

Road 26 Almond Ranch

±82.73 Acres | Almonds | Chowchilla, CA



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Executive Summary

Terra West Group is pleased to present Road 26 Almond Ranch, a productive almond orchard located east of Chowchilla in Madera County, California. The property consists of ±82.73 acres across two legal parcels and offers established production, reliable water resources, and long-term investment potential.

The ranch is fully planted to almonds established in 2014 and 2015, providing a mature orchard with a proven production history. The property is professionally farmed, and production records are available upon request.

The property is located within Madera Irrigation District (MID) and is connected to receive district water when available. In addition, the ranch participates in a shared water agreement with neighboring properties under which wells, irrigation infrastructure, and associated costs are shared proportionately among participating landowners. The property is also within the Madera Irrigation District Groundwater Sustainability Agency (GSA).

Road 26 Almond Ranch presents an opportunity to acquire a mature almond orchard with established production, shared water infrastructure, and long-term agricultural value in a desirable area of Madera County.

Key Facts

**Dual Source
Water**

**Mature
Producing
Trees**

**Desirable
Growing
Region**

Sale Terms

All cash at closing. \$893,000 or \$10,759 per acre

Please submit offer in the form of a Letter of Intent. Bids should identify the proposed buyer, its principals and/or material aspects of its corporate organization.

Shown by appointment only - do not enter property.

The information contained herein is deemed reliable but not guaranteed by seller or broker, and should be independently verified by potential buyers. We assume no liability for errors or omission.

Property Highlights

**DISTRICT
SURFACE
WATER**



**SHARED
WELL
AGREEMENT**



**MATURE
PRODUCING
TREES**



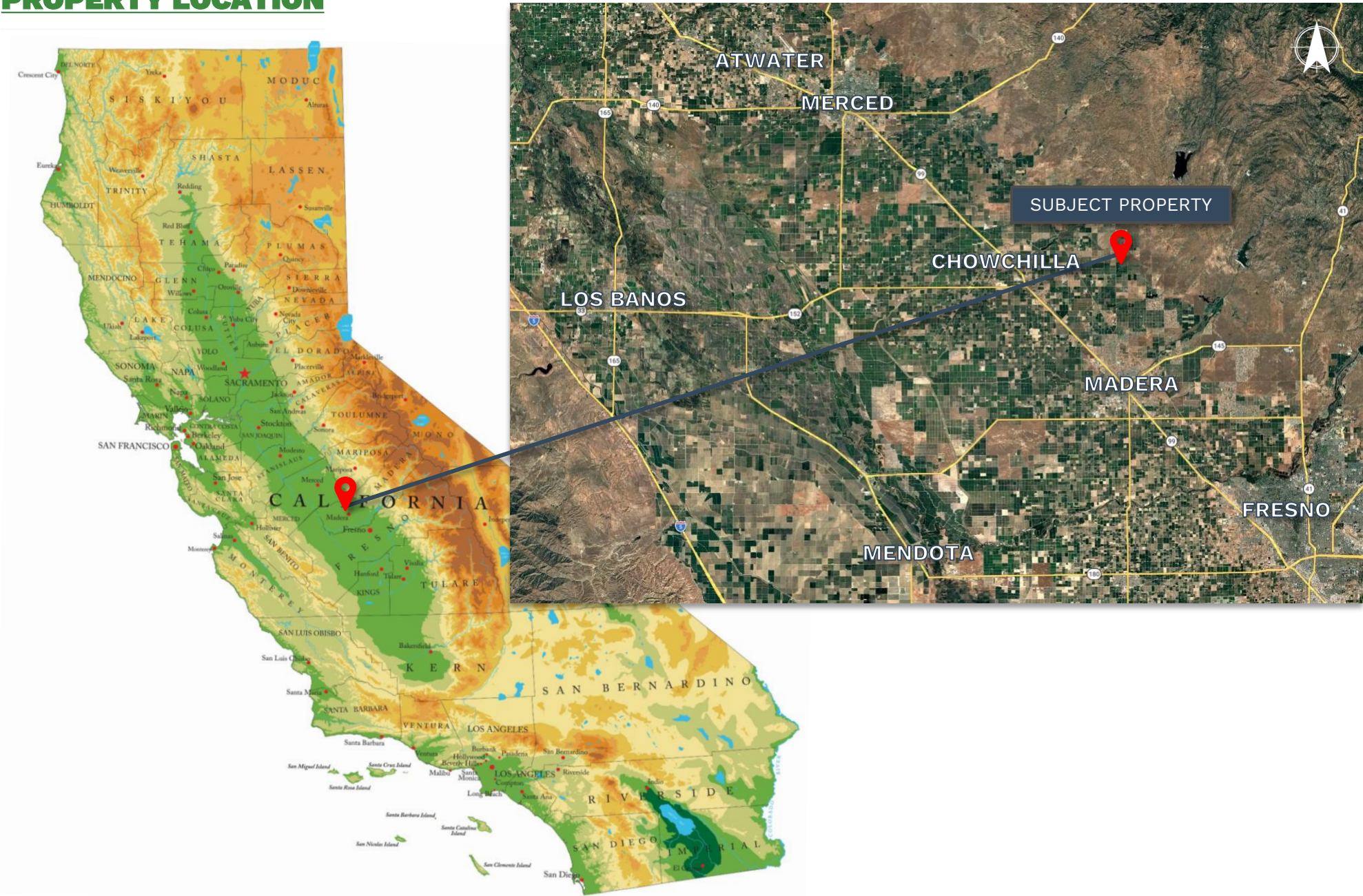
**DESIRABLE
GROWING
REGION**



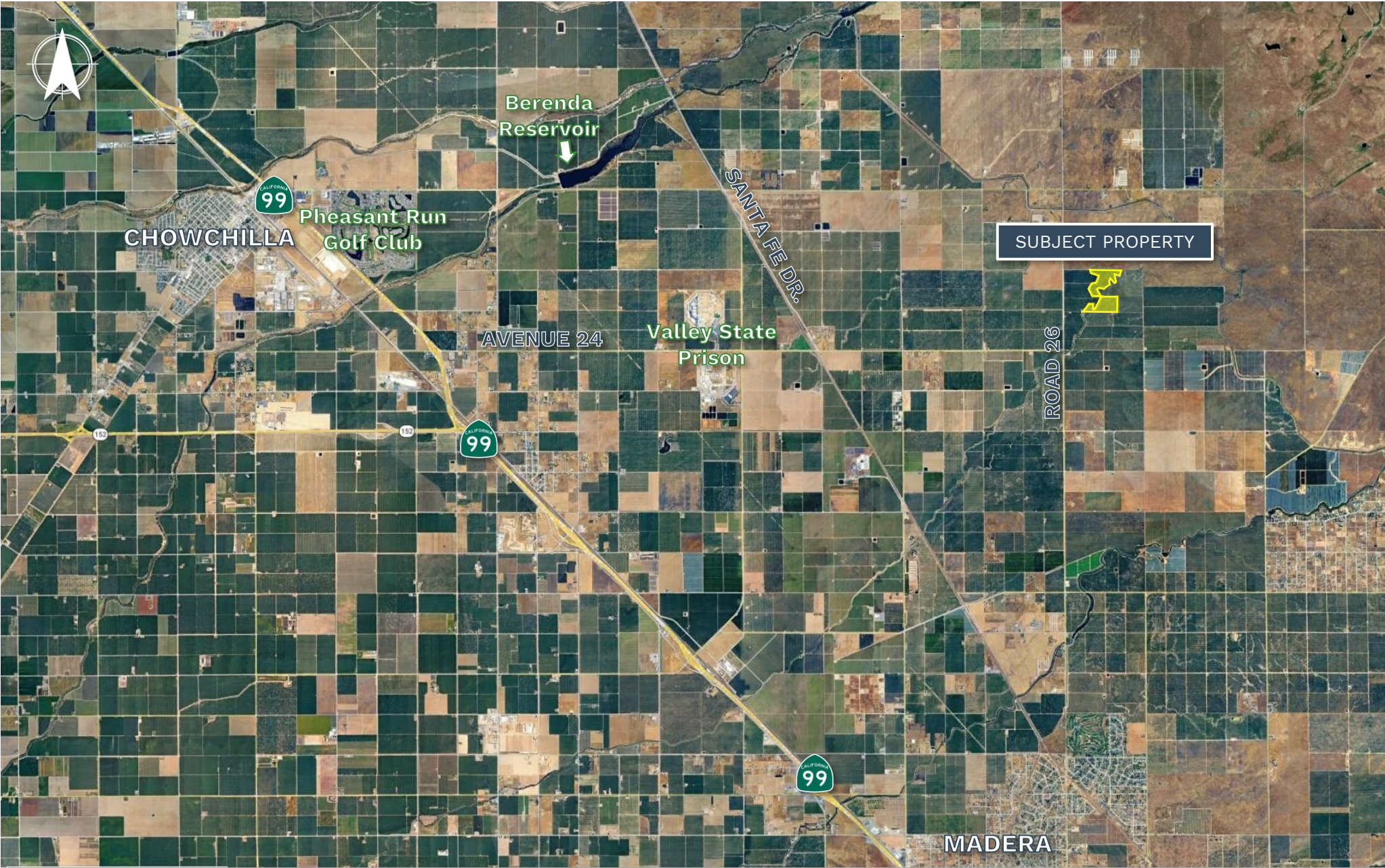
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PROPERTY LOCATION



MARKET MAP



PROPERTY DETAIL OVERVIEW



Land Area

82.73 gross acres.



Location

Property is located along Road 26, just east of Avenue 24, in Chowchilla, CA 93610.



Legal

Two (2) legal parcel in Madera County APNs 030-252-012 and 023.



Land Use

- ±40.0 net acres of almonds, planted in 2015, Nonpareil (50%), Aldrich (25%) and Wood Colony (25%) varieties.
- ±40.0 net acres of almonds, planted in 2014, Nonpareil (50%), Monterey (25%) and Wood Colony (25%) varieties.



Water Rights & Irrigation

- Subject received surface water from Madera Irrigation District (MID).
- Shared well agreement with neighboring parcels. Agreement includes three (3) active ag wells. See Farm Map.
- Irrigation delivery via dual line drip.



Utilities

Utilities provided by PG&E.



Soils

Predominately Greenfield coarse sandy loam (±49.4%) and Cometa sandy loam (34.1%). See Soil Analysis for further details.



Remarks

An excellent opportunity to acquire a mature, productive almond orchard with access to both Madera Irrigation District water and shared groundwater infrastructure in a well-established growing region of Madera County.

FARM MAP



Groundwater Disclosure

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 another environmental professional. Additional information is available at: California Department of Water Resources Sustainable Groundwater Management Act Portal - <https://sgma.water.ca.gov/portal/>



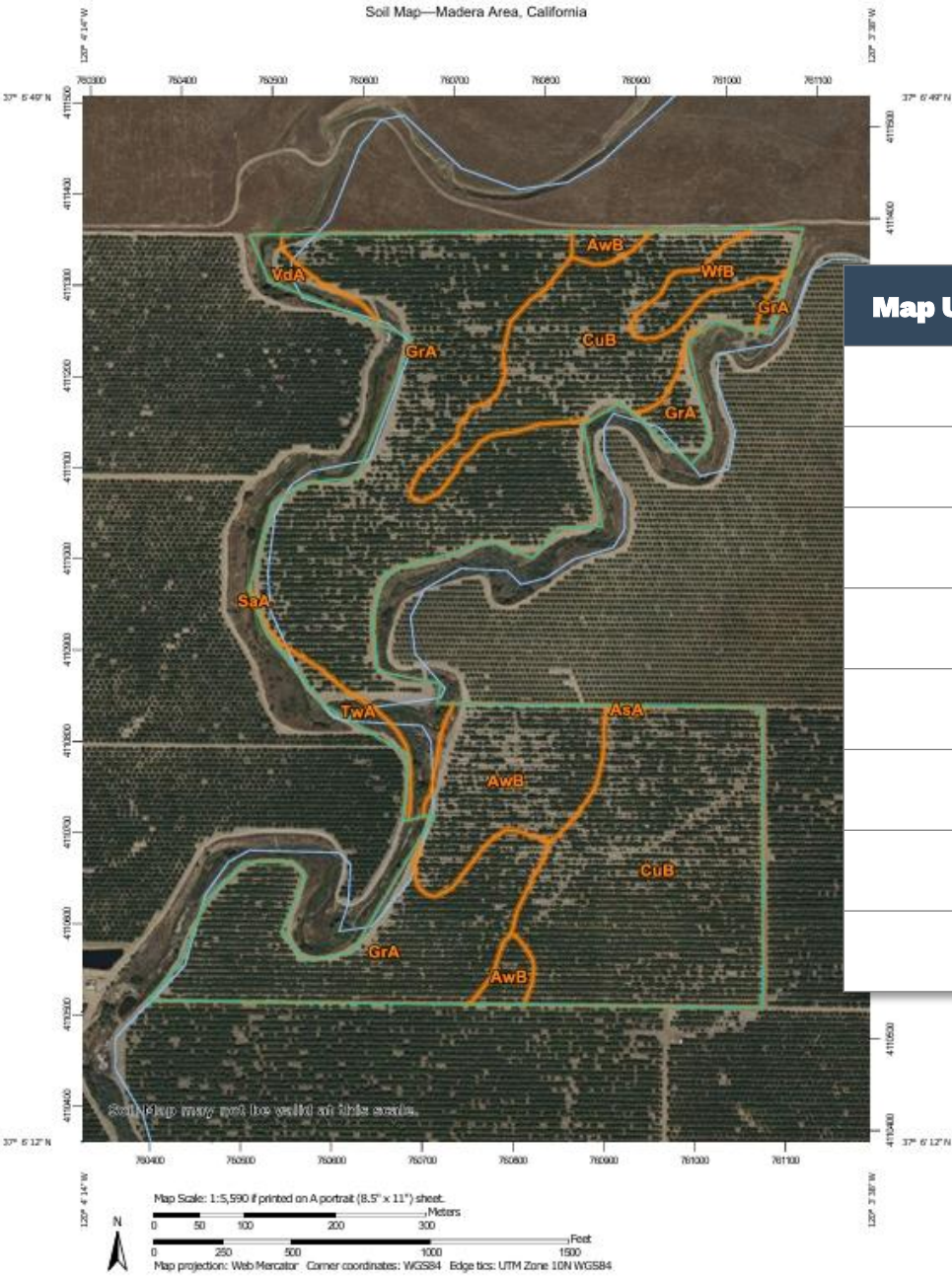
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LEGAL PARCEL MAP

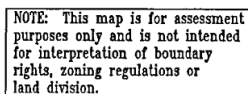


SOILS MAP



Map Unit Symbol	Map Unit Name
GrA	Greenfield coarse sandy loam, 0 to 3 percent slopes
CuB	Cometa sandy loams, 3 to 8 percent slopes
AwB	Atwater loamy sand, moderately deep and very deep over hardpan, 3 to 8 percent slopes
WfB	Whitney fine sandy loam, 3 to 8 percent slopes
TwA	Tujunga loamy sand, 0 to 3 percent slopes
VdA	Visalia sandy loam, 0 to 3 percent slopes
AsA	Alamo clay, 0 to 1 percent slopes
SaA	San Joaquin sandy loam, 0 to 3 percent slopes

DEC 17 2004



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





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