

68.99±
ASSESSED ACRES

MADERA COUNTY AVE. 12 WALNUTS
MADERA COUNTY, CALIFORNIA

\$1,750,000
(\$25,366/ACRE)

EXCLUSIVELY PRESENTED BY:
A DIVISION OF PEARSON COMPANIES



FRESNO

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

VISALIA

3447 S. Demaree St.
Visalia, CA 93277
559.732.7300

BAKERSFIELD

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

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**PROPERTY
HIGHLIGHTS:**

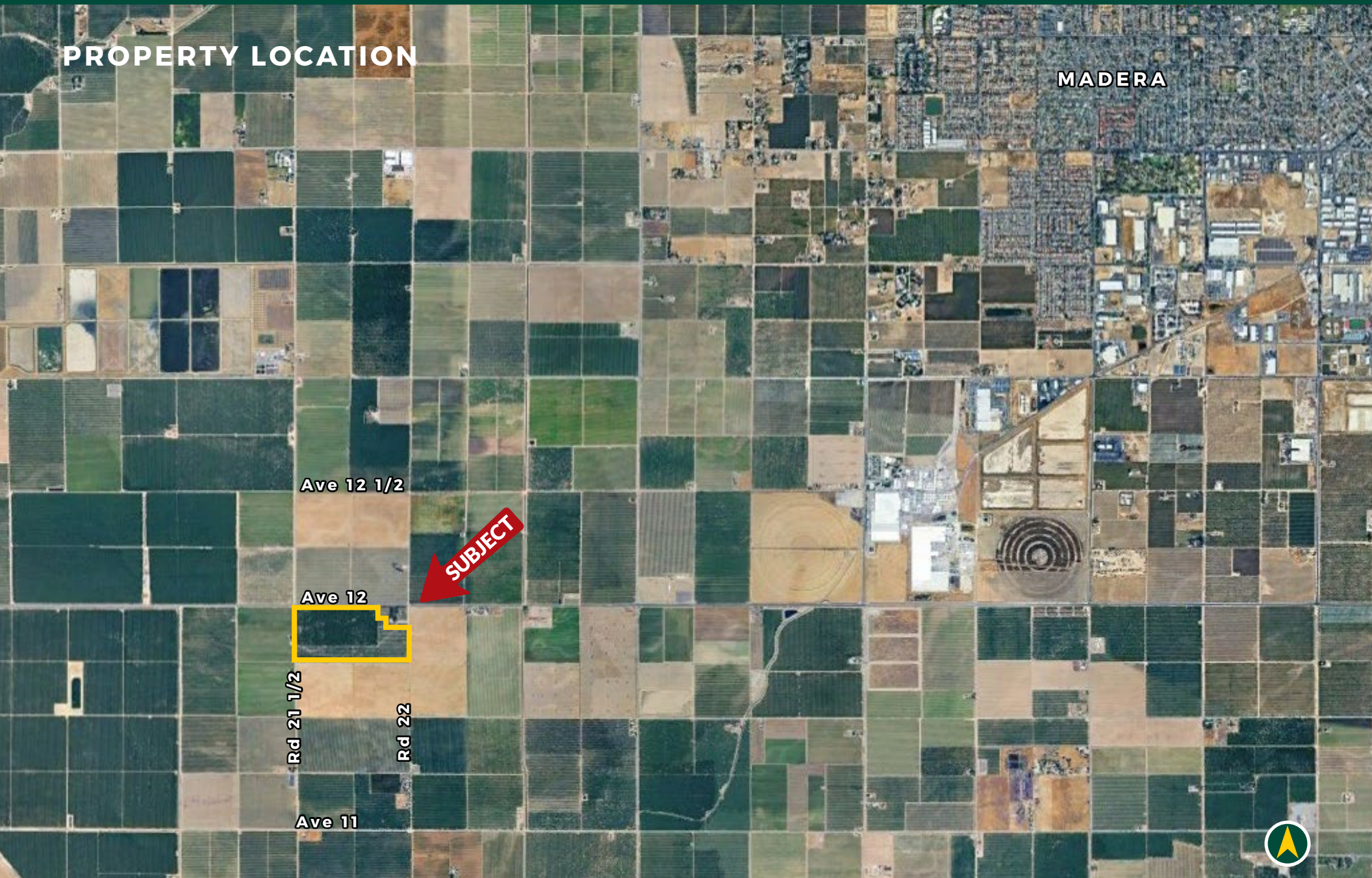
- MATURE WALNUT ORCHARD
- MADERA IRRIGATION DISTRICT
- (1) AG PUMP AND WELL

MADERA COUNTY AVE 12 WALNUTS
MADERA COUNTY, CA

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PROPERTY LOCATION



PROPERTY INFORMATION

DESCRIPTION

Mature walnut orchard located at the SEC of Avenue 12 and Road 21 1/2.

LOCATION

21862 Avenue 12, Madera, CA 93637.

LEGAL

68.99± assessed acres in a portion of Section 6, T12S, R17E, M.D.B.&M.
Madera County APN: 044-041-015.

ZONING

ARE-40. Rural/Agricultural Residence. The property is enrolled in the Williamson Act.

PLANTINGS

Planted to Chandler walnuts with 50% Paradox rootstock and 50% Vlauch rootstock. Tree ages are between 6 and 11 years old.

WATER

The property is located within the boundaries of the Madera Irrigation District and entitled to receive district water when available. There is an agricultural well and pump servicing the orchard through a dual line drip irrigation system.

SOILS

See soils map included.

PRICE/TERMS

\$1,750,000 all cash at close of escrow.

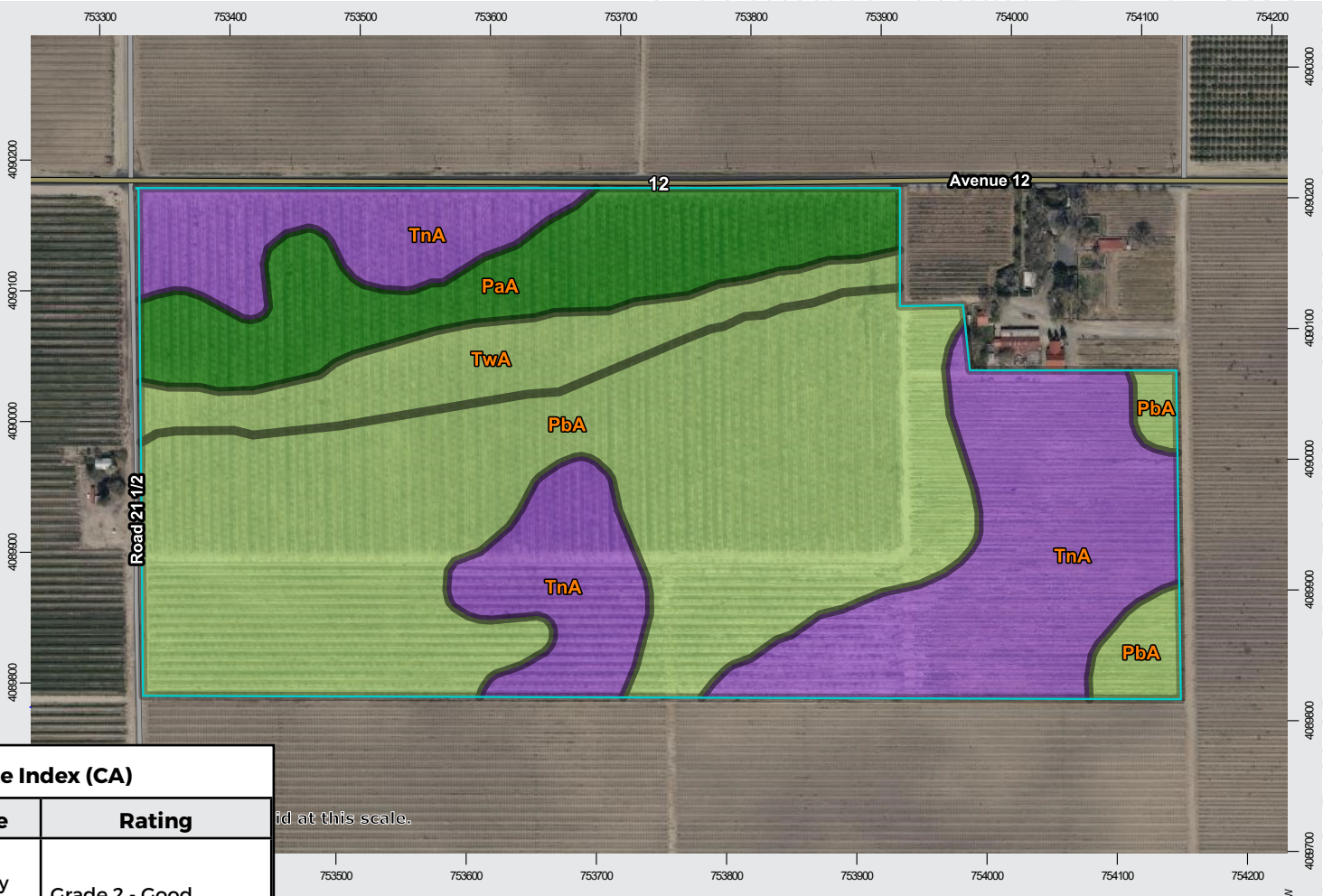
NOTE

The Seller is currently working with Madera County to create a homestead parcel of approximately 8± acres to be a new parcel of land separated from APN: 044-041-015. Seller intends to retain the new parcel at the close of escrow.

PROPERTY OVERVIEW



SOILS MAP



California Revised Storie Index (CA)		
Map unit symbol	Map unit name	Rating
PbA	Pachappa fine sandy loam, slightly saline-sodic, 0-1% slopes	Grade 2 - Good
TnA	Traver loam, moderately saline-sodic, 0-1% slopes	Grade 3 - Fair
PaA	Pachappa fine sandy loam, 0-1% slopes	Grade 1 - Excellent
TwA	Tujunga loamy sand, 0-3% slopes	Grade 2 - Good

44-04



Assessor's Map No. 44-04
Madera Unified School Dist.
La Vina
County of Madera, Calif.
1959

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MADERA COUNTY, CA

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PROPERTY PHOTOS



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**OFFICES SERVING
THE CENTRAL VALLEY**

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