

AVENUE 18 1/2

MADERA COUNTY ALMONDS

431.73± acres
Madera County, CA

\$10,793,250
(\$25,000 per acre)



EXCLUSIVELY PRESENTED BY:



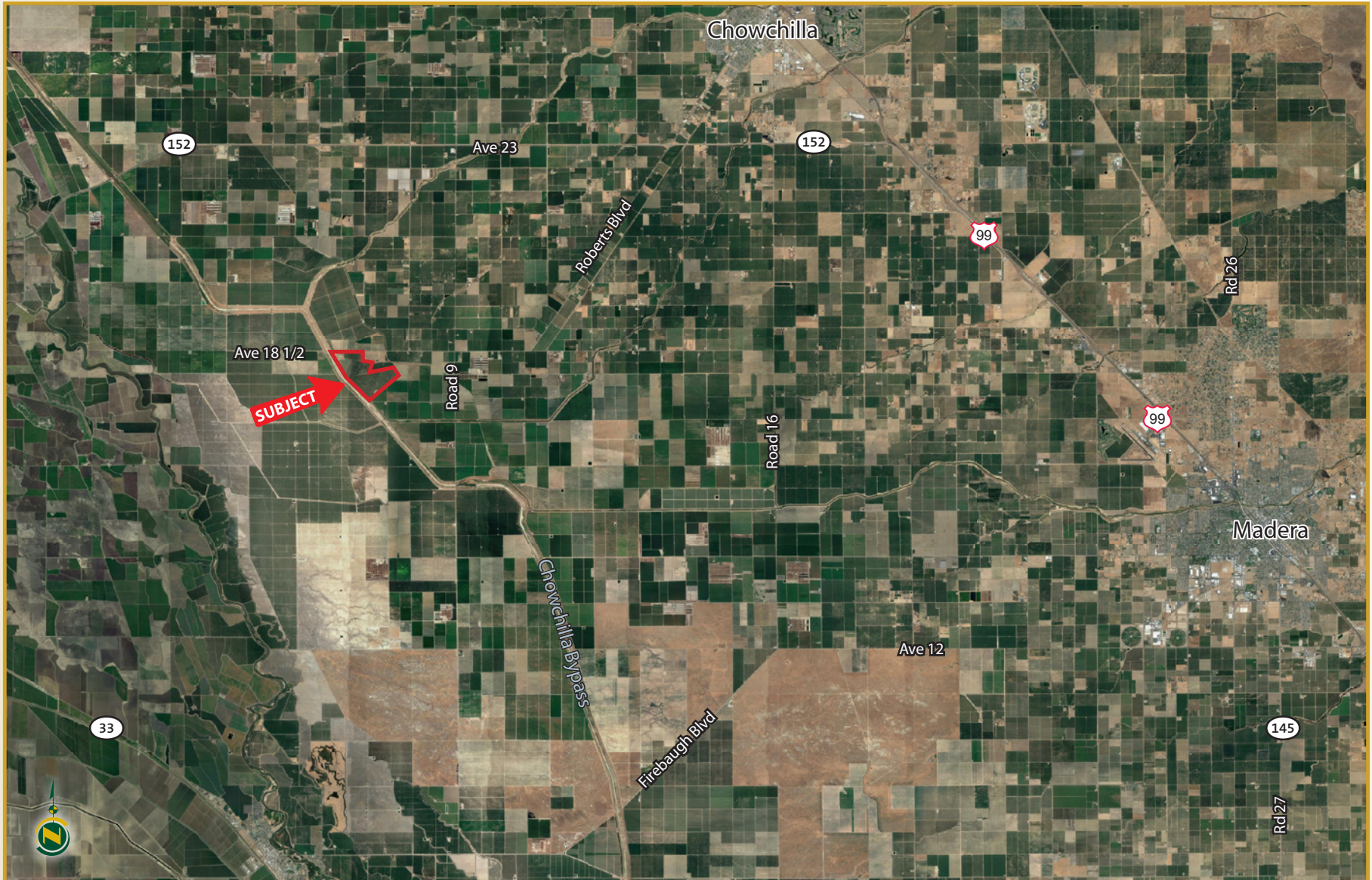
**PEARSON
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LOCATION

The subject property is located on the south side of Avenue 18 1/2, approximately 2 miles west of Road 9, and 9 miles southwest of Chowchilla, in Madera County.



PROPERTY DETAILS

PROPERTY AERIAL

PROPERTY DESCRIPTION: Subject property consists of 431.71± assessed acres with, 377± acres of producing almond orchards planted between 2005-2008, and 54± acres of open land. (3) new wells have recently been drilled and developed on the property, with (2) currently being used along with an additional existing pump and well. Property does not receive surface water from an irrigation district, but is located adjacent to the Chowchilla Bypass.

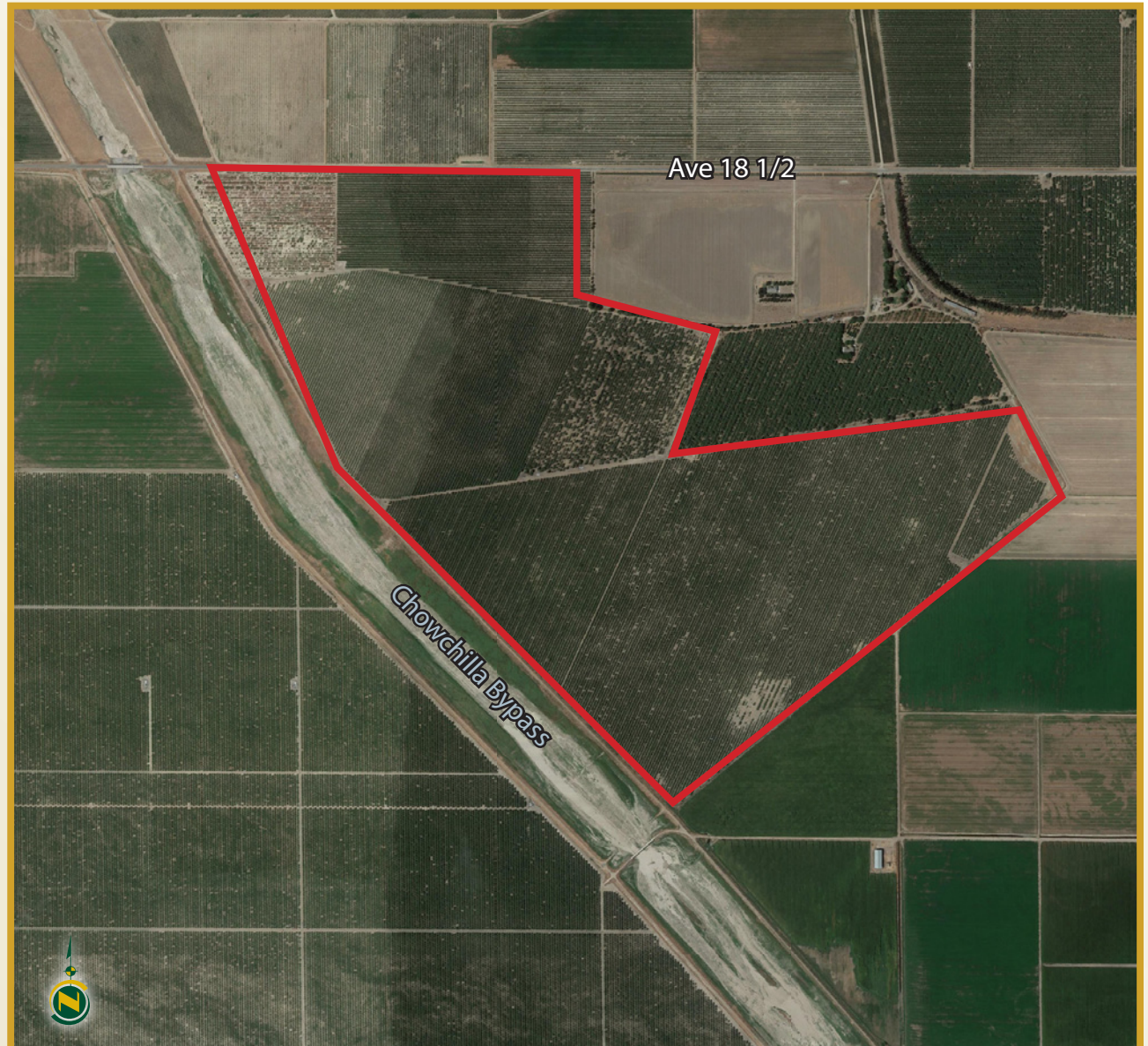
WATER:

- (2) New 150 HP pumps and wells
- (1) 75 HP pump and well
- (1) 40 HP pump and well
- (1) Well recently drilled w/o pump

Water applied to orchards via micro-sprinklers.

BUILDINGS: None

PRICE/TERMS: \$10,793,250 cash to seller at close of escrow. Buyer to reimburse seller for all cultural costs incurred towards 2018 crop.



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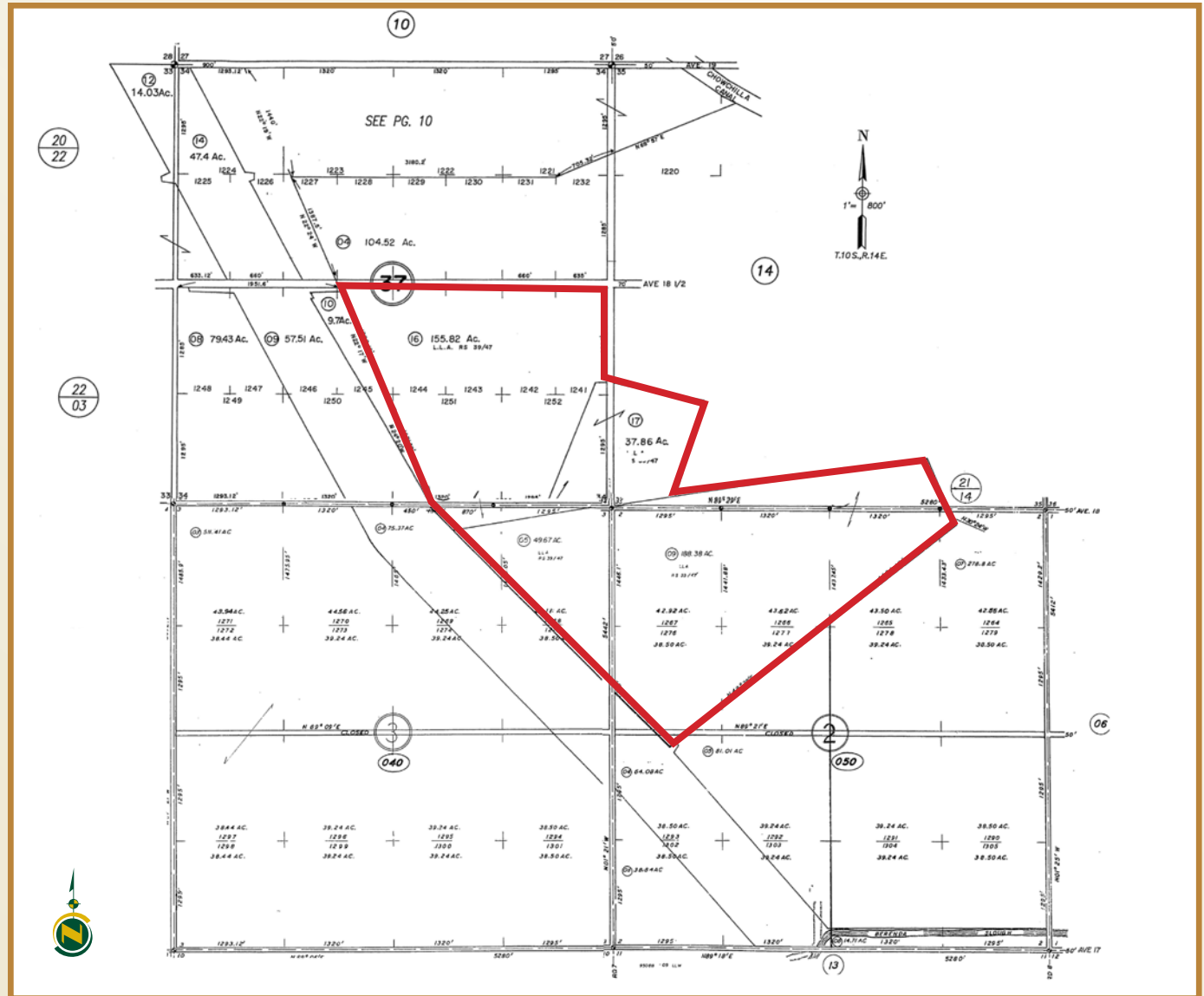
LEGAL

431.73± acres located in portions of section 21, T11S., R14E., M.D.B.&M. and section 34, T10S., R14E., M.D.B.&M. in Madera County.

Madera County APN	Acre±
021-130-016	155.82±
021-130-017	37.86±
022-040-005	49.67±
022-050-009	188.38±

ZONING:

ARE-40, Agricultural Exclusive Property.
Is enrolled in the Williamson Act Land Preserve.



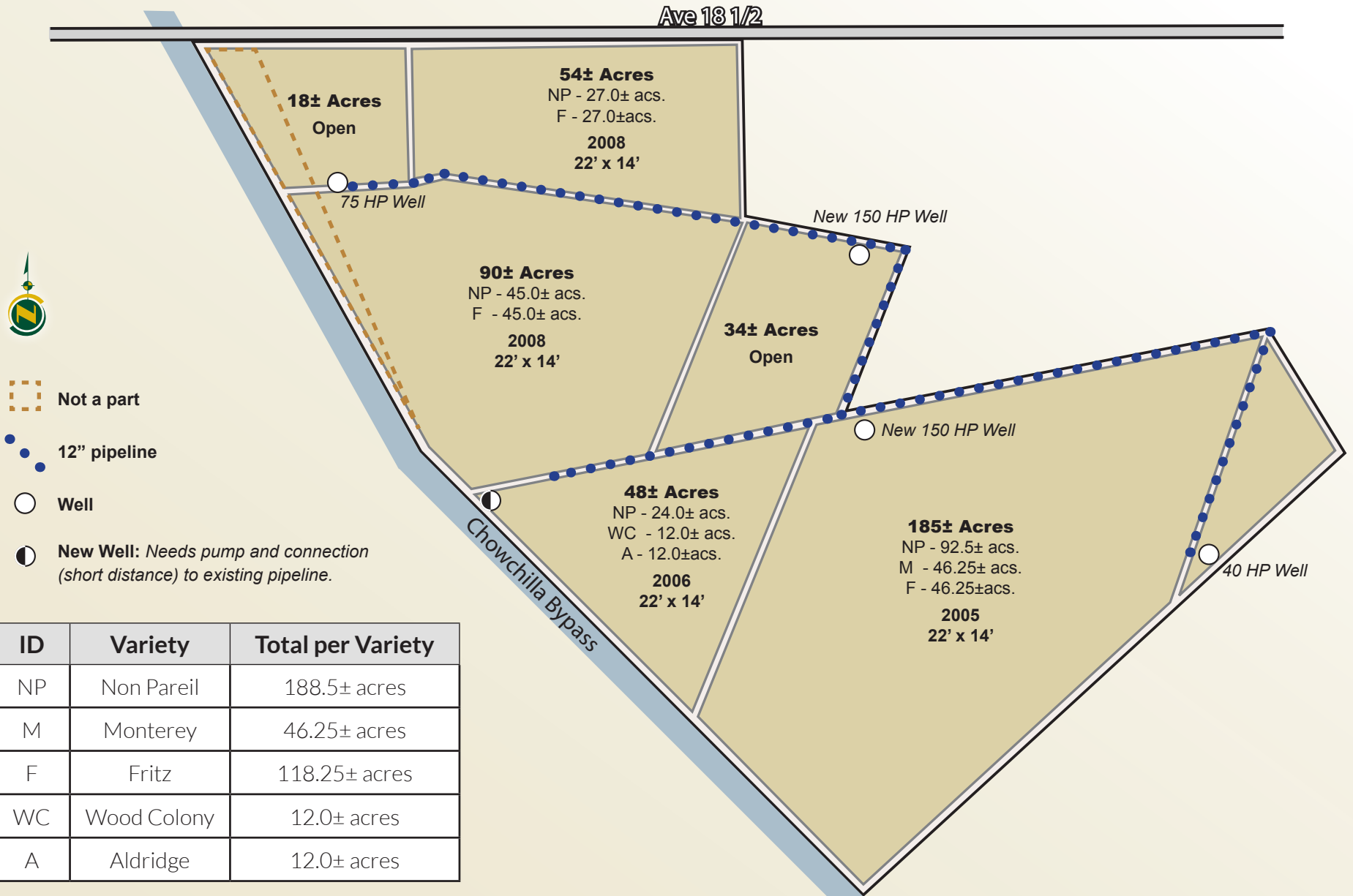
SOILS

California Revised Storie Index (CA)



Map unit symbol	Map unit name	Rating
CfaA	Chino fine sandy loam, slightly saline-alkali, 0 to 1 percent slopes	Grade 3 - Fair
FecA	Fresno and El Peco fine sandy loams, strongly saline-alkali, 0 to 1 percent slopes	Grade 5 - Very Poor
GaA	Grangeville fine sandy loam, 0 to 1 percent slopes, MLRA 17	Grade 4 - Poor
PaA	Pachappa fine sandy loam, 0 to 1 percent slopes	Grade 1 - Excellent
PbA	Pachappa fine sandy loam, slightly saline-alkali, 0 to 1 percent slopes	Grade 2 - Good
PdA	Pachappa sandy loam, slightly saline-alkali, 0 to 1 percent slopes	Grade 2 - Good
TmA	Traver loam, slightly saline-alkali, 0 to 1 percent slopes	Grade 3 - Fair
TnA	Traver loam, moderately saline alkali, 0 to 1 percent slopes	Grade 3 - Fair
ToA	Traver loam, strongly saline-alkali, 0 to 1 percent slopes	Grade 5 - Very Poor
TwA	Tujunga loamy sand, 0 to 3 percent slopes	Grade 2 - Good
VdA	Visalia sandy loam, 0 to 3 percent slopes	Grade 2 - Good
WxA	Wunjeay very fine sandy loam, strongly saline-alkali, 0 to 1 percent slopes	Grade 5 - Very Poor

PLANTINGS / WELLS



PHOTOS



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We believe the information contained herein to be correct. It is obtained from sources which we regard as reliable, but we assume no liability for errors or omissions.

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