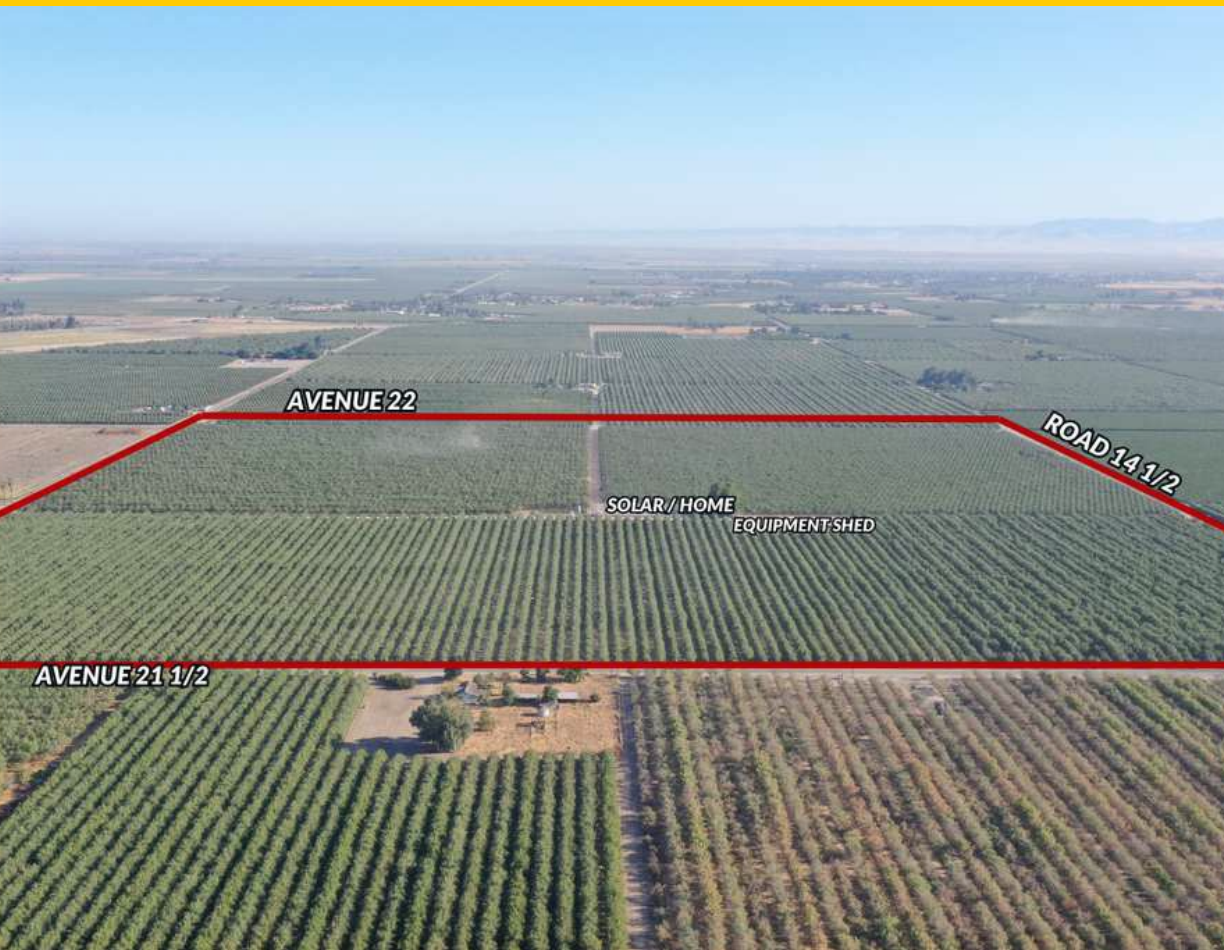


# DOUBLE D RANCH

154± ACRES | MADERA COUNTY, CALIFORNIA

**\$3,500,000**

(\$22,727/Acre)



## PROPERTY HIGHLIGHTS

- 2010-2019 ALMONDS
- EQUIPMENT SHED
- CHOWCHILLA WATER DISTRICT
- (2) IRRIGATION WELLS



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### FRESNO

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

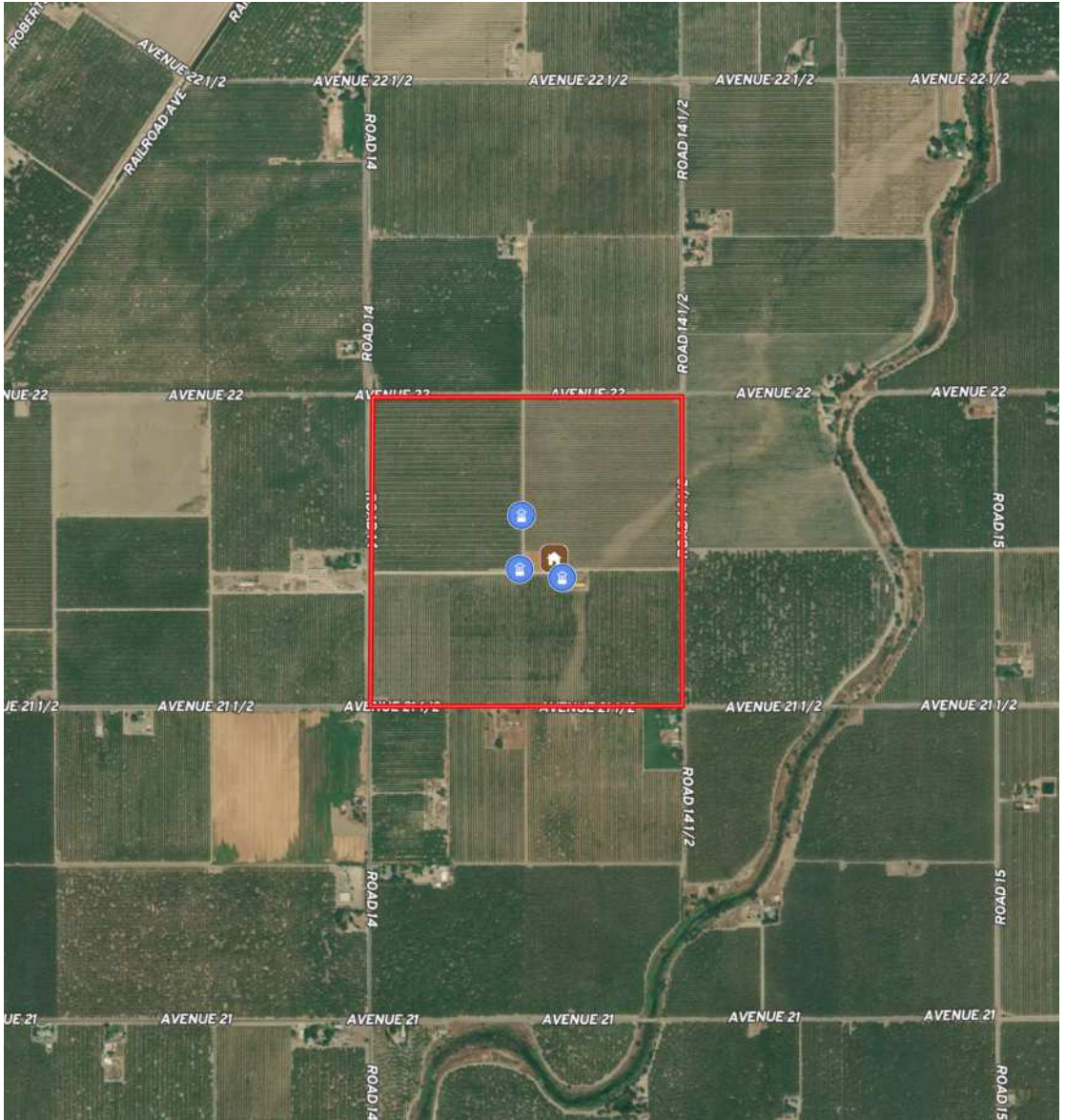
### VISALIA

3447 S. Demaree St.  
Visalia, CA 93277  
559.732.7300

### BAKERSFIELD

4900 California Ave., #210B  
Bakersfield, CA 93309  
661.334.2477

**LOCATION MAP**



## PROPERTY INFORMATION

### DESCRIPTION

(4) contiguous 38.5± acre blocks consisting of 146± acres of almonds, one home, solar, and a 6,155± sq.ft. equipment shed.

### LOCATION

The property is located just southwest of Chowchilla between Road 14 and 14 1/2 off Avenue 22. Property Address: 21676 Road 14 1/2 Chowchilla, Ca 93610.

### ZONING

AE (Agricultural Exclusive). The property is enrolled in the Williamson Act.

### WATER

The property is within and receives water from Chowchilla Water District. There are (2) two deep wells (75HP & 200HP, one well was newly drilled in 2024. Water to the home is provided by one domestic well. The almonds are irrigated via microsprinkler or dual line drip.

### BUILDINGS

There is (1) home on the property currently leased to an employee. There is also a 6,155± sq.ft. equipment shed on the property. On the west side of the home there is a 0.5± acre block of Seller owned solar - 128 kw system.

### PLANTINGS

41± acres of 50% Nonpareil / 25% Wood Colony/ 25% Monterey planted in 2010.

41± acres of 67% Nonpareil / 33% Fitz planted in 2019.

44± acres of 50% Nonpareil / 50% Monterey planted in 2018.

20± acres of 50% Nonpareil / 25% Fitz / 25% Monterey planted in 2010.

### PRICE/TERMS

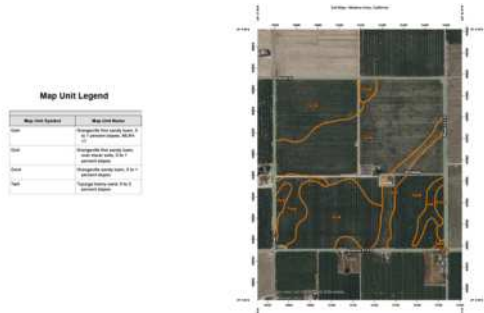
\$3,500,000 (\$22,727/acre) all cash at the close of escrow. Buyer to reimburse Seller for cultural costs incurred towards the 2025 crop.

#### \*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.

#### POLICY ON AGENT COOPERATION

**SOILS INFORMATION**



**PARCEL INFORMATION**

**LEGAL**

APNs: 024-120-032, 033, 034, & 035  
Located in a portion of Sections 13 & 14,  
Township 10S, Range 15E, M.D.B.&M.



**PROPERTY VIDEO**







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All information contained herein is deemed reliable but not guaranteed by seller nor broker and should be independently verified by potential buyers. We assume no liability for errors or omissions.

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