

ROBERTSON BLVD ALMONDS

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



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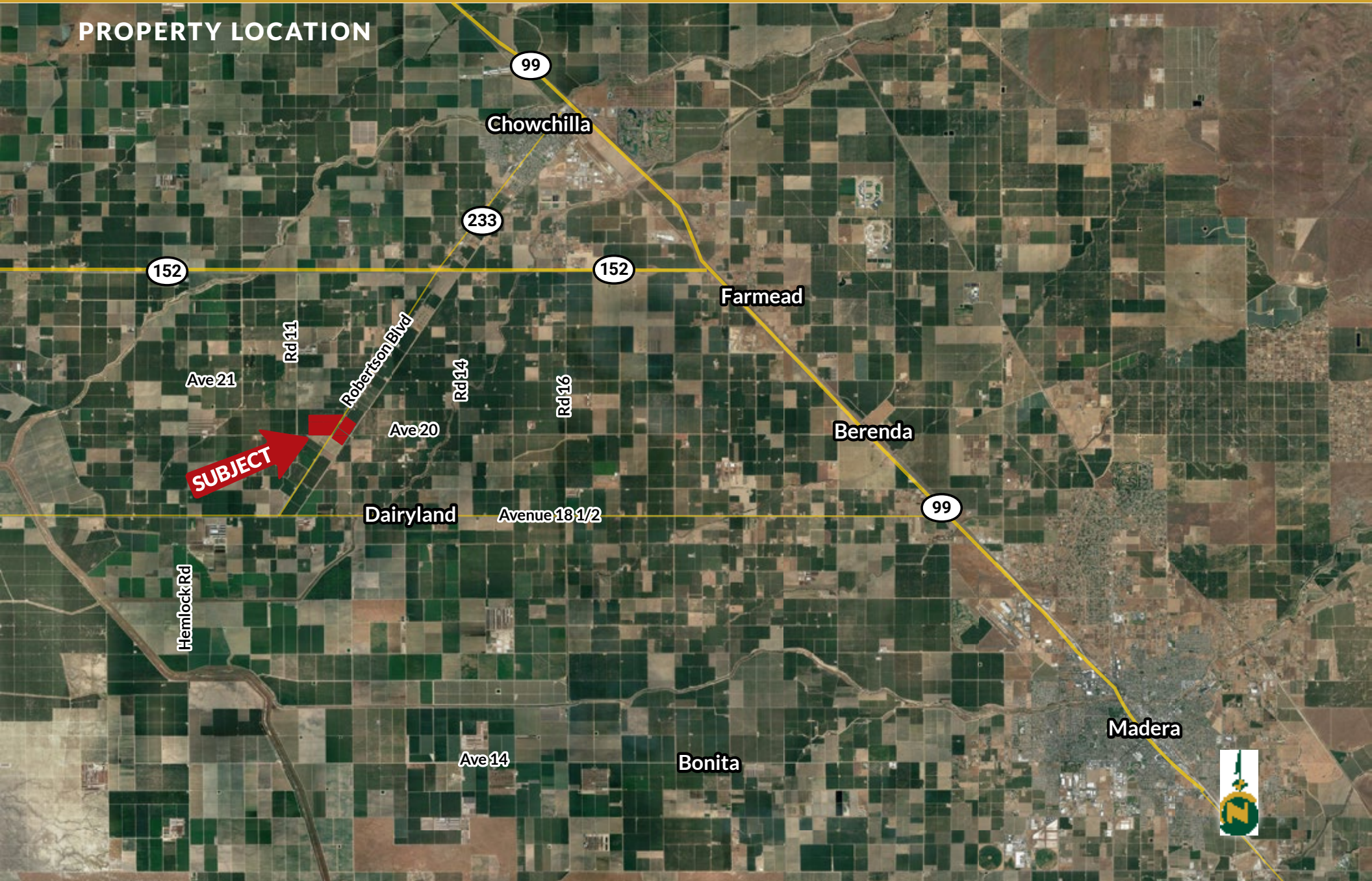


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PROPERTY LOCATION



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PROPERTY INFORMATION

DESCRIPTION

Planted to Nonpareil and Monterey varieties, this well maintained almond ranch consists of approximately 188± planted acres with two rental homes and a shop. The majority of the orchard blocks have been planted within the past 5-15 years. 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 188± net acres of Nonpareil and Monterey almonds.

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. 2024 almond crop is negotiable with reimbursement to seller for cultural costs.

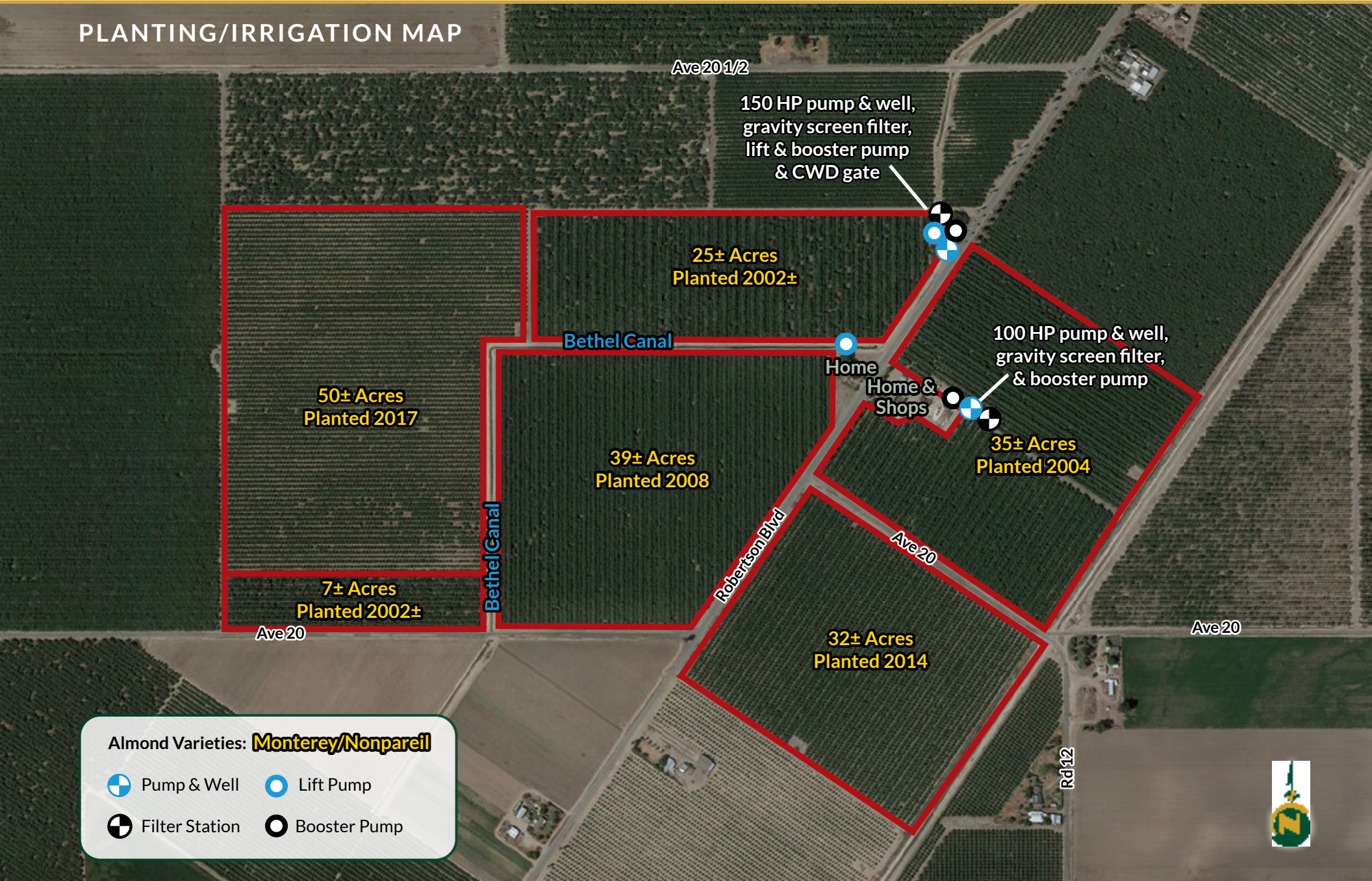


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PLANTING/IRRIGATION MAP

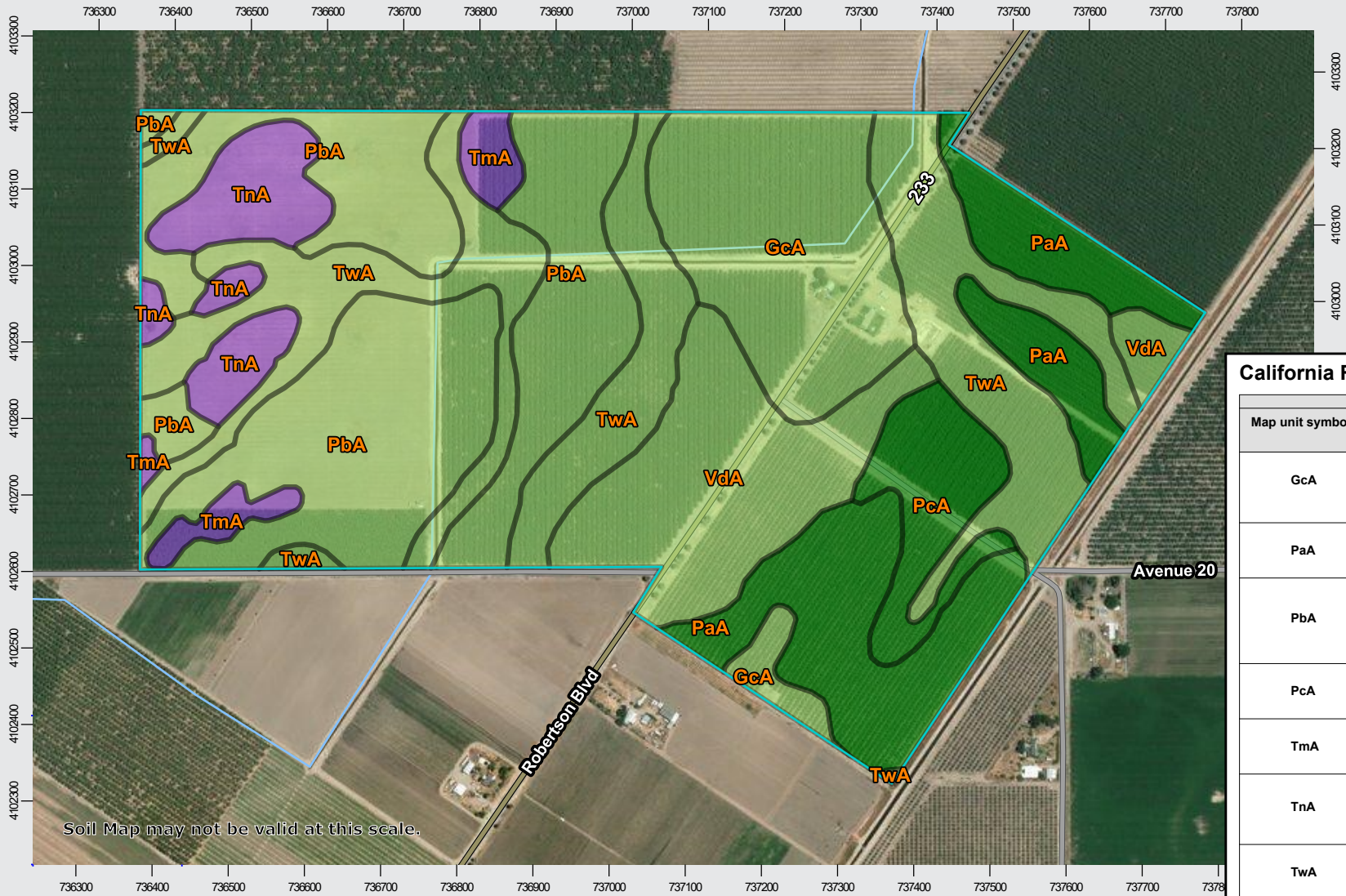


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SOILS MAP



Soil Map may not be valid at this scale.

California Revised Storie Index (CA)

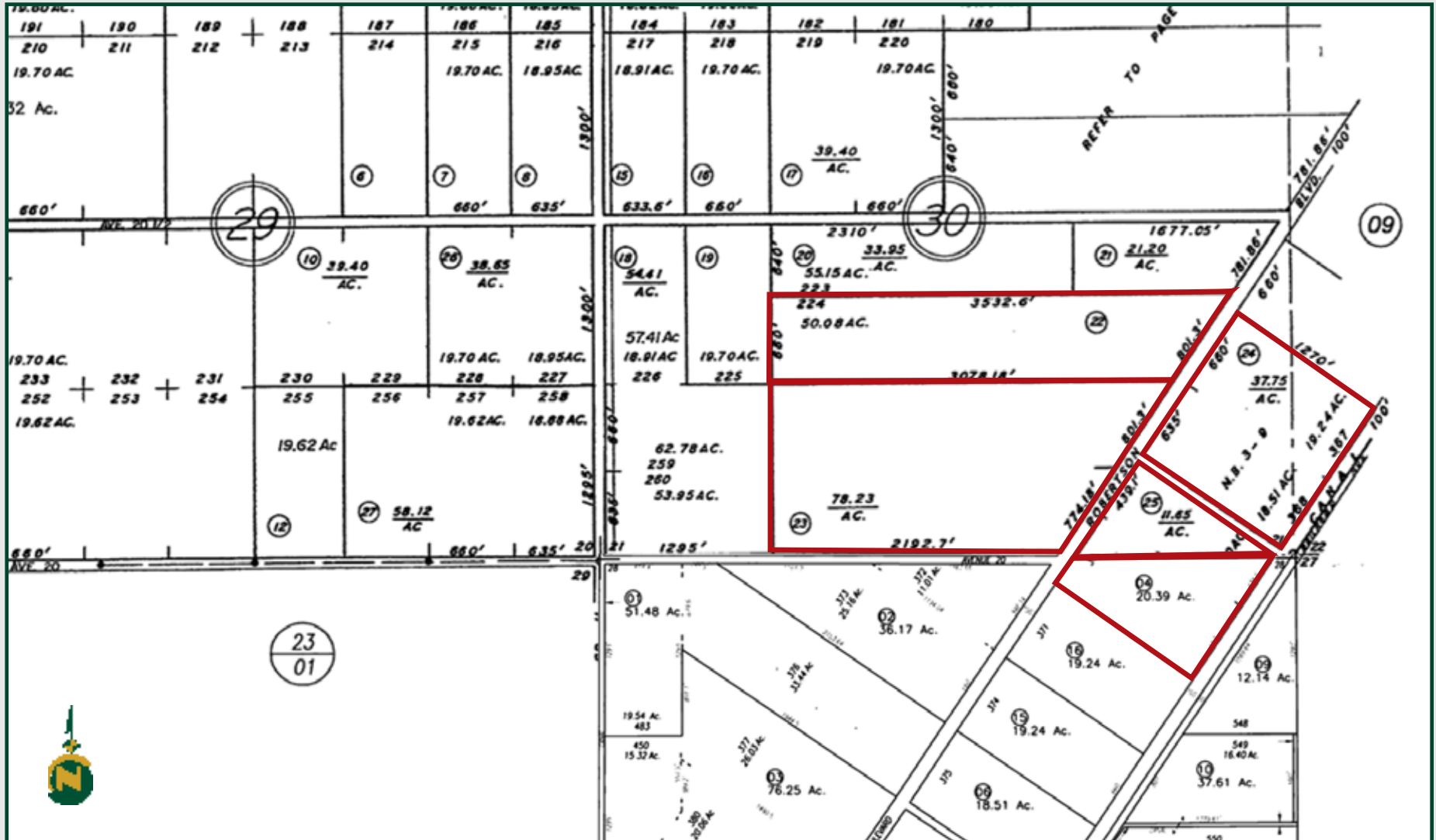
Map unit symbol	Map unit name	Rating
GcA	Grangeville fine sandy loam, over traver soils, 0 to 1 percent slopes	Grade 2 - Good
PaA	Pachappa fine sandy loam, 0 to 1 percent slopes	Grade 1 - Excellent
PbA	Pachappa fine sandy loam, slightly saline-alkali, 0 to 1 percent slopes	Grade 2 - Good
PcA	Pachappa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

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PARCEL MAP



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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.