mature Almonds



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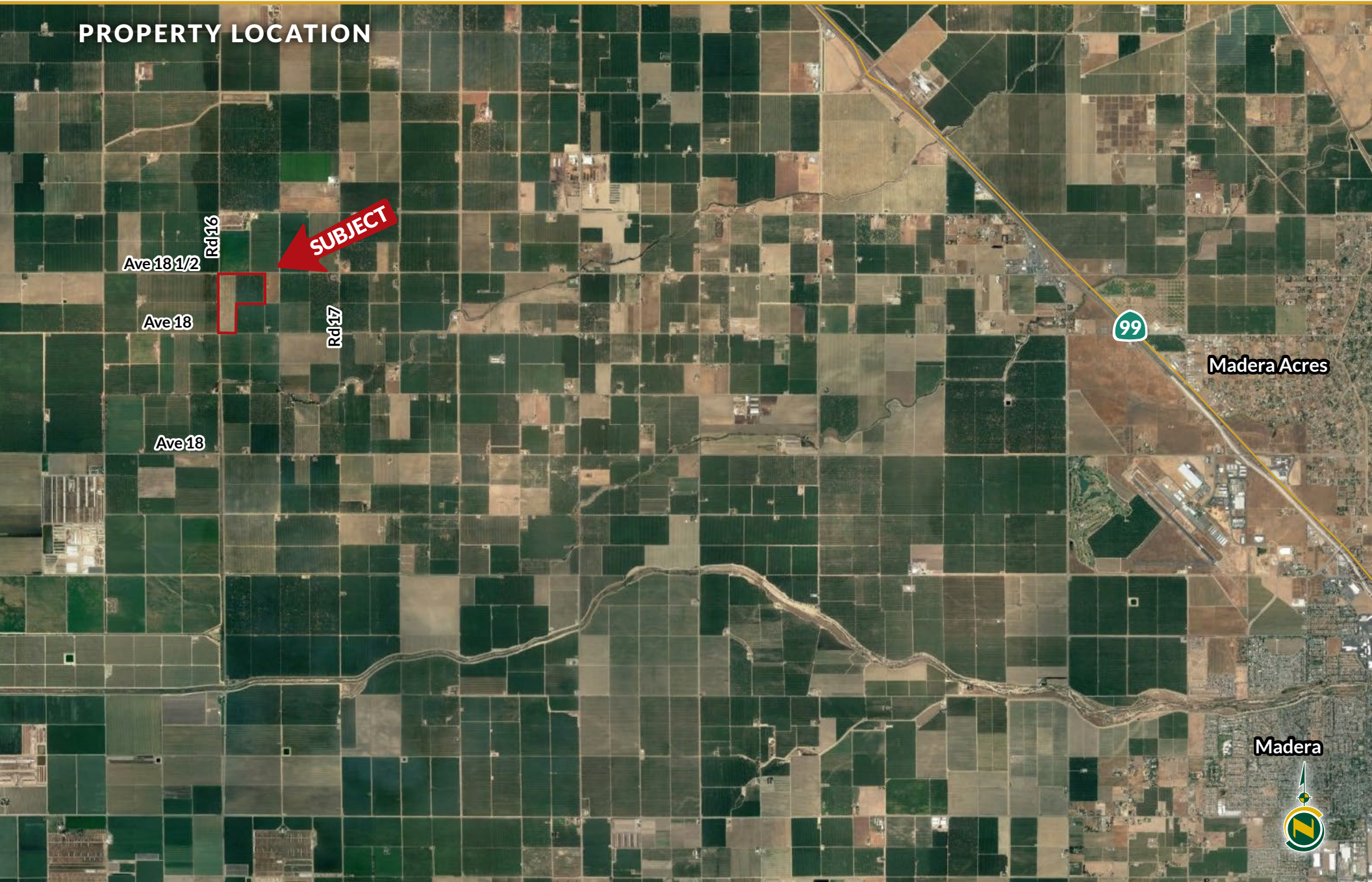


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80.03± Acres  
Madera County, CA



## PROPERTY LOCATION



## 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

\$2,000,750 cash at the close of escrow. Buyer to reimburse Seller for cultural costs related towards the 2024 crop.

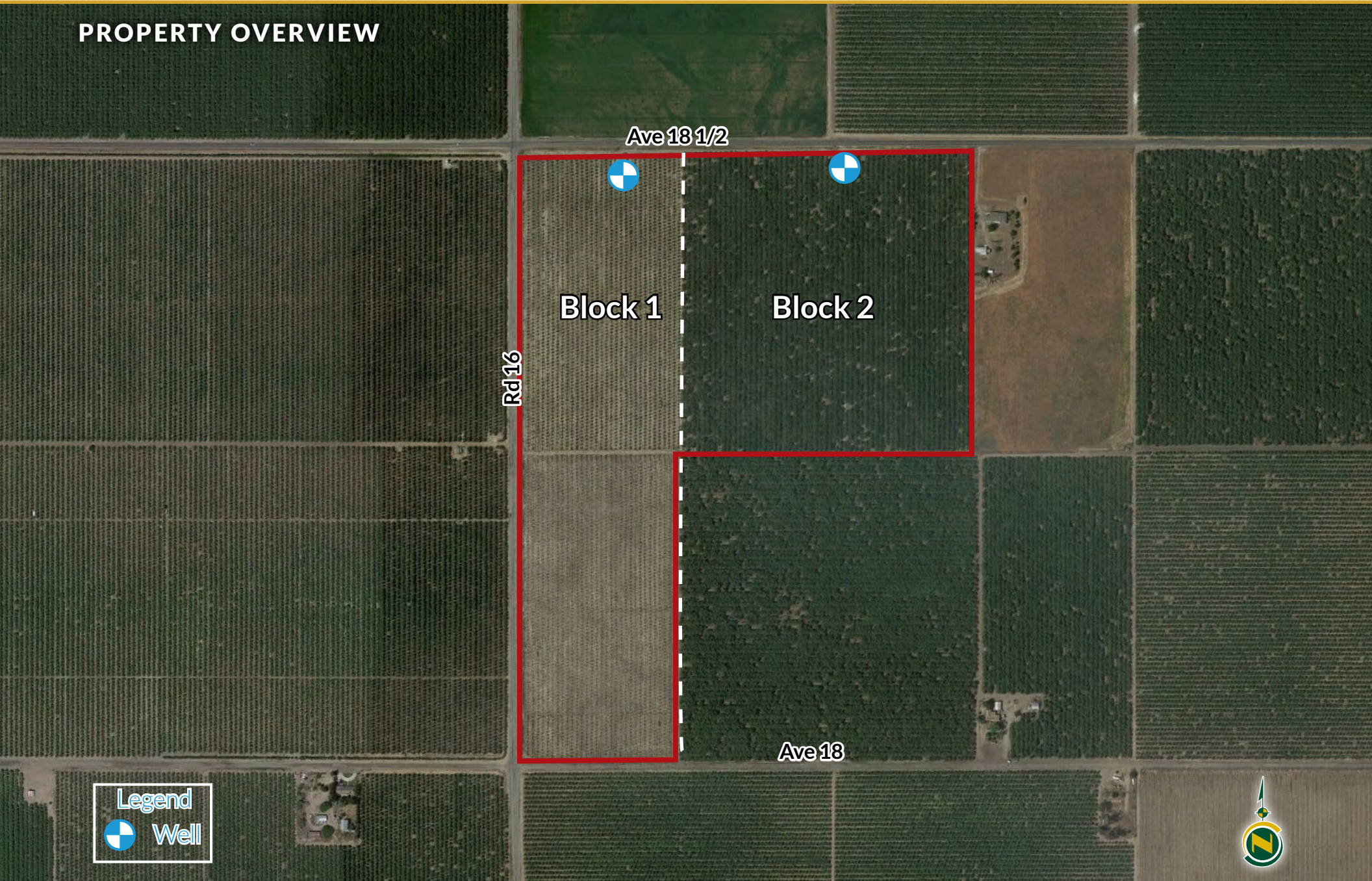


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## PROPERTY OVERVIEW



**80.03± Acres**  
Madera County, CA



FAIRMEAD COLONY NO. 5

28-05

Tax Area No. 6124

SCALE 1" = 600'

TR 10/16

MAR 30 2001

Assessor's Map No. 28-05

Dixieland

County of Madera, Calif

01075-0-12-NC.

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## SOILS MAP

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



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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.