

# ROAD 28 ALMONDS

58.16± ACRES | MADERA COUNTY, CALIFORNIA

**\$2,200,000**

(\$37,826/Acre)



## PROPERTY HIGHLIGHTS

- MADERA IRRIGATION DISTRICT
- HOME & SHOP
- DESIRABLE ALMOND VARIETIES



Independently Owned And Operated  
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pearsonrealty.com

### FRESNO

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

### VISALIA

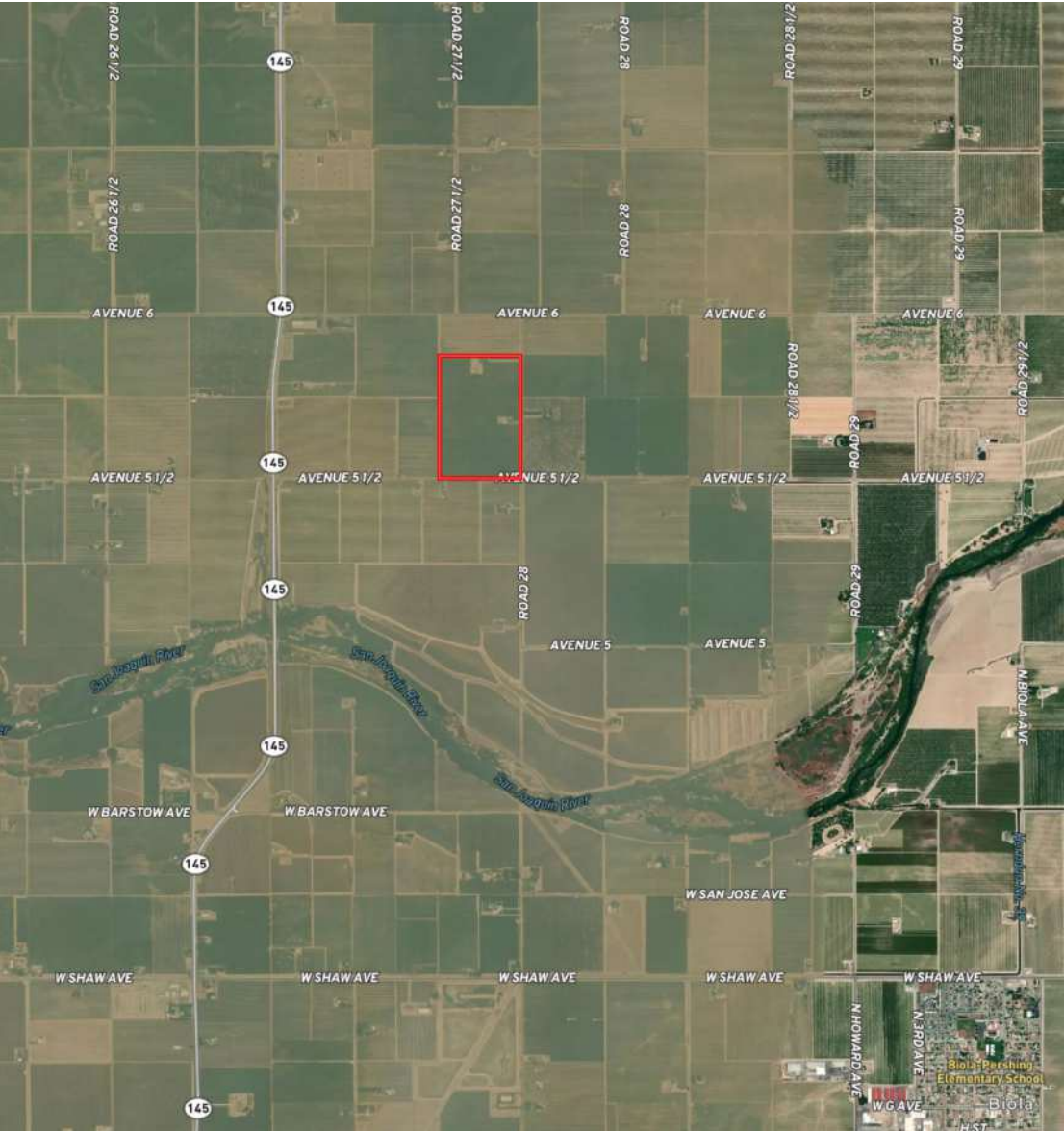
3447 S. Demaree St.  
Visalia, CA 93277  
559.732.7300

### BAKERSFIELD

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

**ROAD 28 ALMONDS**  
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**LOCATION MAP**





## PROPERTY INFORMATION

### DESCRIPTION

Welcome to this well-maintained 58-acre almond ranch located in the desirable Ripperdan area. This turnkey operation offers a mix of mature and younger trees, including 20 acres of Butte/Padre and 35 acres of Nonpareil/Monterey varieties, all with access to Madera Irrigation District water.

The ranch is supported by two agricultural wells—one currently in use and a secondary well drilled, developed, and capped in 2017 as a reliable backup. Additionally, two domestic wells serve the property.

The 1,758 sq. ft. farmhouse was tastefully renovated in 2017 and offers comfortable living amidst a productive agricultural setting. Outbuildings include a 30x40 metal shop built in the 1980s and an older secondary shop for additional storage or workspace.

This is an excellent opportunity to own a producing orchard with reliable water sources, updated living quarters, and ample infrastructure—ideal for both seasoned growers and ag investors.

### LOCATION

The ranch is located on the northwest corner of Road 28 and Avenue 5 1/2 in Madera, California. Property Address: 5658 Road 28, Madera, CA 93636.

### ZONING

ARE- Agricultural, Rural, Exclusive (40 acre minimum). The property is enrolled in the Williamson Act.

### WATER

- (1) 40Hp ag pump and well
- (2) Domestic wells
- (1) Well drilled and developed then capped

### BUILDINGS

- (1) 1,758 sq.ft. home that was updated in 2017.
- (1) Shop building built in the 80s that is 30'x40'.
- (1) Shed
- (1) Barn

### PLANTINGS

- 20± Acres of Butte Padre planted in 2007 - 16x22 spacing
- 24± Acres of Nonpareil/Monterey planted in 2011 - 12x24 spacing
- 11± Acres of Nonpareil/Monterey planted in 2014 - 12x24 spacing

### PRICE/TERMS

\$2,200,000 (\$37,826/acre) all cash as the close of escrow. The 2025 almond crop is negotiable.

#### \*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

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SOILS INFORMATION

Map Key

Map unit symbol	Map unit name	Rating
High	Hardpan (sandy loam) fine sandy loam, moderately deep and some thin and thin 3 percent slope	Class 1 - Excellent
Med	Fluvial (sandy loam) moderately deep and some thin and thin 3 percent slope	Class 2 - Good



PARCEL INFORMATION

LEGAL

Located in a portion of Section 6, T13, R18E,  
M.D.B.&M.  
Madera County APN: 040-141-014



PROPERTY VIDEO









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