

# ROBERTSON BLVD ALMONDS & OPEN

Madera County, California

198.10± Acres

\$4,750,000  
(\$23,978/Acre)

**PRICE REDUCED**



- Two (2) Sources of Water
- Chowchilla Water District
- Well Maintained Orchard



**PEARSON  
REALTY**  
AGRICULTURAL PROPERTIES  
*A Tradition in Trust Since 1919*

## Offices Serving The Central Valley

### FRESNO

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

### VISALIA

3447 S. Demaree Street  
Visalia, CA 93277  
559.732.7300

### BAKERSFIELD

4900 California Ave., #210B  
Bakersfield, CA 93309  
661.334.2777

[www.pearsonrealty.com](http://www.pearsonrealty.com)

Exclusively Presented by:



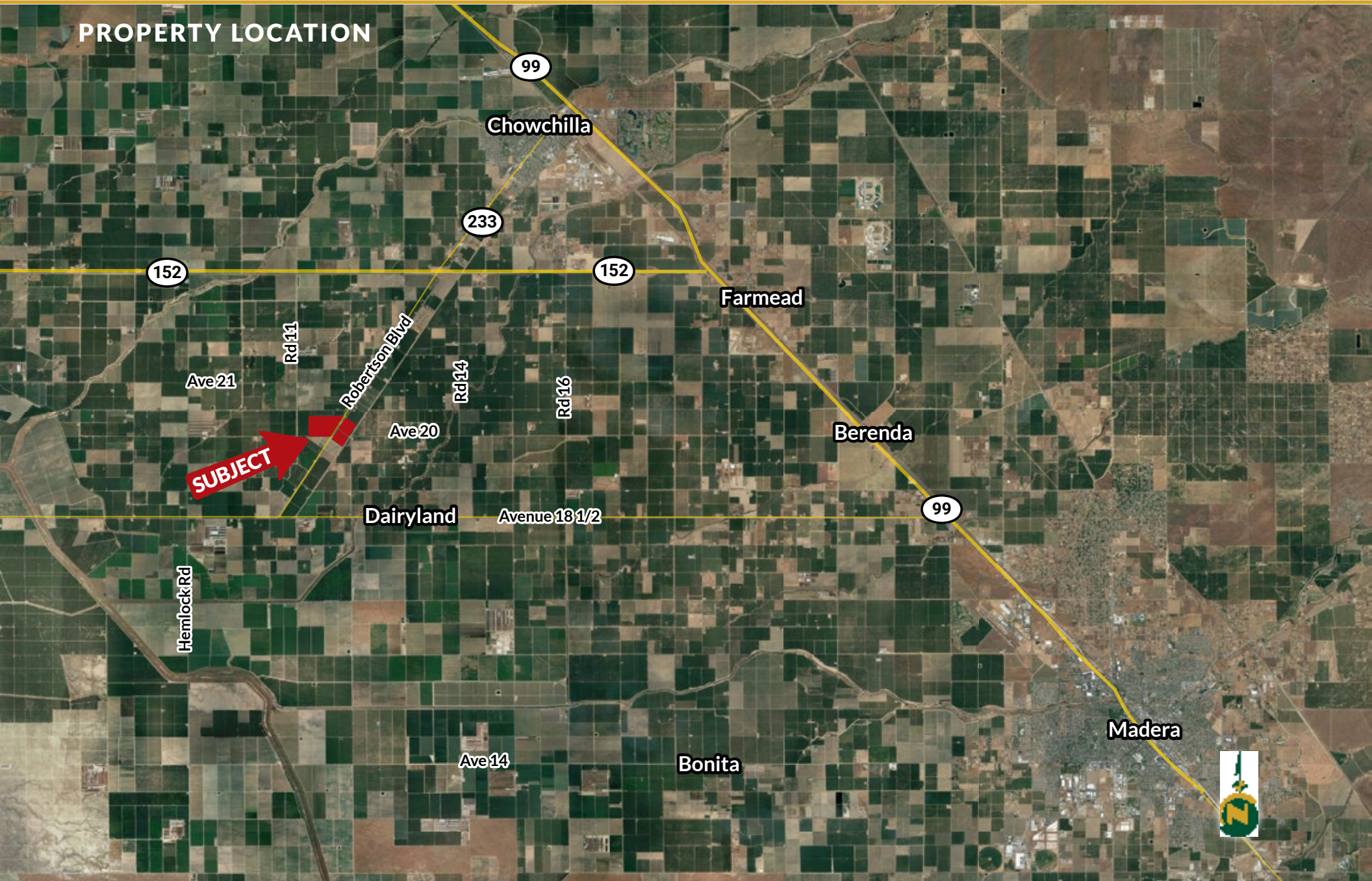


# ROBERTSON BLVD ALMONDS & OPEN

198.10± Acres  
Madera County, CA



## PROPERTY LOCATION





# ROBERTSON BLVD ALMONDS & OPEN

198.10± Acres  
Madera County, CA



## PROPERTY INFORMATION

### DESCRIPTION

Planted to Nonpareil and Monterey varieties, this well maintained almond ranch consists of approximately 156± planted acres along with 42± acres of open ground, and two rental homes and a shop. The orchards are irrigated with a combination of dual line drip and micro sprinklers from Chowchilla Water District surface water, when available, and two (2) agricultural pumps and wells.

### LOCATION

The subject property is located on the east and west side of Robertson Boulevard just north of Avenue 20, approximately 3 miles south of Highway 152 and 5 miles southwest of Chowchilla. The Bethel Canal bisects the property and the Berenda Canal borders the east side of the property.

### LEGAL

Madera County APN's: 023-020-004, 024-080-022, 023, 024 and 025. Located in a portion of Section 8, Township 10S, Range 15E, M.D.B.&M.

### ZONING

ARE-40, Agricultural Rural Exclusive - 40 acres. The parcels are enrolled in the Williamson Act.

### PLANTINGS

The subject property is planted to approximately 156± acres of Nonpareil and Monterey almonds. Included are 42± acres of open ground.  
*See enclosed planting/irrigation map for additional details.*

### SOILS

The soils are predominantly Grade 1 and 2 soils.  
*See enclosed Soils Report.*

### BUILDINGS/STRUCTURES

There are two (2) rental homes located on the property; the main home is a 3 bedroom, 2 bath that was built in 2008± per the seller, with an attached garage and a carport. The homes are being sold in their current "As-Is" condition. There is a shop and yard area behind the main home.

### WATER/IRRIGATION

Chowchilla Water District

(1) 100 HP irrigation pump & well

(1) 150 HP irrigation pump & well

Multiple filter stations

Multiple lift pumps

(2) domestic wells

Combination of dual line drip & micro sprinklers on various blocks.

### PRICE/TERMS

\$4,750,000 cash at the close of escrow. 2025 almond crop is negotiable with reimbursement to seller for cultural costs.



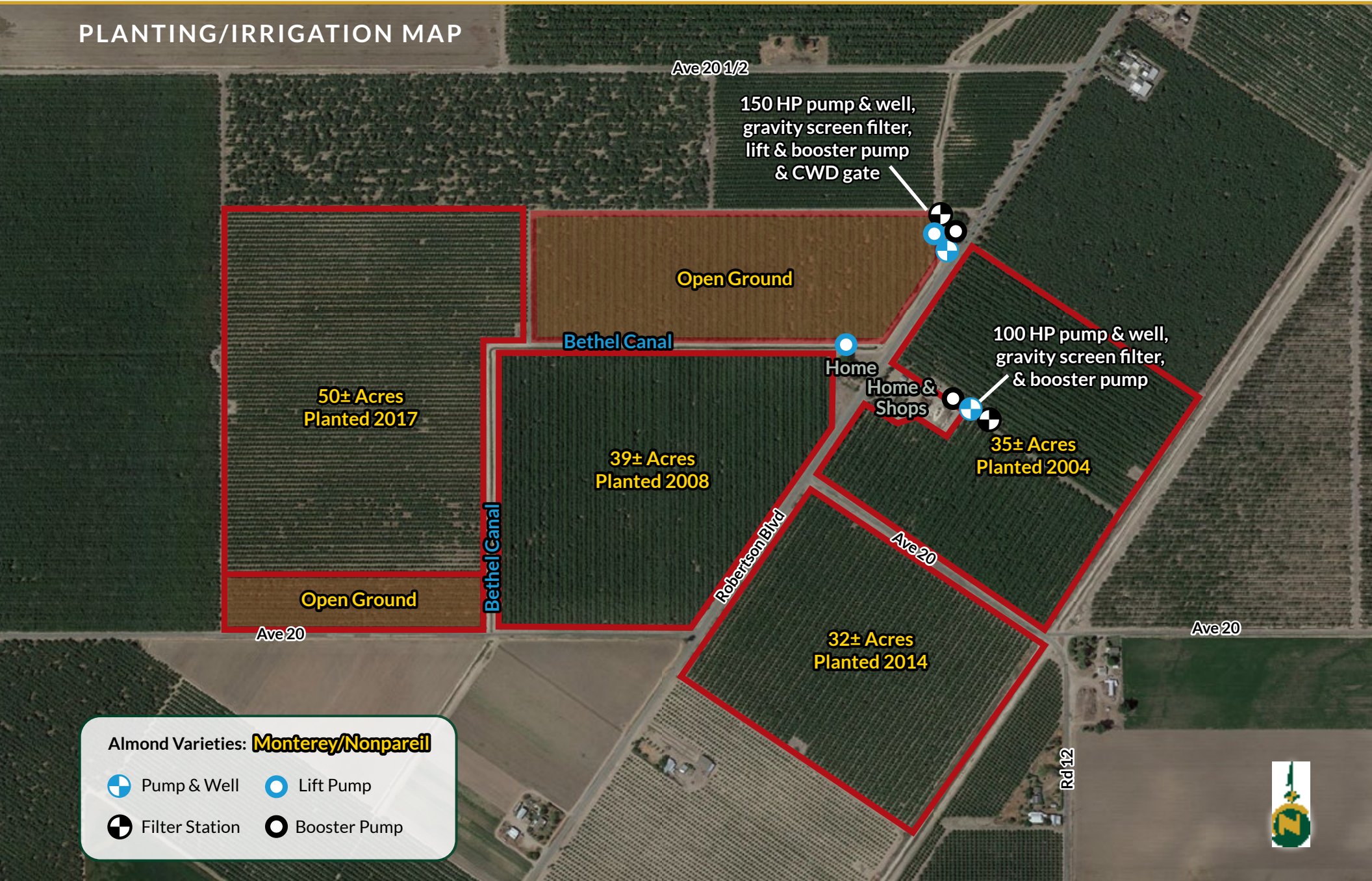


# ROBERTSON BLVD ALMONDS & OPEN

198.10± Acres  
Madera County, CA



## PLANTING/IRRIGATION MAP





# ROBERTSON BLVD ALMONDS & OPEN

198.10± Acres  
Madera County, CA



## SOILS MAP



### California Revised Storie Index (CA)

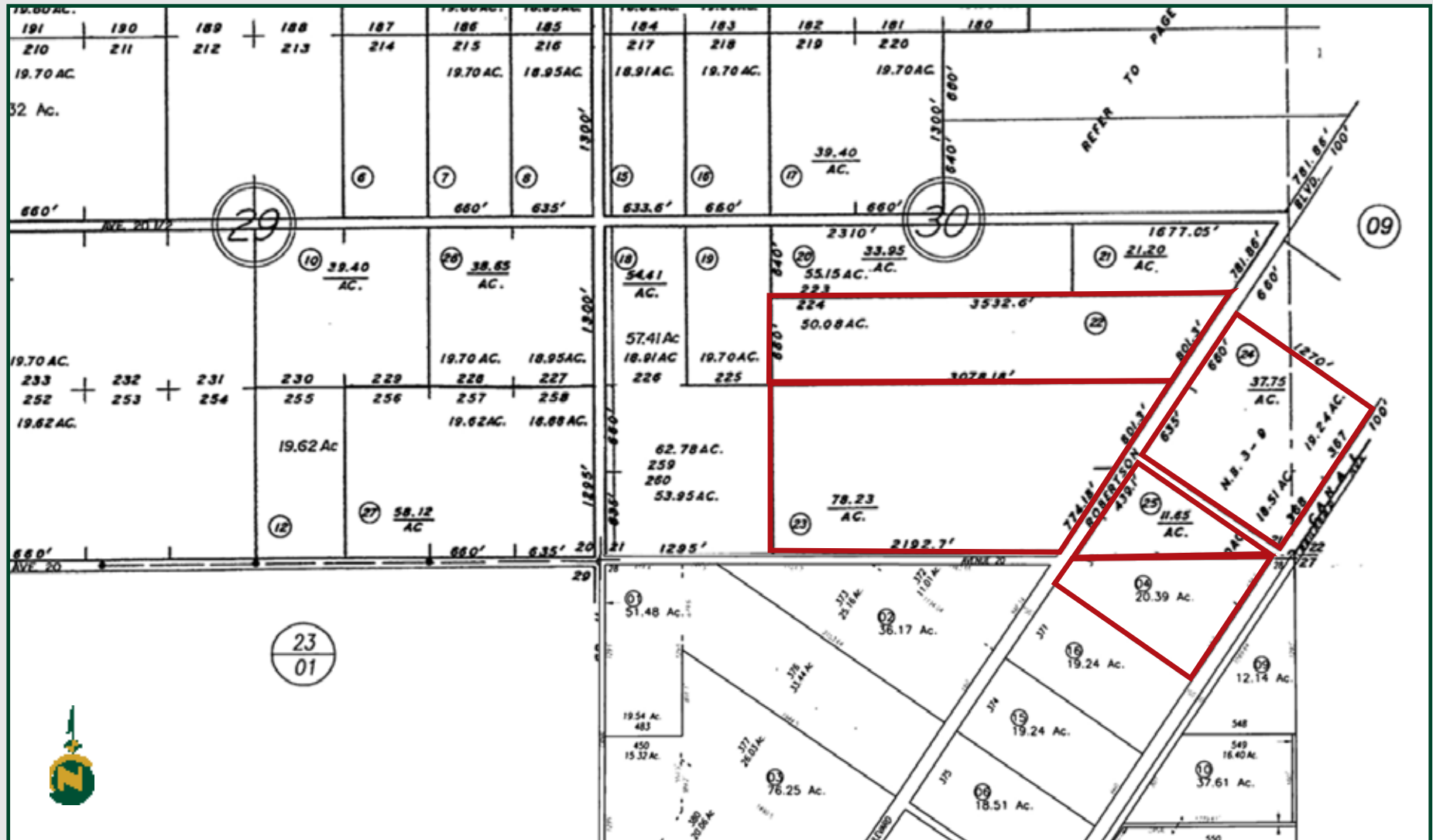
Map unit symbol	Map unit name	Rating
GcA	Grangeville fine sandy loam, over traver soils, 0 to 1 percent slopes	Grade 2 - Good
PaA	Pachappa fine sandy loam, 0 to 1 percent slopes	Grade 1 - Excellent
PbA	Pachappa fine sandy loam, slightly saline-alkali, 0 to 1 percent slopes	Grade 2 - Good
PcA	Pachappa sandy loam, 0 to 1 percent slopes	Grade 1 - Excellent
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
TwA	Tujunga loamy sand, 0 to 3 percent slopes	Grade 2 - Good
VdA	Visalia sandy loam, 0 to 3 percent slopes	Grade 2 - Good

## ROBERTSON BLVD ALMONDS & OPEN

198.10± Acres  
Madera County, CA



## PARCEL MAP



## LEGAL

Madera County APN(s): 023-020-004, 024-080-022, 023, 024 and 025.  
Located in a portion of Section 8, Township 10S, Range 15E, M.D.B.&M.



# ROBERTSON BLVD ALMONDS & OPEN

198.10± Acres  
Madera County, CA



## PROPERTY PHOTOS





# ROBERTSON BLVD ALMONDS & OPEN

198.10± Acres  
Madera County, CA



## Offices Serving The Central Valley

### FRESNO

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

### VISALIA

3447 S. Demaree Street  
Visalia, CA 93277  
559.732.7300

### BAKERSFIELD

4900 California Ave., #210B  
Bakersfield, CA 93309  
661.334.2777



**Download Our  
Mobile App!**

<http://pearsonrealty.com/mobileapp>



**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.