

30.52±
ASSESSED ACRES

HWY 145 ALMONDS
MADERA COUNTY, CALIFORNIA

\$1,040,000
(\$34,076/ACRE)

EXCLUSIVELY PRESENTED BY:
A DIVISION OF PEARSON COMPANIES



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

VISALIA

3447 S. Demaree St.
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559.732.7300

BAKERSFIELD

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Bakersfield, CA 93309
661.334.2777

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POTENTIAL TO DEVELOP INTO HOMESITES



**PROPERTY
HIGHLIGHTS:**

- YOUNG PRODUCING ALMONDS
- POTENTIAL DEVELOPMENT TO HOMESITES
- TWO WATER SOURCES

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PROPERTY LOCATION



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PROPERTY INFORMATION

DESCRIPTION

A young producing almond orchard located in a good nut growing area of Madera County. The property has potential for development into homesites, subject to approval by Madera County.

LOCATION

The property is situated between Highway 145 and Avenue 16 1/4, 5/8± miles east of Road 29. Approximately 1± miles northeast of the city limits of Madera.

LEGAL

Located in a portion of Section 9, T11S., R18E., M.D.B&M.
Madera County APNs: 035-040-064 & 066

ZONING

MHA (Manufactured Housing Architectural Review Overlayed District)
The property is not enrolled in the Williamson Act.

PLANTINGS

The almond orchard was planted in approximately 2015 to Nonpareil and Monterey varieties.

PRODUCTION

Available upon request.

WATER

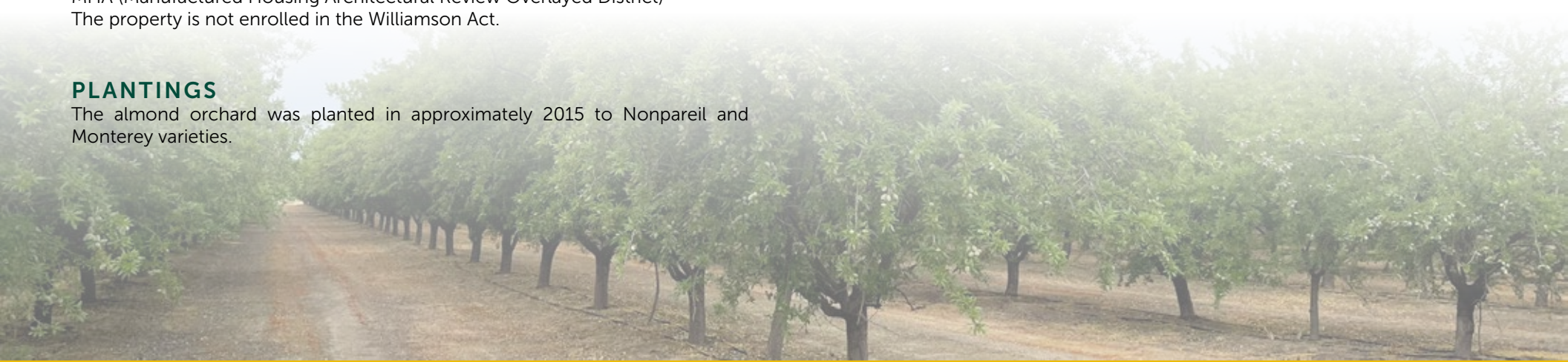
Madera Irrigation District
(2) Irrigation wells (one has no pump)
(1) Irrigation pump & filter station
Mini-sprinkler irrigation system

SOILS

See soils map on page 5.

PRICE/TERMS

\$1,040,000 (\$34,076/acre) all cash at the close of escrow. The 2025 almond crop is negotiable.



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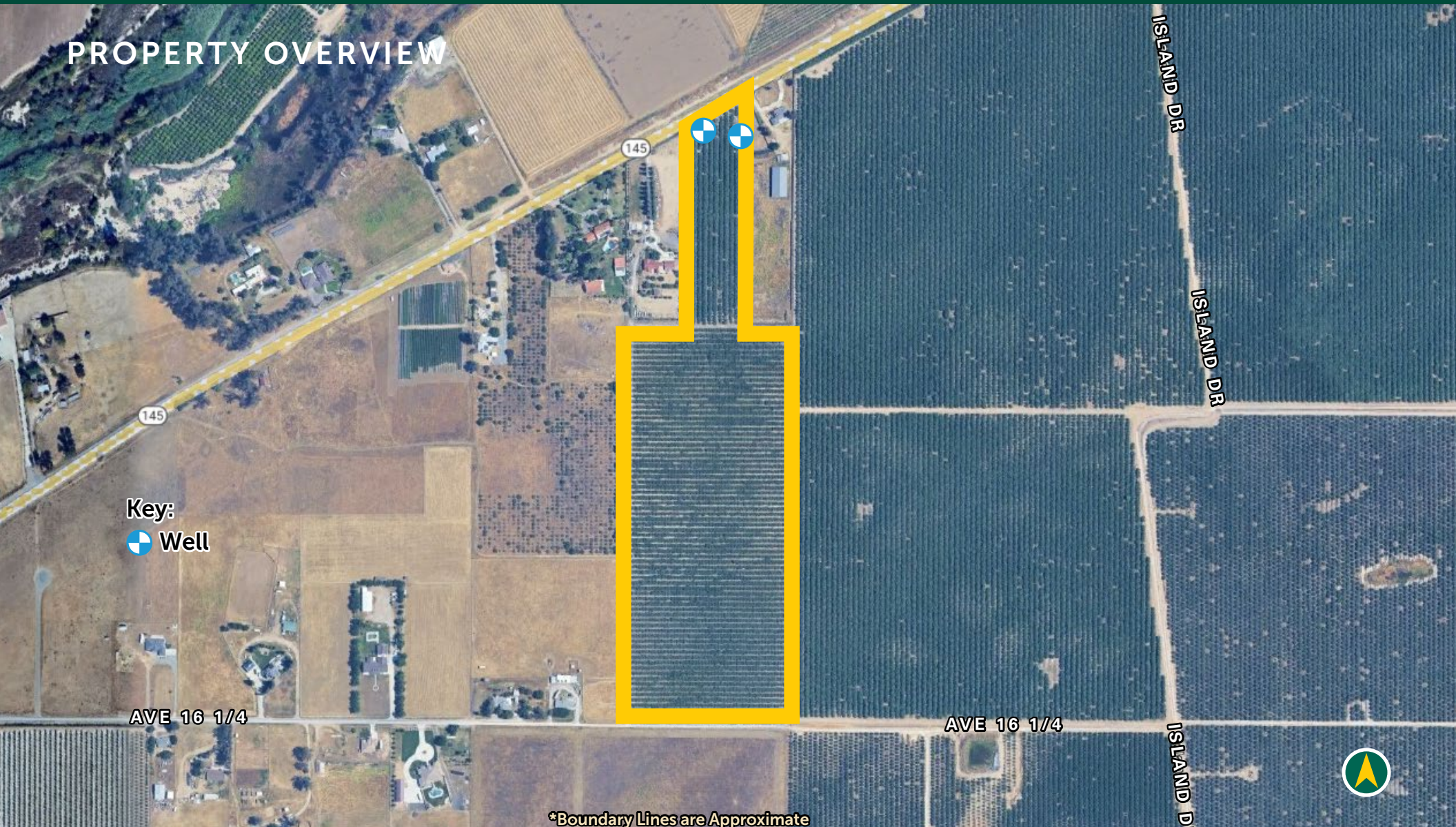
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PROPERTY OVERVIEW



*Boundary Lines are Approximate



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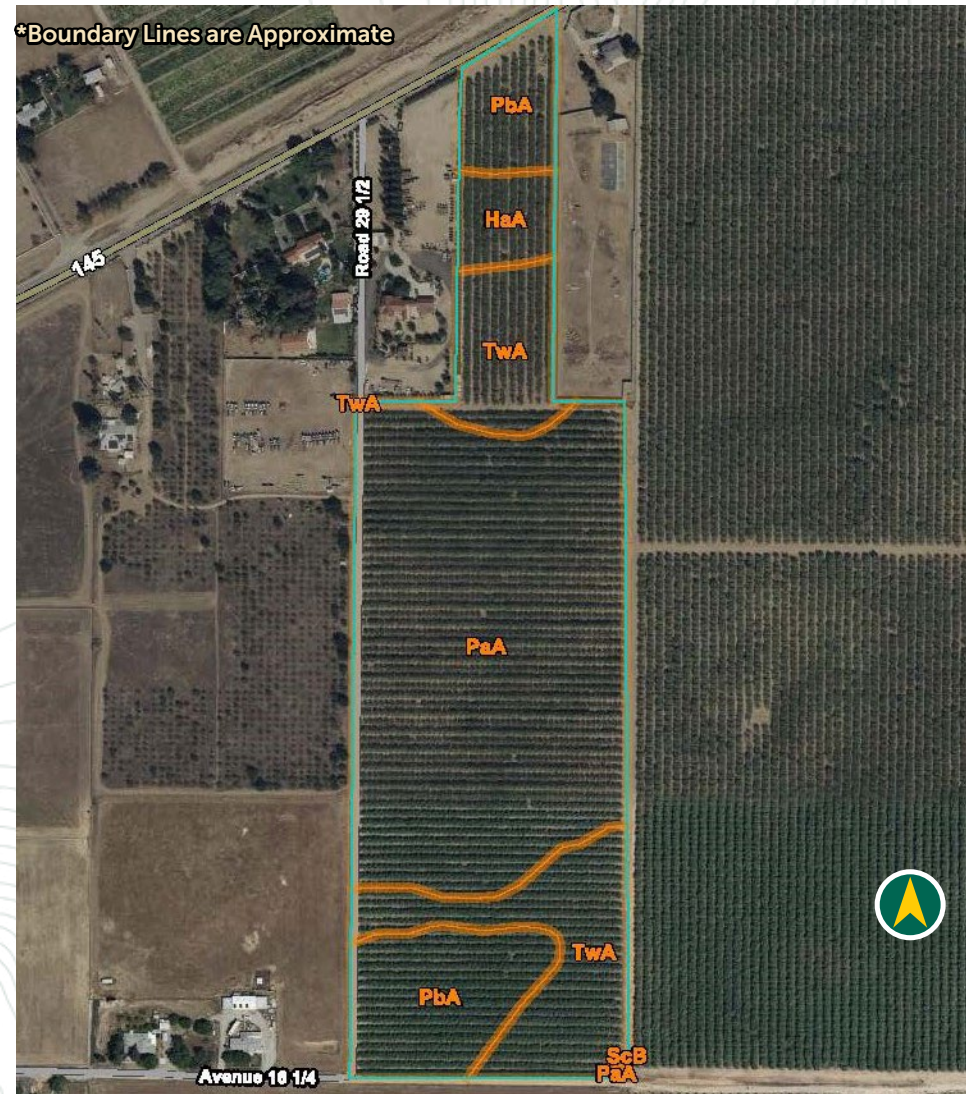
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SOILS MAP

California Revised Storie Index (CA)

Map unit symbol	Map unit name	Rating
HaA	Hanford fine sandy loam, 0 to 1 percent slopes	Grade 1 - Excellent
PaA	Pachappa fine sandy loam, 0 to 1 percent slopes	Grade 1 - Excellent
PbA	Pachappa fine sandy loam, slightly saline-sodic, 0 to 1 percent slopes	Grade 2 - Good
ScB	San Joaquin-Whitney sandy loams, 0 to 8 percent slopes	Grade 4 - Poor
TwA	Tujunga loamy sand, 0 to 3 percent slopes	Grade 2 - Good



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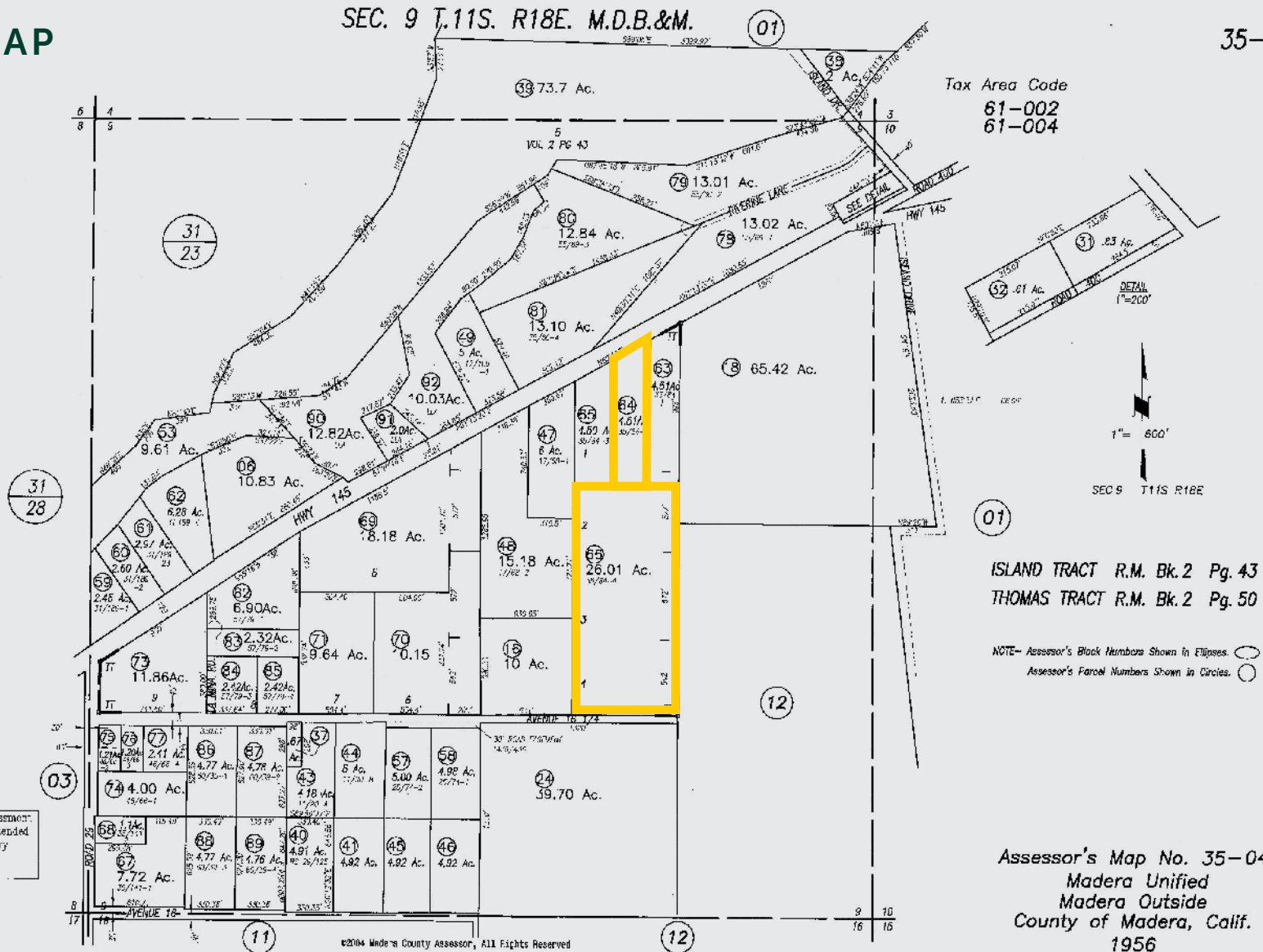
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PARCEL MAP



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PROPERTY PHOTO



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