AVE 17 M.I.D. ALMONDS

Madera County, California

77.62± Acres

$2,250,980
($29,000/Acre)

- Mature Almonds
- Madera Irrigation District
- New Ag Well

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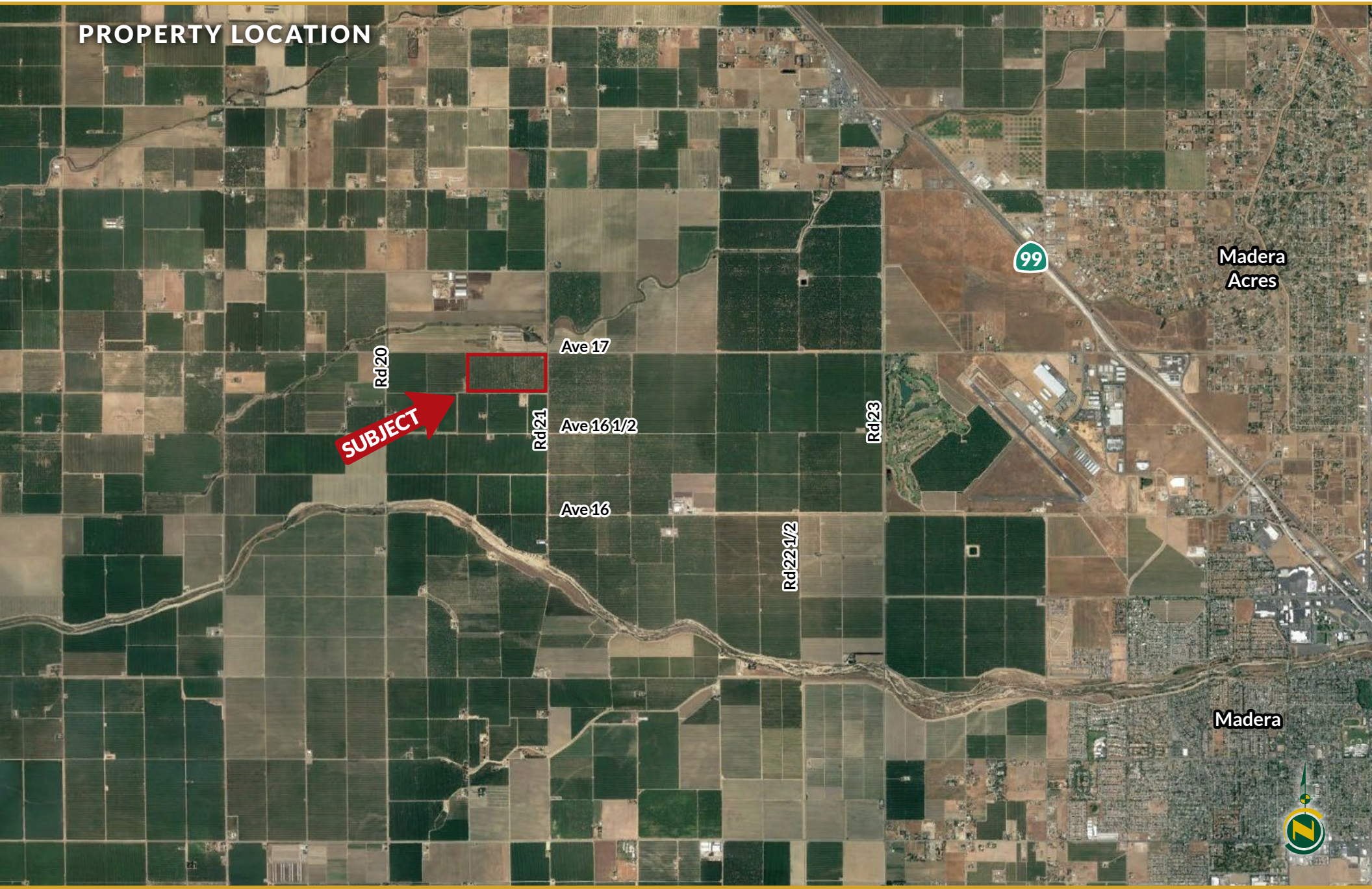
PROPERTY LOCATION



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PROPERTY INFORMATION

DESCRIPTION
The ranch consists of 75± planted acres of Aldrich, Fritz, Nonpareil, and Monterey almond varieties. The property is situated in the desirable Madera Irrigation District and entitled to receive surface water deliveries. A new ag well was drilled in 2017 and there is a 1,000± sq foot house in the northeast corner of the ranch that is currently being rented.

LOCATION
The property is located on the southwest corner of Ave 17 and Rd 21. The address for the home is 16882 Rd 21 Madera, CA 93637.

LEGAL
Madera County APN: 028-170-013
Located in a portion of Section 12, Township 11, Range 16E, M.D.B&M.
The property is enrolled within the Williamson Act.

ZONING
ARE-40 (Agricultural Rural Exclusive – 40 acre minimum)

PLANTINGS
Almonds planted in 2004 to Aldrich, Fritz, Nonpareil and Monterey varieties.

PRODUCTION
Available upon request

WATER
The property is located within and entitled to receive surface water from Madera Irrigation District. In addition to district water, there is one ag well used to irrigate the trees and a domestic well for the house. The trees are irrigated via micro sprinklers.

SOILS
See soils map included.

BUILDINGS
1,000± sq foot house currently being rented for $1,089 per month.

PRICE/TERMS
$2,250,980 cash at the close of escrow. Buyer to reimburse Seller for cultural costs related towards the 2024 crop.

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AGRICULTURAL PROPERTIES

PROPERTY OVERVIEW

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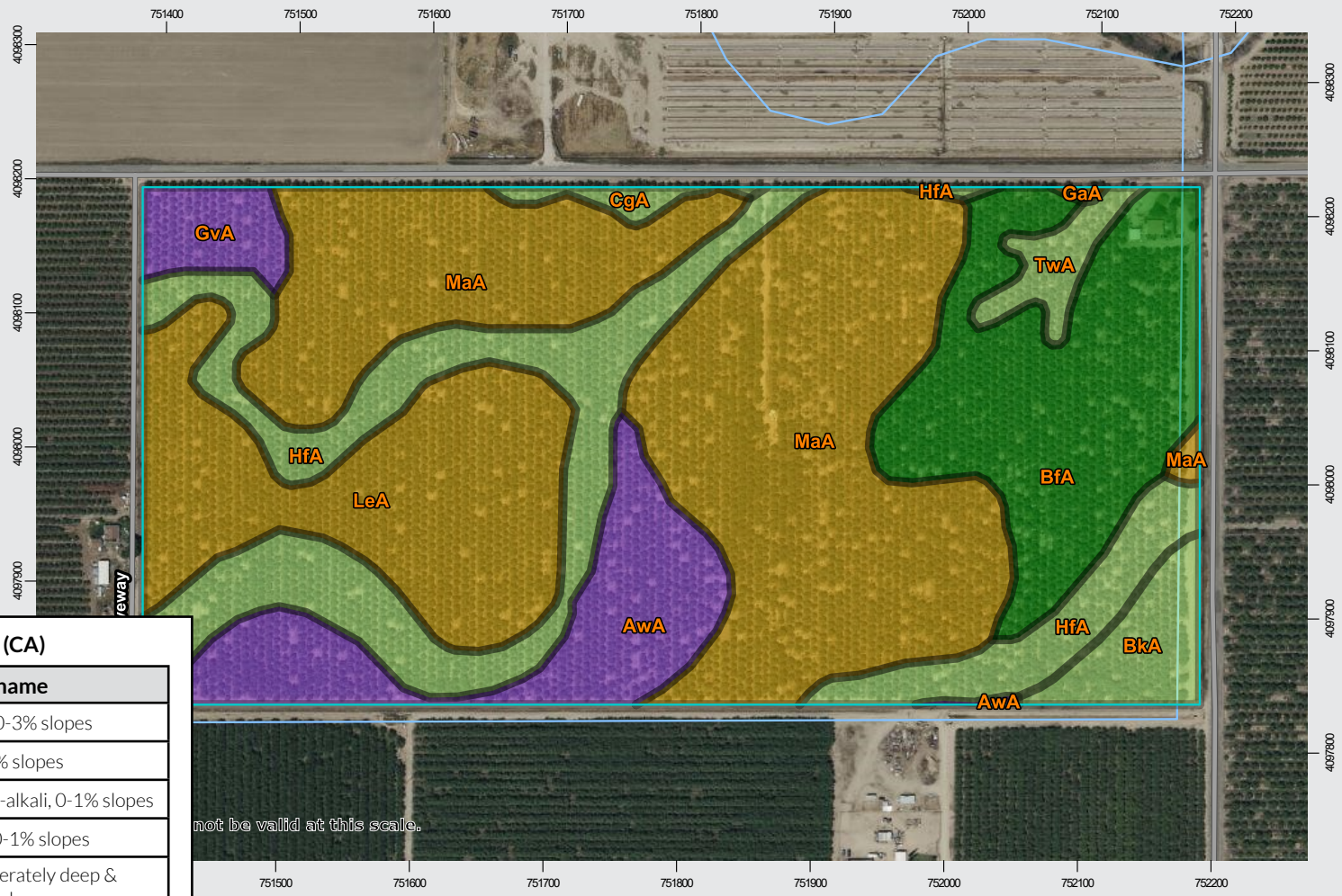
PEARSON REALTY
AGRICULTURAL PROPERTIES

SOILS MAP



California Revised Storie Index (CA)

Map unit symbol	Map unit name
MaA	Madera fine sandy loam, 0-3% slopes
HfA	Hanford sandy loam, 0-3% slopes
LeA	Lewis loam, slightly saline-alkali, 0-1% slopes
BfA	Borden fine sandy loam, 0-1% slopes
AwA	Atwater loamy sand, moderately deep & deep over hardpan, 0-3% slopes
BkA	Borden fine sandy loam, slightly saline-alkali, 0-1% slopes
GvA	Greenfield sandy loam, moderately deep & deep over hardpan, 0-3% slopes
TwA	Tujunga loamy sand, 0-3% slopes
CgA	Chino loam, 0-1% slopes
GaA	Grangeville fine sandy loam, 0-1% slopes, MLRA 17

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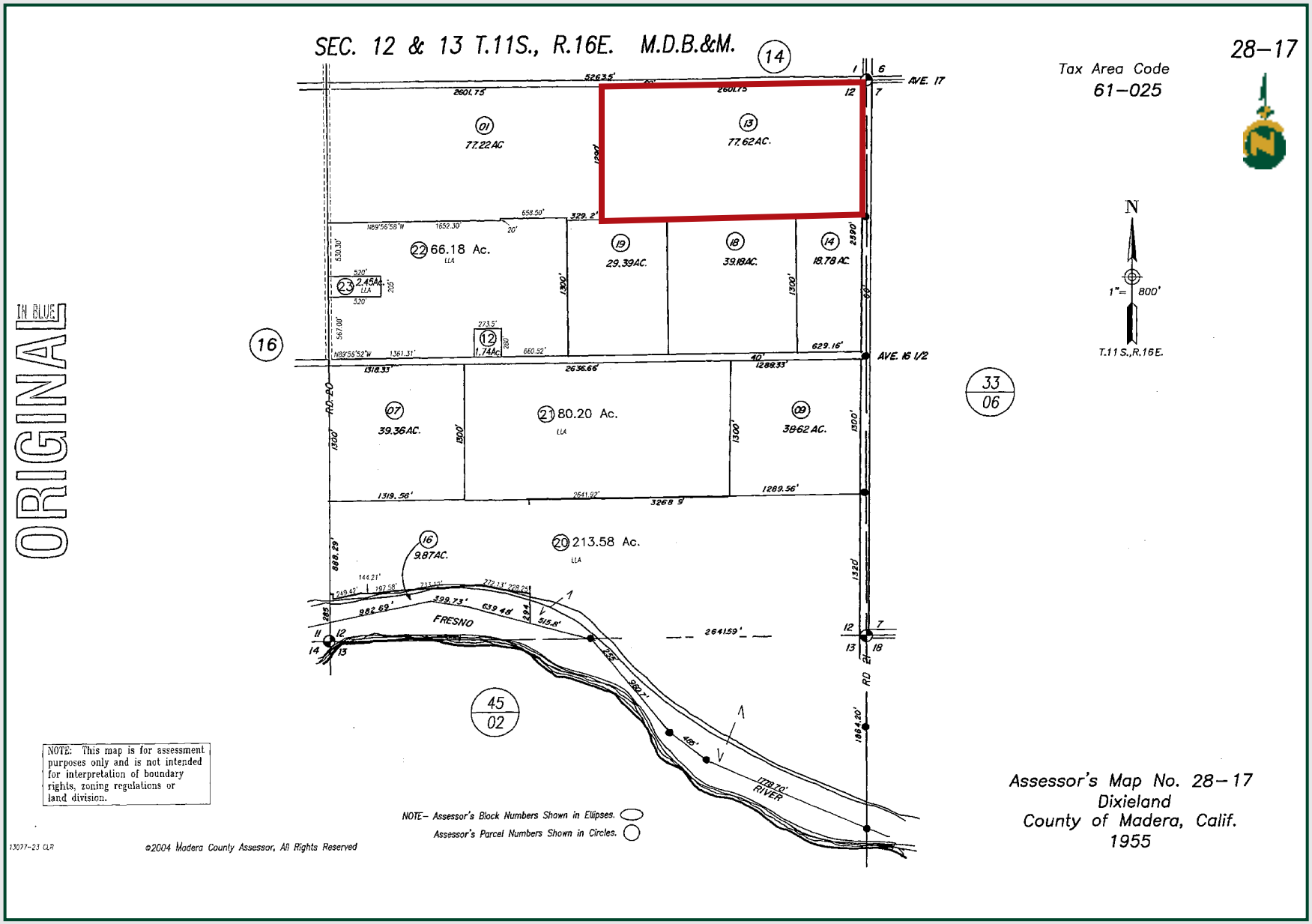
PARCEL MAP


SEC. 12 & 13 T.11S., R.16E. M.D.B.&M.
28-17
Tax Area Code
61-025
ORIGINAL
IN BLUE
AVE. 17
AVE. 16 1/2
01
77.22 AC
13
77.62 AC.
22
66.18 Ac.
LLA
19
29.39AC.
18
39.18AC.
14
18.78 AC.
23
2.45Ac.
LLA
12
1.74Ac.
07
39.36AC.
21
80.20 Ac.
LLA
09
38.62 AC.
16
9.87AC.
20
213.58 Ac.
LLA
FRESNO
RIVER
RD. 20
RD
N
1"= 800'
T.11 S.,R.16E.
33
06
45
02
NOTE: This map is for assessment purposes only and is not intended for interpretation of boundary rights, zoning regulations or land division.
NOTE- Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.
13077-23 CLR
©2004 Madera County Assessor, All Rights Reserved
Assessor's Map No. 28-17
Dixieland
County of Madera, Calif.
1955

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.

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