

# C.W.D. ALMONDS & VINES

Madera County, California

144.16± Acres

\$2,883,200

(\$20,000/Acre)



- 2 Sources of Water
- Chowchilla Water District
- Easy Access to Fwy 99
- Chowchilla Sphere of Influence



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144.16± Acres  
Madera County, CA



## PROPERTY LOCATION





## PROPERTY INFORMATION

### DESCRIPTION

This offering consists of 144.16± acres of almonds and vines within Chowchilla Water District. The ranch has quick access to Freeway 99 as it is less than half a mile from an on/off ramp. There is a 0.50± acre fenced equipment yard which includes a shop for storage.

### LOCATION

The subject property is located on the northwest corner of Avenue 24 ½ and Road 18 ½ approximately 2± miles southeast of the city of Chowchilla. Physical address: 18477 Avenue 24 ½ Madera, CA 93610.

### LEGAL

Madera County APN(s): 027-031-002, 027-031-026, and 027-031-027. Located in a portion of Section 34, Township 9S, Range 16E, M.D.B.&M.

### ZONING

ARE-40, Agricultural Rural Exclusive - 40 acres. The parcels are not enrolled in the Williamson Act. The property is located within the City of Chowchilla Sphere of Influence Planning Area designated as Mixed Use.

### PLANTINGS

78.84± acres of 50% Nonpareil, 50% Aldrich almond varieties planted in 2014 and 65.32± acres of mature Thompson Seedless grapes.

### WATER

The ranch is located within the Chowchilla Water District and entitled to receive surface water. In addition to surface water, there is one ag well with a 150 HP pump. The almonds are irrigated via dual line drip and the vineyard is irrigated via both drip and flood methods.

### SOILS

See soils map included.

### BUILDINGS

In the southeast corner of the ranch there is a 0.50± acre fenced equipment yard which also includes a shop and mobile home.

### PRICE/TERMS

\$2,883,200 cash at the close of escrow. The 2024 crop is not included in the sale. Buyer to reimburse Seller for cultural costs related to the 2025 crop.





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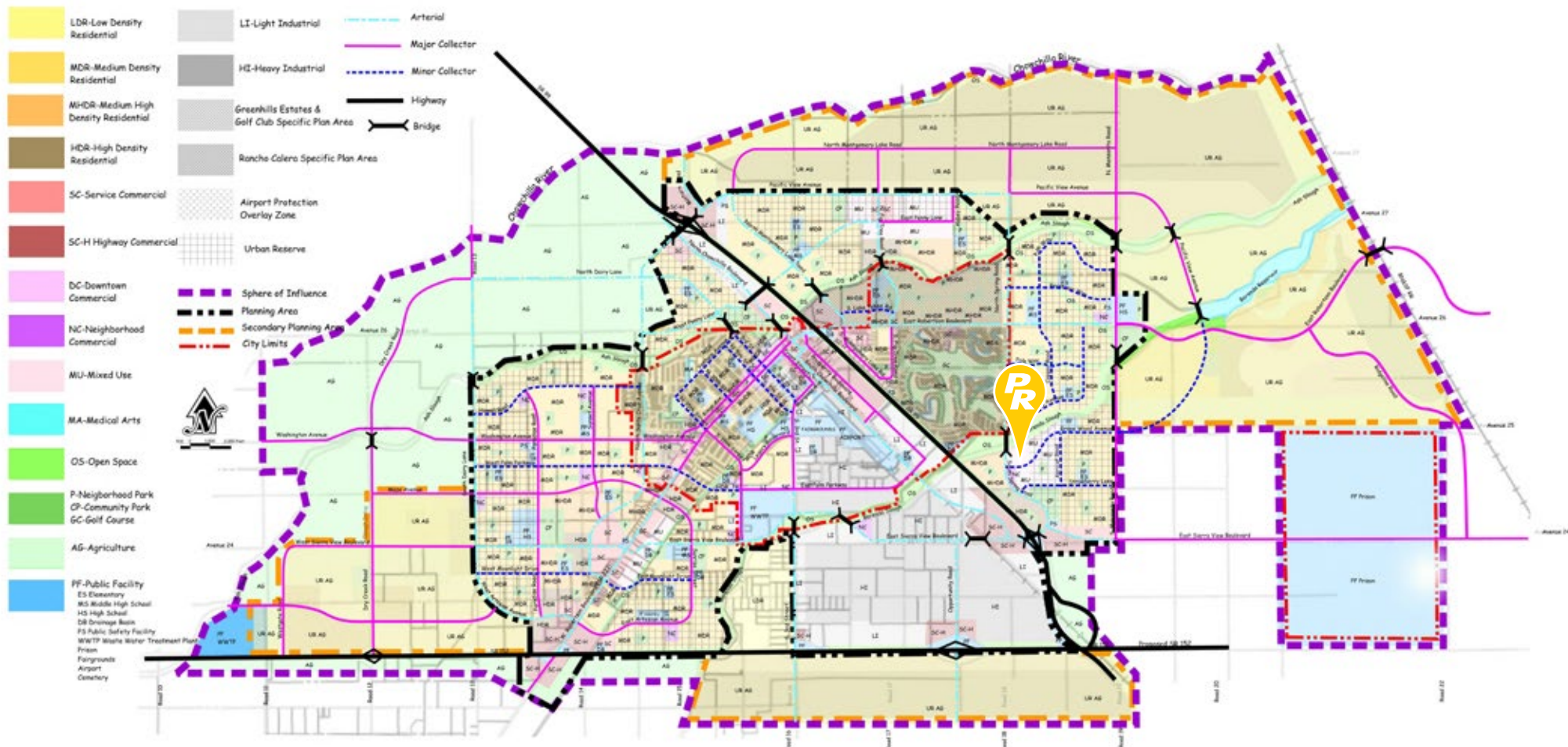


## PROPERTY OVERVIEW





## GENERAL PLAN

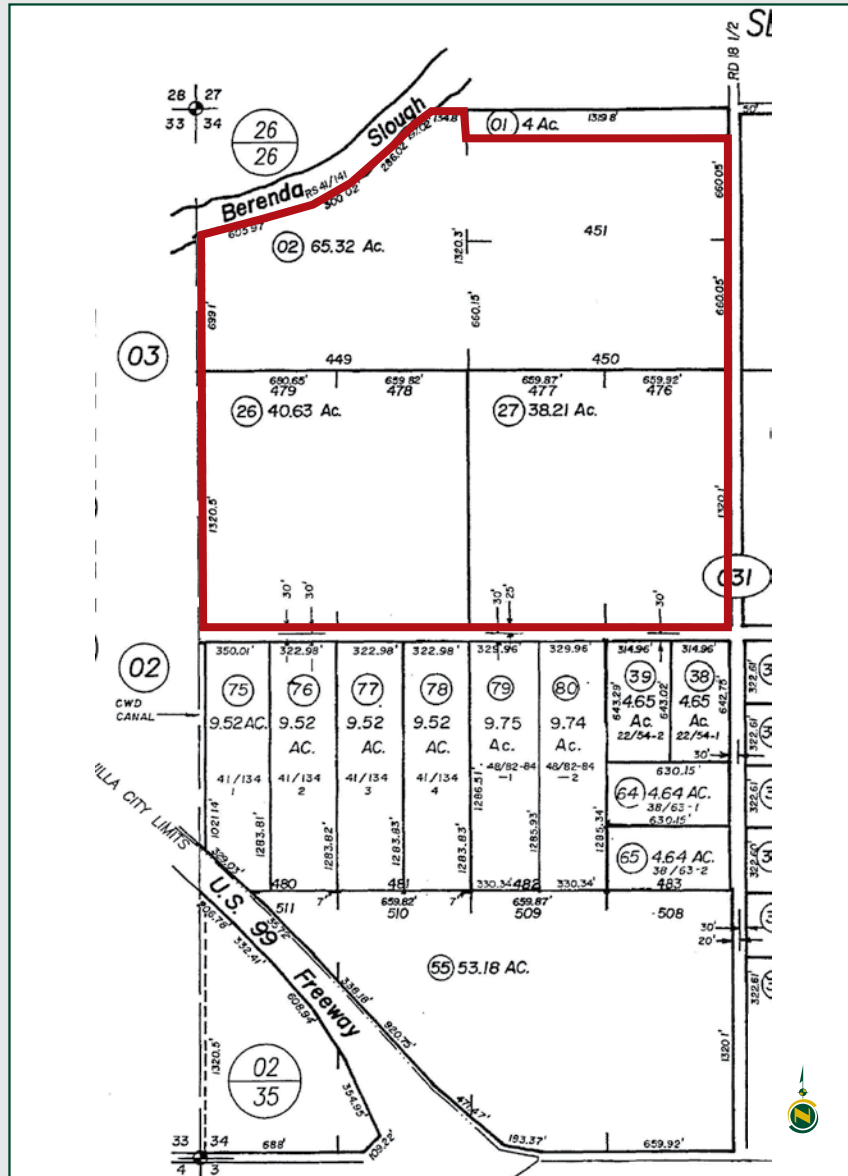


Chowchilla Draft 2040 General Plan Circulation

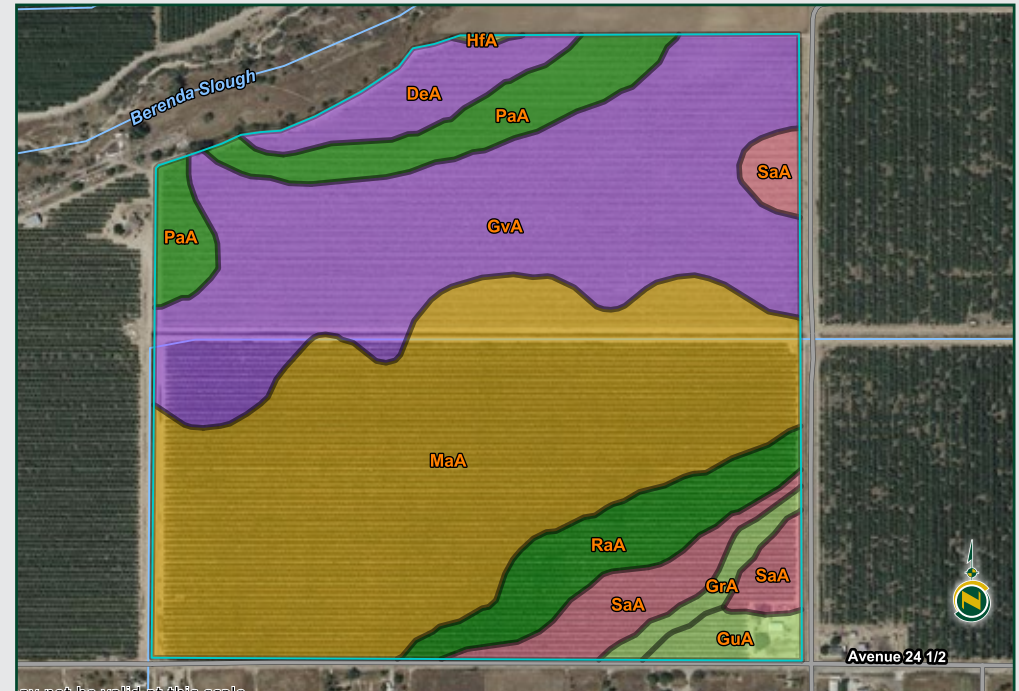
VER 19  
Date: 07/08/2020

Valley Planning Consultants, Inc. **VPC**  
PLANNING ENVIRONMENTAL DEVELOPMENT DESIGN ECONOMIC DEVELOPMENT  
230 N. "Y" Street, Suite #201, Madera, CA 93637 509.875.8724

## PARCEL MAP



## SOIL MAP



California Revised Storie Index (CA)	
Map unit symbol	Map unit name
MaA	Madera fine sandy loam, 0-3% slopes
GvA	Greenfield sandy loam, moderately deep & deep over hardpan, 0-3% slopes
PaA	Pachappa fine sandy loam, 0-1% slopes
RaA	Ramona sandy loam, 0-3% slopes
SaA	San Joaquin sandy loam, 0-3% slopes, MLRA 17
DeA	Delhi sand, 0-3% slopes, MLRA 17
GuA	Greenfield sandy loam, 0-3% slopes
GrA	Greenfield coarse sandy loam, 0-3% slopes
HfA	Hanford sandy loam, 0-3% 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.**