

24190 Avenue 7 Madera CA 93637

**AVENUE 7 &
ROAD 24**

204 ± ACRES FOR SALE

\$6,018,000
(\$29,500 / Acre)

ALMONDS + Structures

Summary

This offering includes a total of 204 Acres, comprised of two contiguous parcels, 148 acres and 56 acres. Water is supplied by two agricultural wells, in addition to service from the Madera Irrigation District. The property also features a ±760 sq ft single-family residence and an open-air barn.



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Property Information

Description

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Location

The property is situated at the southeast corner of Avenue 7 and Road 24, with the adjacent parcel to the west extending all the way to Road 23.

Parcels

Madera County APN: 040-082-001-000 and 040-081-001-000

Zoning

ARE-20 Agricultural, Rural, Exclusive (20 Acre District)

Price / Terms

\$6,018,000 (\$29,500 / Acre) cash at the close of escrow.



Water Supply

This exceptional property features two agricultural wells. Well #1, equipped with a 125 H.P. pump, is conveniently located near the home and shop. Well #2, with a 50 H.P. pump, is strategically positioned to the West along Avenue 7. Additionally, the property has access to district water through the Madera Irrigation District (MID). Detailed pump tests are included in this brochure.

Soils

- 85.8 Acres-(DmA) Dinuba fine sandy loam
- 32.4 Acres-(DpA) Dinuba-El Peco fine sandy loams, slightly saline alkali
- 0.2 Acres-(FebA) Fresno and El Peco fine sandy loams, moderately saline sodic
- 80.4 Acres-(HdA) Hanford (ripperdan) fine sandy loam, moderately deep and deep over silt
- 6.8 Acres- (HfA) Hanford sandy loam

Crop Production

	<u>Butte Padre</u>	<u>Monterey / Non Pareil</u>
2020	223,303 lbs	193,140 lbs
2021	256,000 lbs	277,019 lbs
2022	179,580 lbs	270,571 lbs
2023	102,899 lbs	271,993 lbs
2024	151,864 lbs	286,199 lbs

Crops

Block 1: Butte/Padre 55 Ac. - Drip Irrigation (Planted 2007)
 Block 2: Butte/Padre 35 Ac. - Drip Irrigation (Planted 2007)
Gross ac. 109ac (90 ac planted)

Block 3 : Non Pareil - 47 Ac. T-jet Irrigation (Planted 2017)
 Monterey - 47 Ac. T-jet Irrigation (Planted 2017)
Gross ac. 95

Property Overview



Well #1 Report



Madera Pumps Inc.
(559) 674-0096
Pump Test Report

v.6.0 9/2014

Customer and Facility Data

Pump/Location:	Shop/S. Ave. 7 & E. Rd. 24	HP:	125	Utility:	PG&E
GPS Coord.:	Long -120.1081	Lat	36.84958	Pump Make:	Peerless
Motor Make:	U.S.	Type	Turbine	Meter Number:	1010101038
Customer Addr:	Marvin Melikian 7447 N. Sequoia Dr. Fresno, CA 93711	Serial Number:	NONE	Voltage:	460
Contact:	Marvin	Amps:	0	Our Test #:	
Phone:	(559) 978-9140	Fax:		Cell:	

Test Results

Test Date:	<u>11/12/2024</u>	Tester:	Ileah
Run Number ('E' = used for cost anal):	E-1		
1. Pumping Water Level (ft):	158		
2. Standing Water Level (ft):	127		
3. Draw Down (ft):	31		
4. Recovered Water Level (ft):	127		
5. Discharge Pressure at Gauge (psi):	44		
6. Total Lift (ft):	260		
7. Flow Velocity (ft/sec):	5.6		If a Flow Velocity (line 7) is less than 1 ft/second, the accuracy of the test is suspect.
8. Measured Flow Rate (gpm):	1,375		
9. Customer Flow Rate (gpm):	1,339		
10. Specific Capacity (gpm/ft draw):	44.4		
11. Acre Feet per 24 Hr:	6.1		Note any major difference between the "Measured" flow rate and the "Customer's" (lines 8,9).
Million Gallons per 24 Hr:	1.980		
12. Cubic Feet per Second (cfs):	3.1		
13. Horsepower Input to Motor:	132		
14. Percent of Rated Motor Load (%):	97		
15. Kilowatt Input to Motor:	98		
16. Kilowatt Hours per acre-foot:	389		
17. Cost to Pump an acre-foot:	\$39.75		
18. Energy Cost (\$/hour)	\$10.06		
19. Base Cost per Kwh:	\$0.102		
20. Nameplate rpm:	1,785		
21. rpm at Gearhead:	1,785		
22. Overall Pumping Efficiency (%):	68		

Remarks

All results are based on conditions during the time of the test. If these conditions vary from the normal operation of your pump, the results shown may not describe the pump's normal performance.

Current OPE is close to optimum - no savings estimated for a retrofit

Well #2 Report



Madera Pumps Inc.
(559) 674-0096
Pump Test Report

v.6.0 9/2014

Customer and Facility Data

Pump/Location:	S. Ave. 7, 1/2 mi. W. Rd. 24/NONE	HP:	50	Utility:	PG&E
GPS Coord.:	Long -120.1207 Lat 36.85102	Pump Make:	Peerless		
Motor Make:	General Electric Type Turbine	Meter Number:	1010113676		
Customer Addr:	Marvin Melikian 7447 N. Sequoia Dr. Fresno, CA 93711	Serial Number:	NONE		
Contact:	Marvin	Voltage:	460	Amps:	0
Phone:	(559) 978-9140	Fax:		Our Test #:	
		Cell:			

Test Results

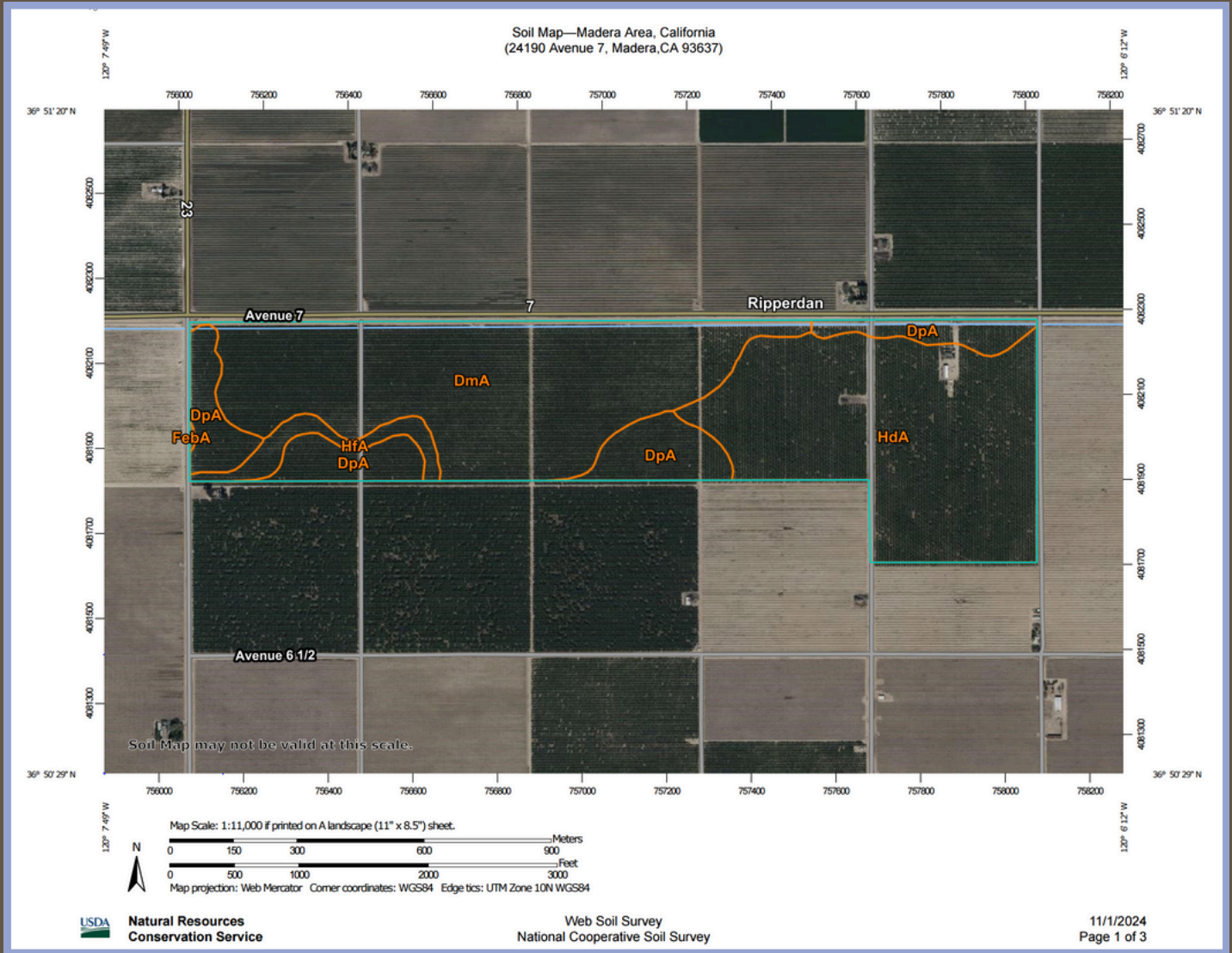
Test Date:	<u>11/12/2024</u>	Tester:	Ileah
Run Number ('E' = used for cost anal):	E-1		
1. Pumping Water Level (ft):	141		
2. Standing Water Level (ft):	131		
3. Draw Down (ft):	10		
4. Recovered Water Level (ft):	131		
5. Discharge Pressure at Gauge (psi):	38		
6. Total Lift (ft):	229		
7. Flow Velocity (ft/sec):	5.5		If a Flow Velocity (line 7) is less than 1 ft/second, the accuracy of the test is suspect.
8. Measured Flow Rate (gpm):	865		
9. Customer Flow Rate (gpm):	861		
10. Specific Capacity (gpm/ft draw):	86.5		
11. Acre Feet per 24 Hr:	3.8		
Million Gallons per 24 Hr:	1.246		Note any major difference between the "Measured" flow rate and the "Customer's" (lines 8,9).
12. Cubic Feet per Second (cfs):	1.9		
13. Horsepower Input to Motor:	55		
14. Percent of Rated Motor Load (%):	99		
15. Kilowatt Input to Motor:	41		
16. Kilowatt Hours per acre-foot:	256		
17. Cost to Pump an acre-foot:	\$40.89		
18. Energy Cost (\$/hour)	\$6.51		
19. Base Cost per Kwh:	\$0.160		
20. Nameplate rpm:	1,780		
21. rpm at Gearhead:	1,780		
22. Overall Pumping Efficiency (%):	92		

Remarks

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Current OPE is close to optimum - no savings estimated for a retrofit

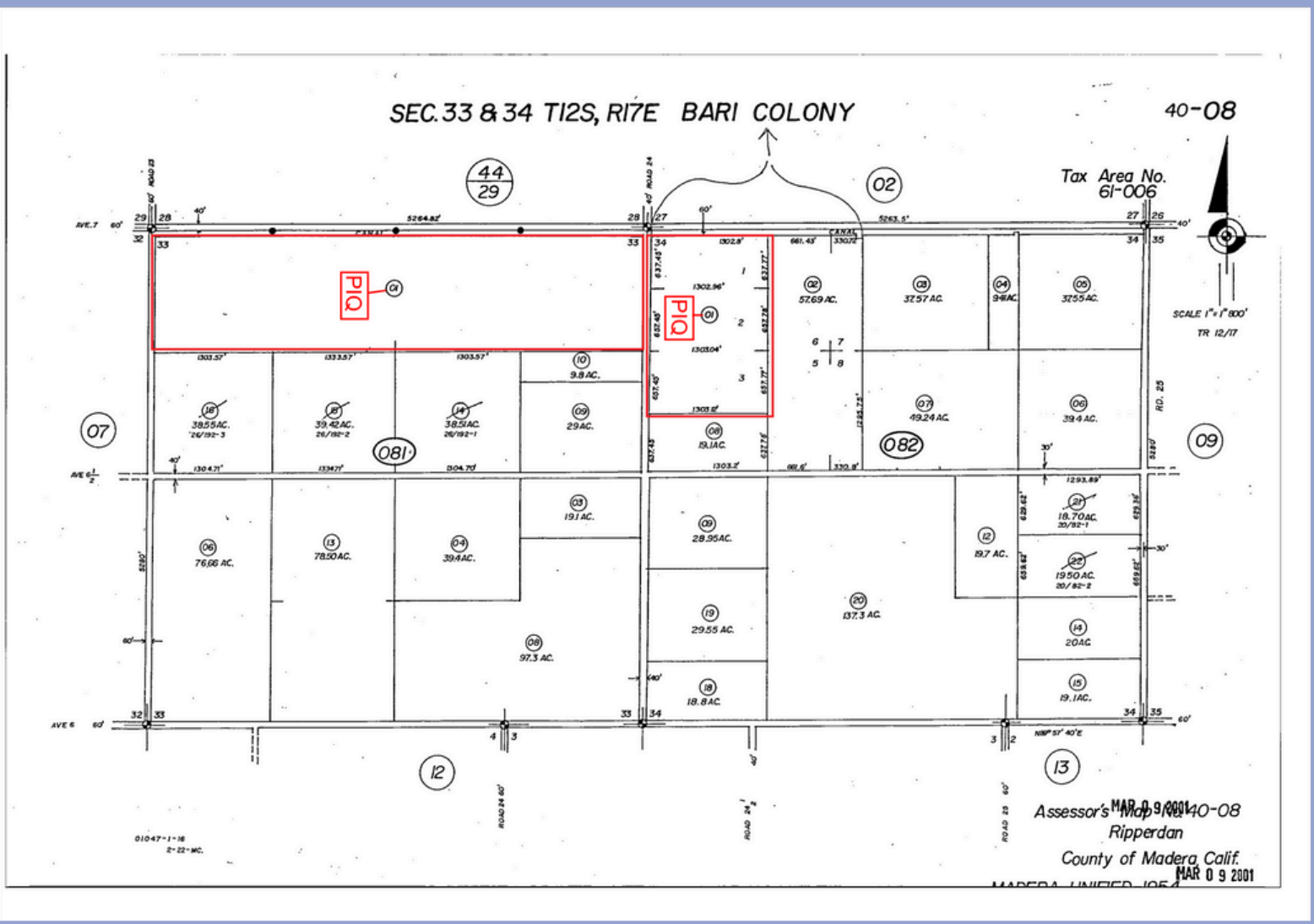
Soils Map



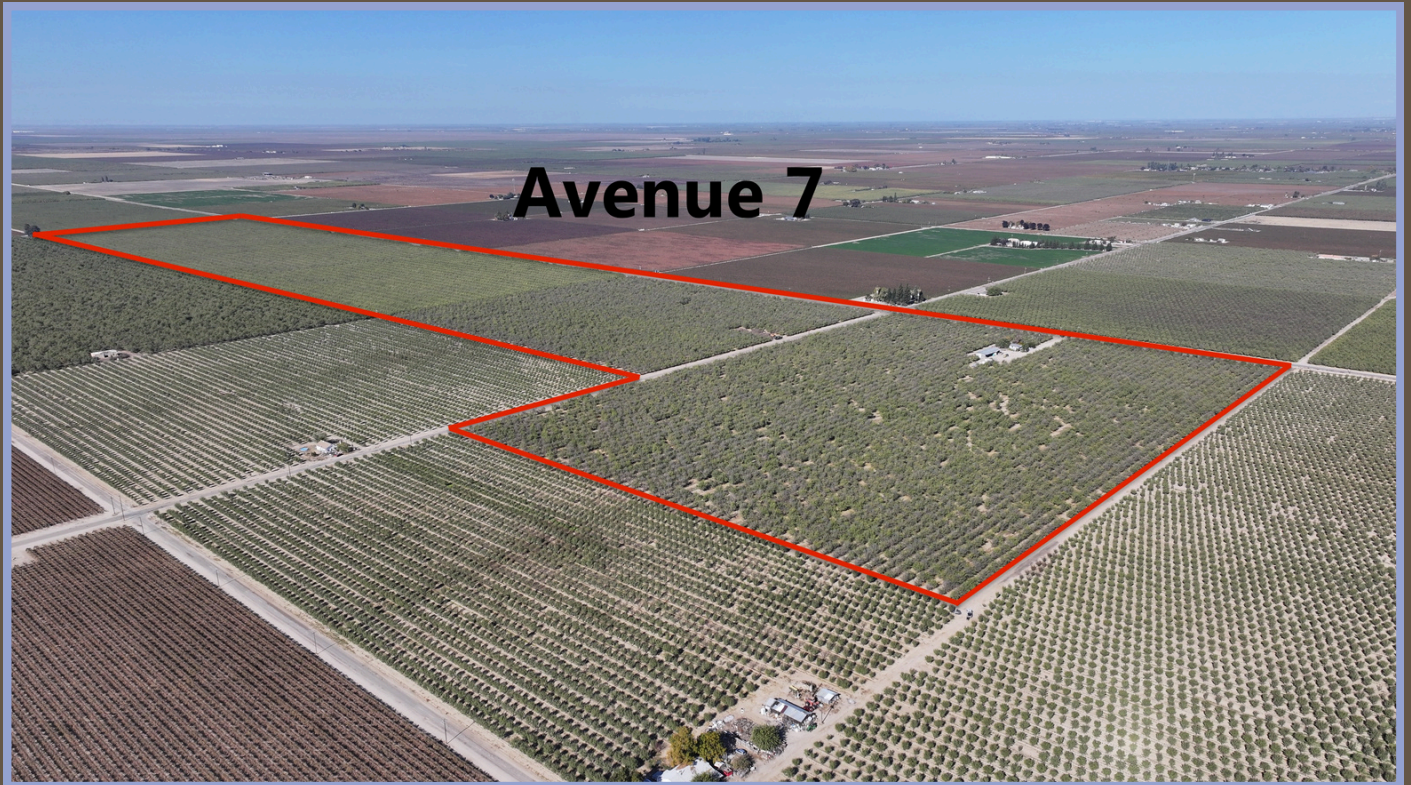
Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
DmA	Dinuba fine sandy loam, 0 to 1 percent slopes, MLRA 17	85.8	41.7%
DpA	Dinuba-EI Peco fine sandy loams, slightly saline alkali, 0 to 1 percent slopes	32.4	15.8%
FebA	Fresno and EI Peco fine sandy loams, moderately saline-sodic, 0 to 1 percent slopes	0.2	0.1%
HdA	Hanford (ripperdan) fine sandy loam, moderately deep and deep over silt, 0 to 3 percent slopes	80.4	39.1%
HfA	Hanford sandy loam, 0 to 3 percent slopes	6.8	3.3%
Totals for Area of Interest		205.6	100.0%

Parcel Map



Property Photos



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