

CHOWCHILLA YOUNG ALMONDS

18.73± ACRES | MADERA COUNTY, CALIFORNIA

\$655,550

(\$35,000/Acre)



PROPERTY HIGHLIGHTS

- 5TH LEAF ALMONDS
- 2 SOURCES OF WATER
- INDEPENDENCE ALMONDS



Independently Owned And Operated
Corporate License #00020875
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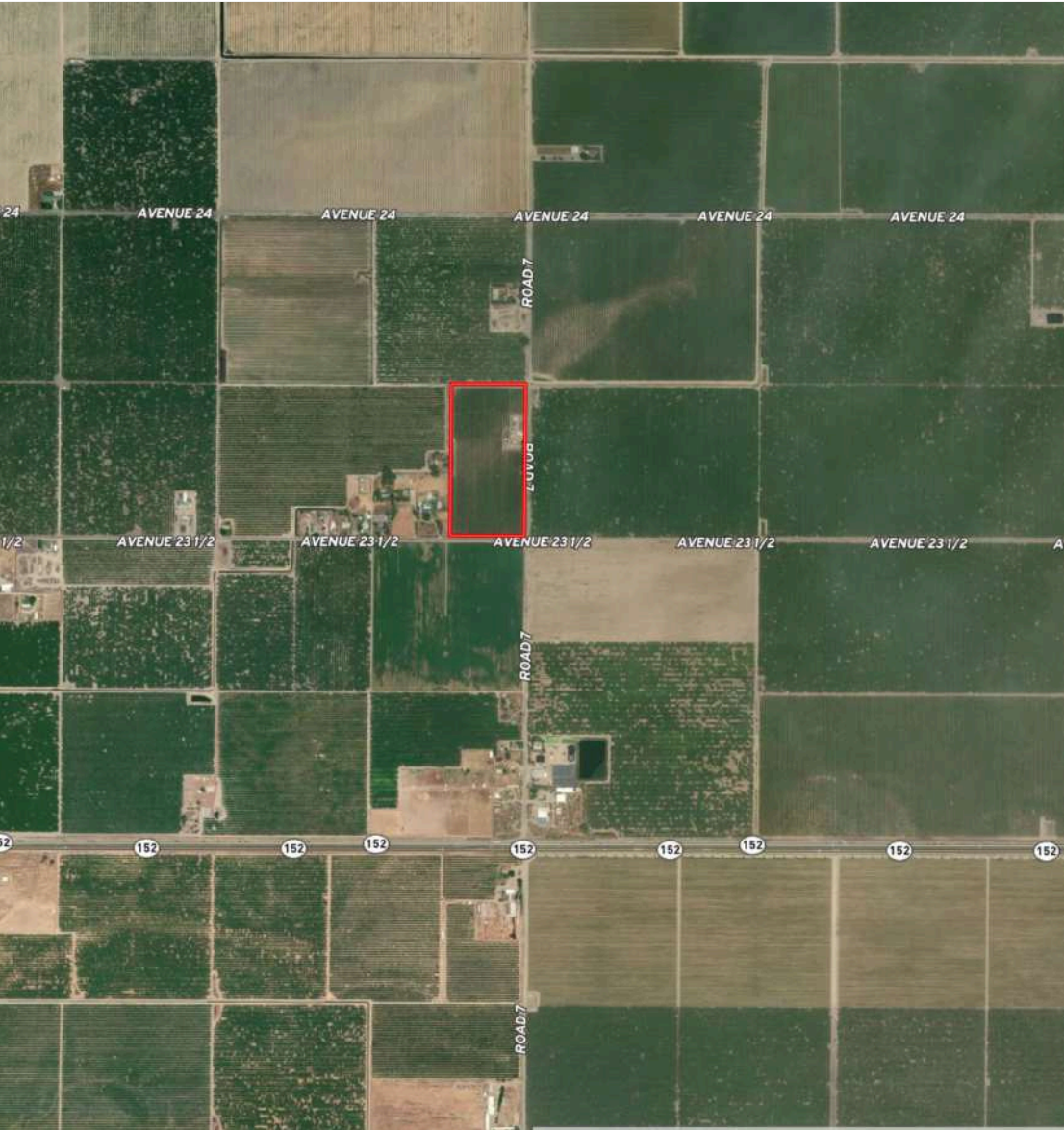
BAKERSFIELD

4900 California Ave., #210B
Bakersfield, CA 93309
661.334.2477

CHOWCHILLA YOUNG ALMONDS

18.73± ACRES | MADERA COUNTY, CALIFORNIA

LOCATION MAP



PROPERTY INFORMATION

DESCRIPTION

Chowchilla Young Almonds consists of 18.73± acres located in Madera County, featuring 17± acres of young Independence almond plantings established in 2022. The property is situated within Chowchilla Water District along with a mobile home, pole shed, and dairy barn. Conveniently located just a quarter mile north of Highway 152, the property offers a combination of productive agricultural land, young plantings, and existing improvements.

LOCATION

Located on the on the northwest corner of Ave. 23 ½ and Rd. 7, just a quarter mile north of Highway 152.

ZONING

ARE-20 (Agricultural, Rural, Exclusive (20 acre)). Not enrolled in the Williamson Act

WATER

Chowchilla Water District outtake with new 7.5 HP pump, 275 GPM.
2-stage stand filters, installed in 2023
10", 425' agricultural well dripped (pump not installed)

BUILDINGS

1,026± s/f mobile home with domestic well, power and septic (Rented to a tenant producing \$10,000/year income.)
20' pole shed
Dairy barn, 1,000± s/f

PLANTINGS

Property consists of 17± acres of Independence almonds planted in February, 2022.

Production:

(2024): 1,238 lbs/acre

(2025): 2,494 lbs/acre

PRICE/TERMS

\$655,550 cash at the close of escrow.

*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.

POLICY ON AGENT COOPERATION

SOILS INFORMATION

MAP KEY

Map unit symbol	Map unit name	Rating
CDA	China fine sandy loam, 0 to 1 percent slopes	Grade 2 - Good
CLAa	China fine sandy loam, slightly saline-sabul, 0 to 1 percent slopes	Grade 3 - Fair
Twa	Tulare loamy sand, 0 to 3 percent slopes	Grade 2 - Good

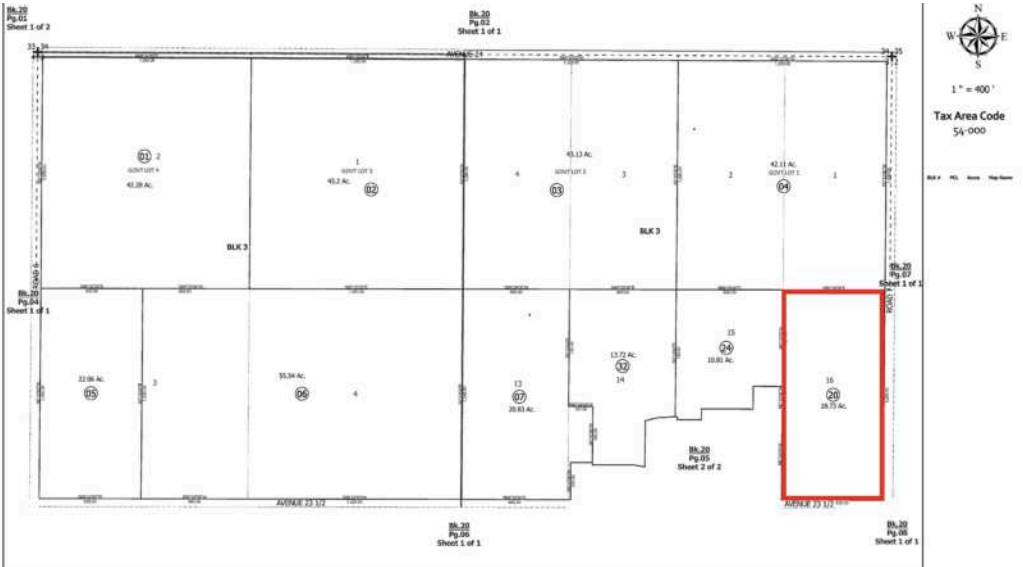
SOILS MAP



*Boundary lines are approximate

PARCEL INFORMATION

Madera County APN: 020-050-020, a portion of Section 3, T10S, R14E, M.D.B.&M.







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