

B & G FARMS BLOCK 5

Madera County, California

40.16± Acres

\$883,520
(\$22,000/Acre)

PRICE REDUCED

- Chowchilla Water District
- 2 Pumps and Wells
- Producing Almonds
- Drip Irrigation



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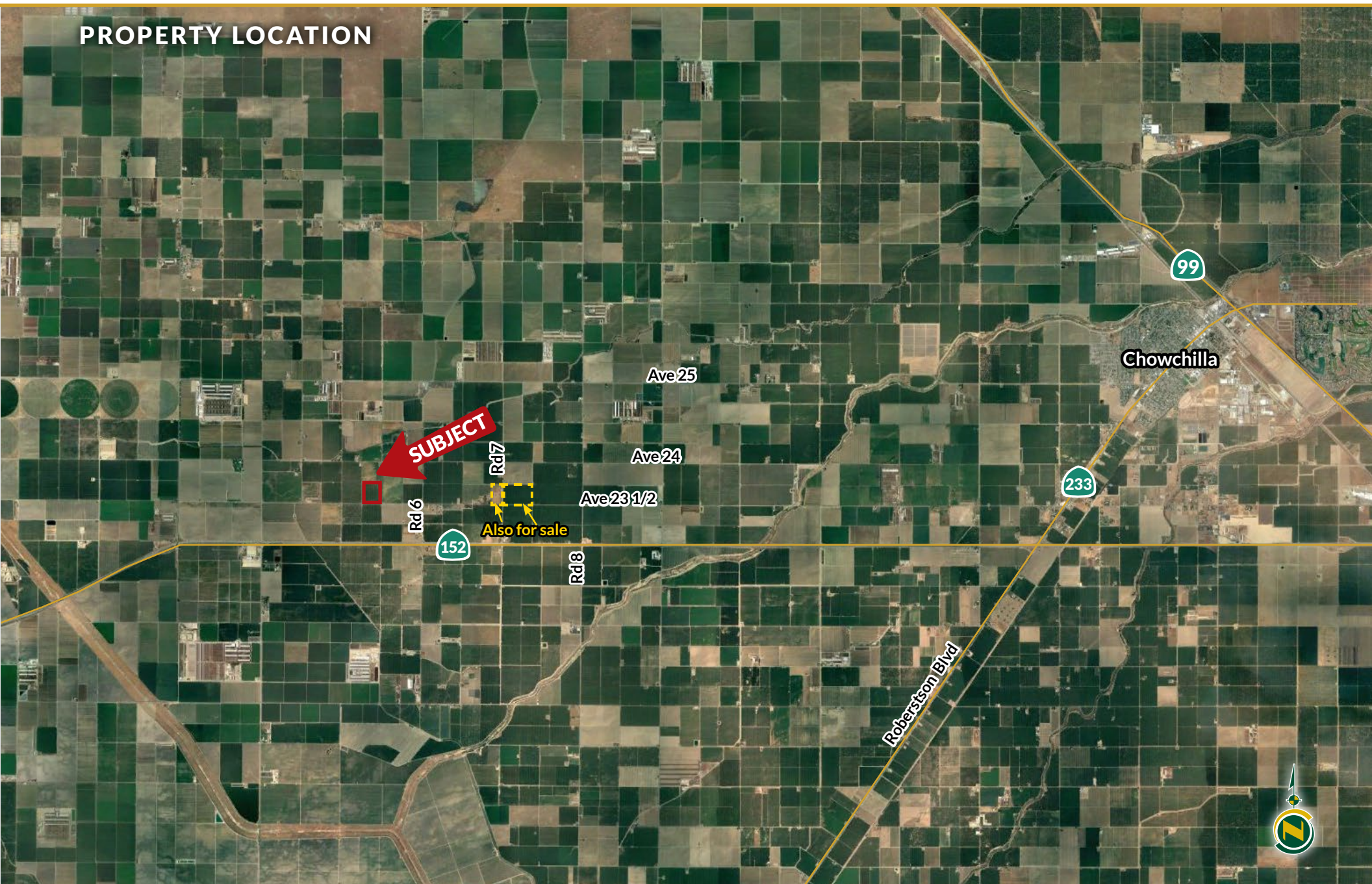


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PROPERTY LOCATION



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PROPERTY INFORMATION

DESCRIPTION

40.16± acres of Nonpareil and Monterey almonds planted in 2013.

LOCATION

Located a half mile to the west on Avenue 23 ½ just a quarter mile north of Highway 152.

LEGAL

Madera County APN: 020-040-004, located in a portion of Section 4, T10S, R14E, M. D. B.&M.

ZONING

AE, Agricultural Exclusive

WATER

30 hp, 450 gpm well and a 15 hp 290 gpm well connected to 3 sand filters for drip irrigation. There is a Chowchilla Water District outtake located 1/4 mile south of this block. There is an easement to the outtake for a pipeline that has not been installed yet.

SOILS

See soils map included.

PLANTINGS

Acres	Variety	Plant Date	Spacing	Irrigation
40.16±	NP/Monterey	2013	21'x14'	Drip

PRODUCTION

Year	Lbs./Acre
2016	2,262±
2017	2,665±
2018	2,411±
2019	2,315±
2020	3,662±
2021	2,820±
2022	2,961±

PRICE/TERMS

Price: \$883,520 (\$22,000/acre) cash at the close of escrow.

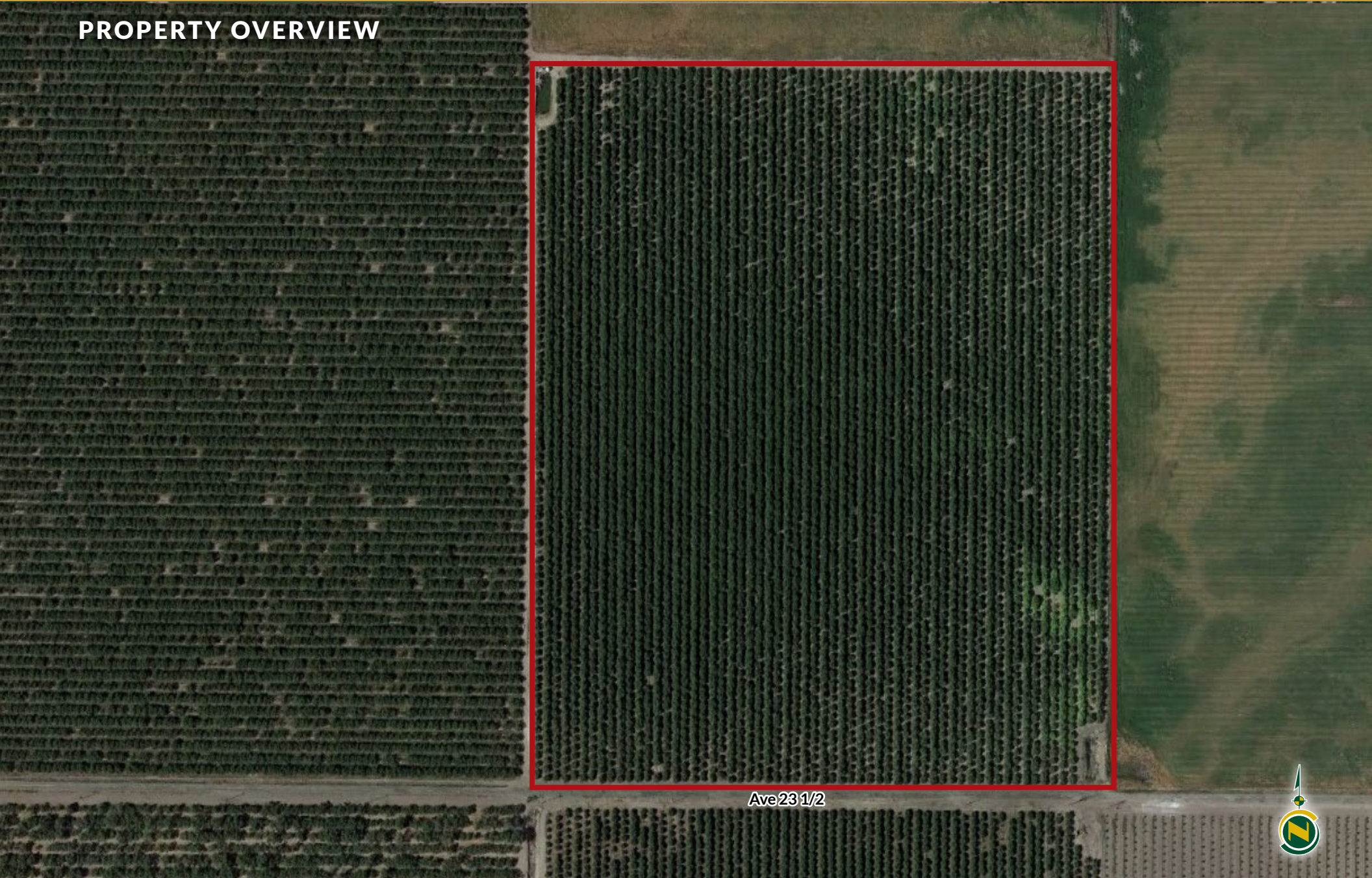


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PROPERTY OVERVIEW



Ave 23 1/2



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SOILS MAP

California Revised Storie Index (CA)	
Map unit symbol	Map unit name
CgaA	Chino loam, slightly saline-alkali, 0-1% slopes
GcA	Grangeville fine sandy loam, over traver soils, 0-1% slopes
TwA	Tujunga loamy sand, 0-3% slopes
CfaA	Chino fine sandy loam, slightly saline-alkali, 0-1% slopes
TnA	Traver loam, moderately saline-sodic, 0-1% slopes

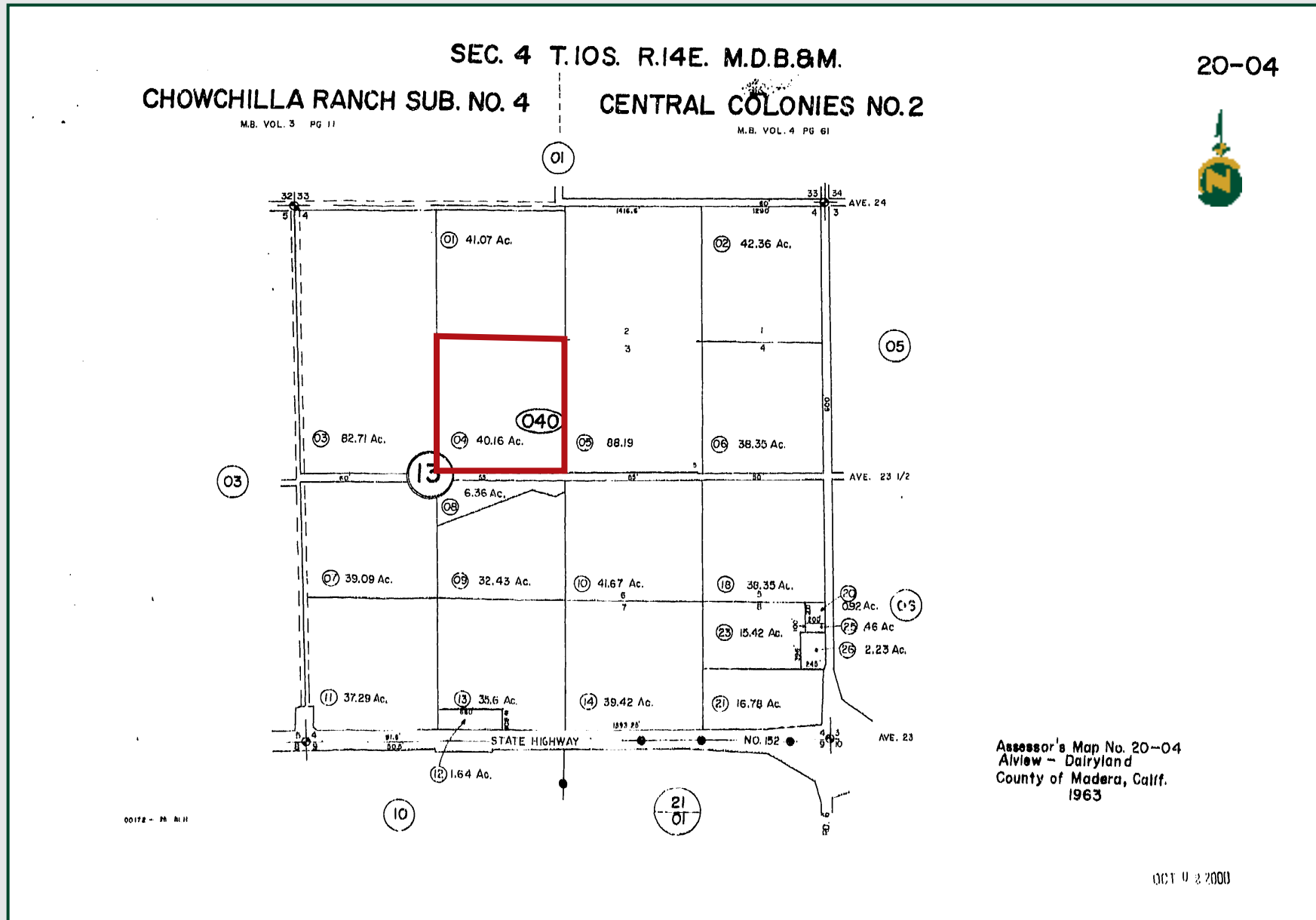


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PARCEL MAP



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PROPERTY PHOTO



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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.