



HOEKSTRA & ASSOCIATES, INC.

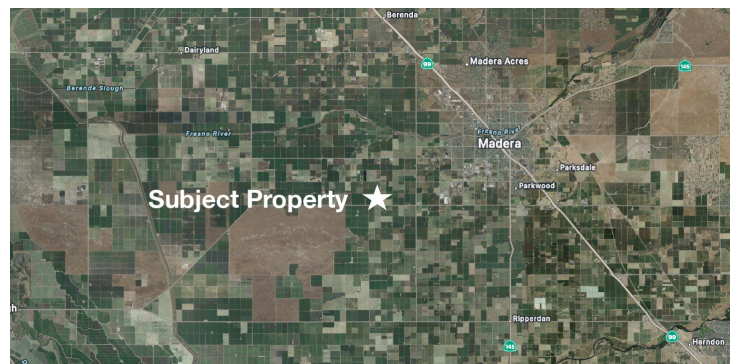
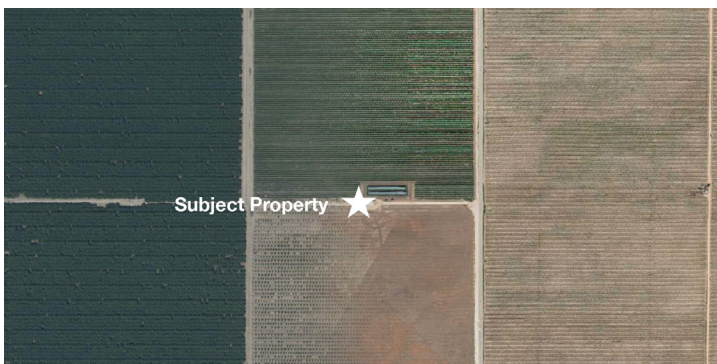
FARMLAND, COMMERCIAL, RESIDENTIAL REAL ESTATE

FOR SALE

\$2,400,000

MID Almonds & Open Land

78.13 Acres



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AGRICULTURAL REAL ESTATE PROFESSIONALS

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78.13 Acres

LOCATION

The subject property is located on the NW corner of Avenue 12 and Road 21 1/2 in Madera CA 93637 approximately 7 1/2 miles west of highway 99.

DESCRIPTION

This opportunity is 78.13 +/- acres of Almonds and Open Land on one parcel with well water and surface deliveries from the Madera Irrigation District. This ranch shares a solar array with a neighboring property providing power to the well. There is space to park equipment and 3 large storage containers covered with a carport.

PARCEL #'S

Madera County APN's: 045-181-015 & 016

ZONING

ARE-40

CROPS

The 4th leaf almonds are approximately 20 acres of Nonpareil on a 21' x 18' spacing, 10 acres of Aldridge on a 21' x 16' spacing and 10 acres of Wood Colony on a 21' x 14' spacing. The remaining 40 acres is open land that would be suitable for row crop or permanent planting.

SOIL

According to USDA California Revised Storie Index, Grades 2, 3 & 5 soils; see attached soils map for description.

WATER & IRRIGATION

The subject property lies within and receives surface water deliveries from the Madera Irrigation District. There are flood valves on the east side of the properties open land and on each row of the almonds. There is one well approximately 600 feet deep with the pump set at 218 feet. The well yields 550 gallons per minute. The almonds have a dual line drip irrigation system with sand media filters.

SGMA

The Sustainable Groundwater Management Act passed in 2014 requires groundwater basins be sustainable by 2040 and requires Groundwater Sustainability Plans (GSP) by 2020. GSPs may limit the amount of well water pumped.

For more information go to <https://water.ca.gov/Programs/Groundwater-Management/SGMA-Groundwater-Management>

PRICE/TERMS

\$2,400,000 (\$30,718/acre) cash at close of escrow.



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SOILS MAP



CALIFORNIA REVISED STORIE INDEX (CA)

Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
PbA	Pachappa fine sandy loam, slightly saline-sodic, 0 to 1 percent slopes	Grade 2 - Good	Pachappa (85%)	55.3	69.8%
TmA	Traver loam, slightly saline-alkali, 0 to 1 percent slopes	Grade 3 - Fair	Traver (85%)	0.5	0.6%
TnA	Traver loam, moderately saline-sodic, 0 to 1 percent slopes	Grade 3 - Fair	Traver (85%)	17.8	22.4%
ToA	Traver loam, strongly saline-alkali, 0 to 1 percent slopes	Grade 5 - Very Poor	Traver (85%)	0.1	0.1%
TwA	Tujunga loamy sand, 0 to 3 percent slopes	Grade 2 - Good	Tujunga (85%)	5.5	7.0%
			Hanford (5%)		
Totals for Area of Interest				79.2	100.0%



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ASSESSORS MAP

