



SCHUIL
AG REAL ESTATE



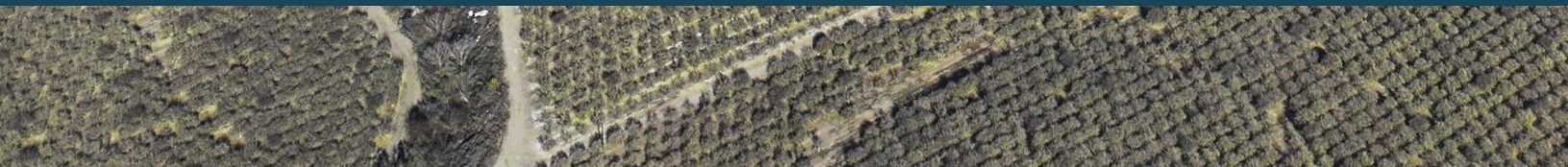
+/-160.42 Acres – Almonds – Chowchilla, CA

Rd 26 & Avenue 24, Chowchilla, California 93610,
USA • 160.42 Acres

Schuil Ag Real Estate

CalBRE: 00845607

559-734-1700 • www.schuil.com



LOCATION:

Property is located near the intersection of Road 26 and Avenue 24, east of Chowchilla and north of Madera, CA.

SIZE:

+/-160.42 Assessed Acres

PLANTINGS:

Property is fully planted to almonds. +/-80 acres are in production and +/-80 acres have been abandoned.

- Block 825-0: +/-40 acres, planted 2015, 50% Nonpareil, 25% Aldrich, 25% Wood Colony
- Block 826-2: +/-40 acres, abandoned almonds.
- Block 826-0: +/-40 acres, planted 2004, 50% Nonpareil, 25% Monterey, 25% Carmel
- Block 828-2: +/-40 acres, abandoned almonds.

Production records are available upon request.

WATER:

Property is in Madera Irrigation District (Subordinate Lands) and is connected to receive water when available. It is part of Madera Irrigation District GSA.

Subject property and several surrounding properties are part of a shared water agreement where any wells, irrigation infrastructure, and costs are shared proportionately among the members.

Berenda Creek and a tributary creek flow through the property.

SOIL:

See 'Soil Map' and 'Soil Description'.

LEGAL:

Madera County APNs: 030-252-012, 030-252-013, 030-252-014 and 030-252-023

GROUNDWATER
DISCLOSURE:

Sustainable Groundwater Management Act (SGMA) requires groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. Said plans may limit ground water pumping. For more information please visit the SGMA website at <https://water.ca.gov/programs/groundwater-management/sgma-groundwater-management>.

REMARKS:

Property is professionally farmed with the potential for management willing to stay on board if desired.

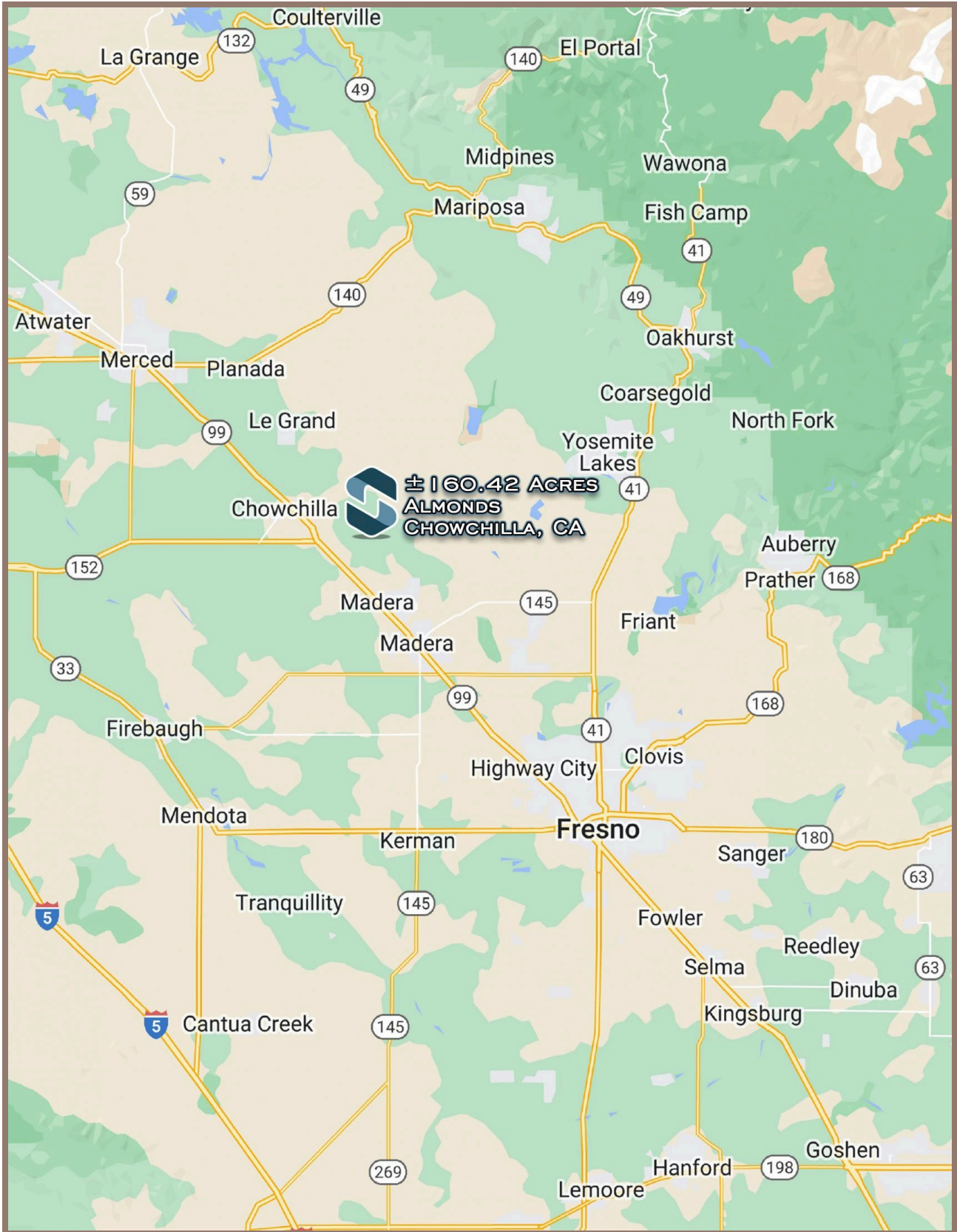
PRICE:

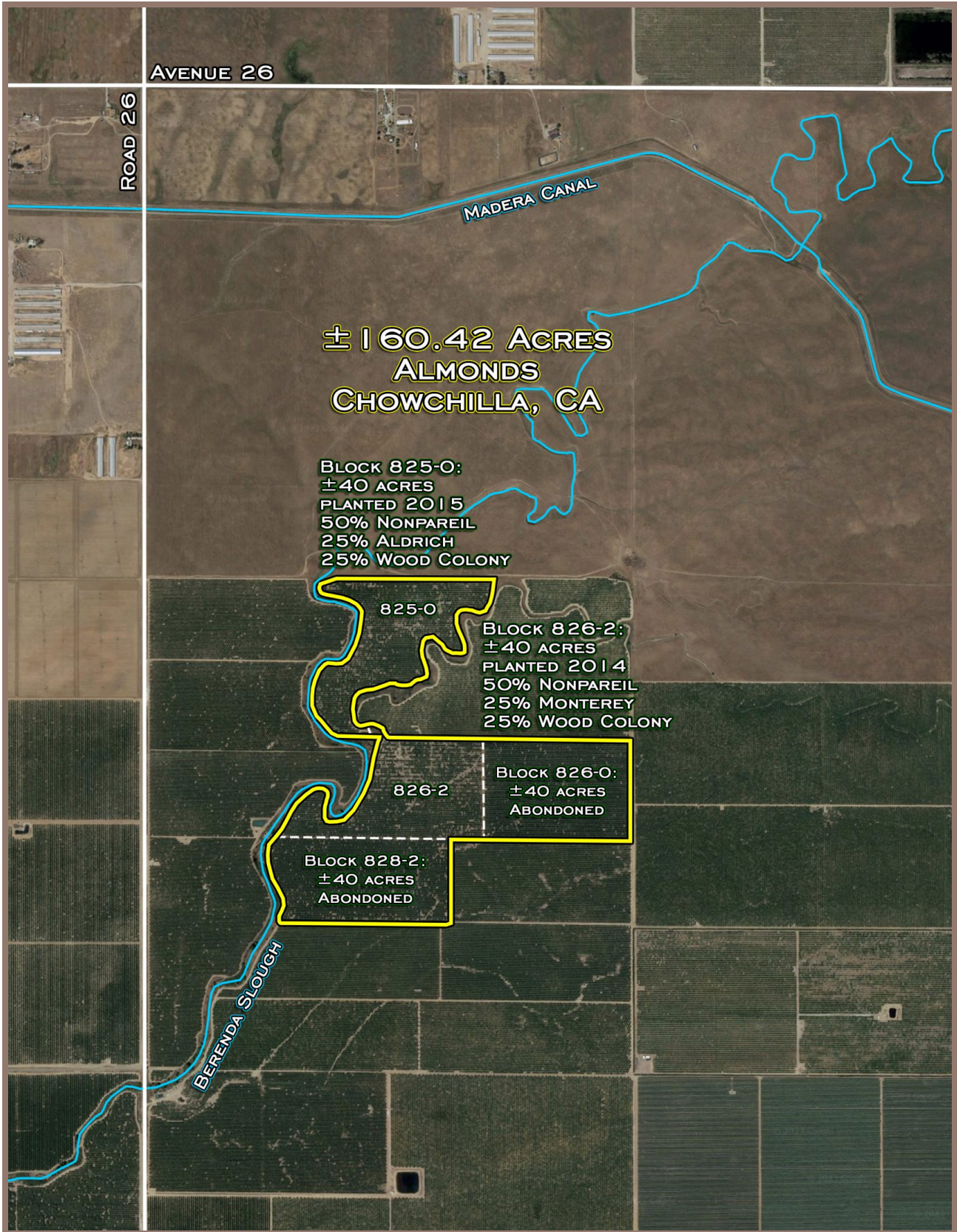
\$1,520,000 (+/- \$9,500 per acre)

CONTACT:

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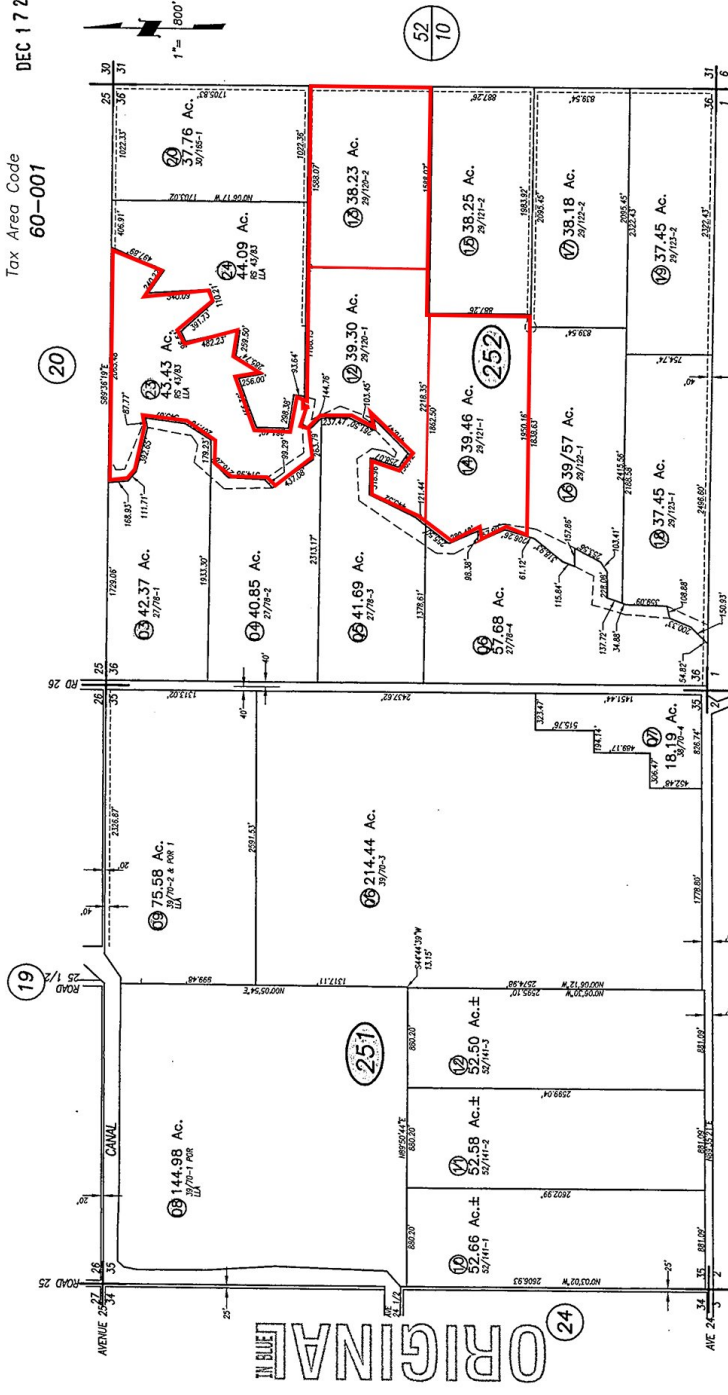


SEC. 35 & 36 T.9S. R.17E. M.D.B.&M.

30-25

DEC 17 2004

Tax Area Code
60-001



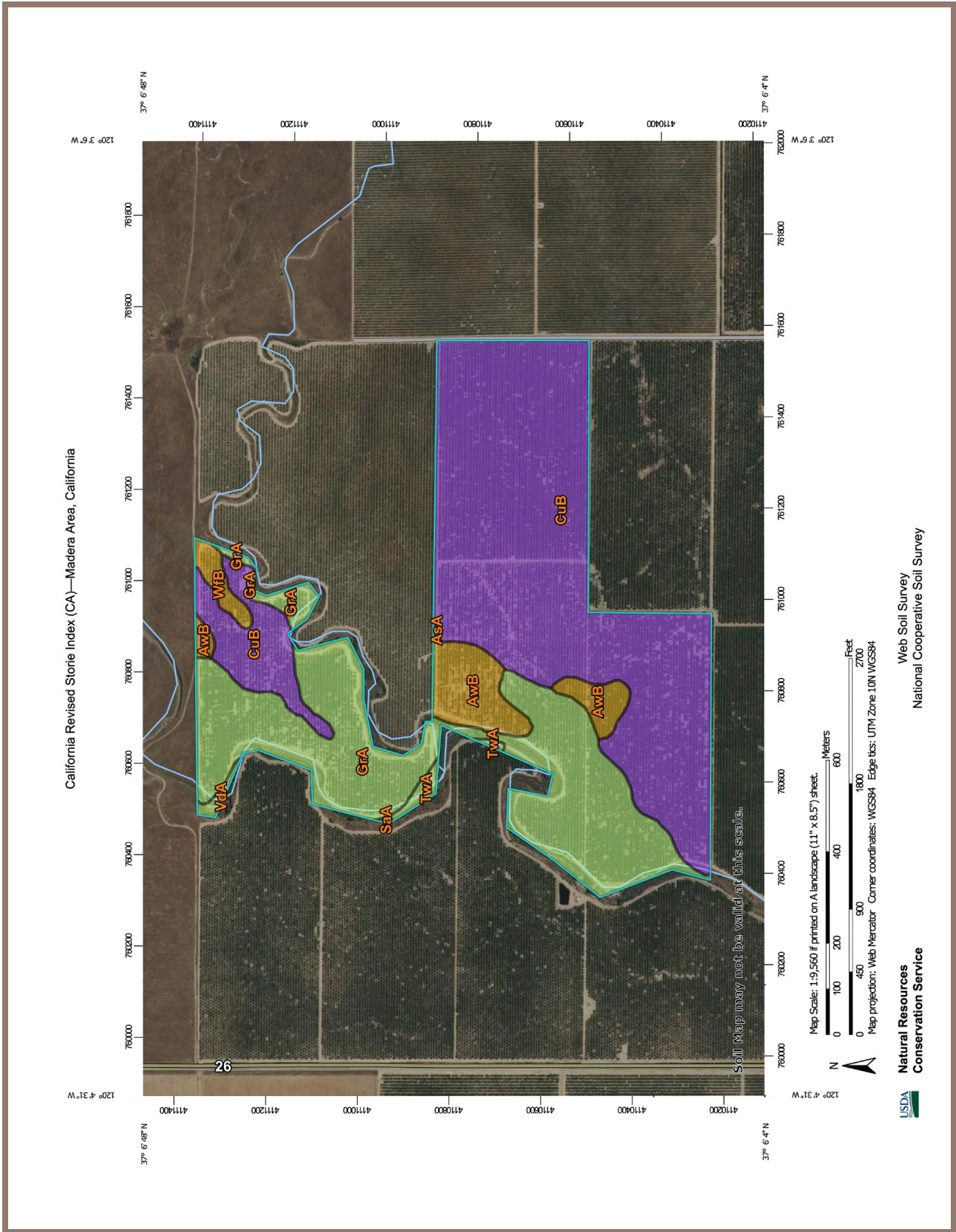
Assessor's Map No. 30-25
Sharon
County of Madera, Calif.
1955

NOTE: This map is for assessment purposes only and is not intended to show or create any rights, zoning regulations or land division.

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9408-1-12
-2-24 REV

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



California Revised Storie Index (CA)—Madera Area, California

California Revised Storie Index (CA)

Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
AsA	Alamo clay, 0 to 1 percent slopes	Grade 6 - Nonagricultural	Alamo (85%)	0.2	0.1%
AwB	Atwater loamy sand, moderately deep and very deep over hardpan, 3 to 8 percent slopes	Grade 4 - Poor	Atwater (85%)	11.1	6.7%
CuB	Cometa sandy loams, 3 to 8 percent slopes	Grade 3 - Fair	Cometa (85%)	95.7	57.8%
GrA	Greenfield coarse sandy loam, 0 to 3 percent slopes	Grade 2 - Good	Greenfield (85%)	54.6	32.9%
SaA	San Joaquin sandy loam, 0 to 3 percent slopes, MLRA 17	Grade 5 - Very Poor	San Joaquin (90%)	0.1	0.1%
TwA	Tujunga loamy sand, 0 to 3 percent slopes	Grade 2 - Good	Tujunga (85%) Hanford (5%)	1.2	0.7%
VdA	Visalia sandy loam, 0 to 3 percent slopes	Grade 2 - Good	Visalia (85%)	0.7	0.4%
WfB	Whitney fine sandy loam, 3 to 8 percent slopes	Grade 4 - Poor	Whitney (85%)	2.2	1.3%
Totals for Area of Interest				165.7	100.0%

