Ave 24

82.71 acres

Mature Almonds

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Features

Location

5274 Avenue 24, Chowchilla, CA 93610. Southwest corner of Avenue 24 and Rd 5 in Chowchilla, CA.

APN

020-040-003-000

Size

82.71 acres

Description

82.71 acres of mature almonds planted in 2013. Nonpareil Monterey, and Wood Colony at a 22x14 spacing. This property is located in the El Nido area of Madera County and it presents easy access to Highway 152.

The property has a 2+ acre equipment yard with a large 9600 + sq foot covered shop with concrete flooring with a truck loading dock and also a separate restroom building.

The property is located in Chowchilla Water District boundaries however does not receive delivery. Two irrigation wells, sand media filters, and micro sprinklers.

The property is in Chapter 11 bankruptcy proceedings and the sale will be subject to court approval and overbid process.

The information presented herein, or subsequently provided by the Broker, has been obtained directly from the seller or other third parties and has not been independently verified by the Broker. Any and information pertaining to the location, demographics and the site plan is supplied by sources believed to be reliable. We do not guarantee the accuracy of information and make no warranty or representation thereto. All information is presented here with the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals.





Water

Water

Located within Chowchilla Water District boundaries but does not receive water delivery. Two irrigation wells, sand media filters, micro sprinklers.

Groundwater Disclosure

The Sustainable Groundwater Management Act was passed in 2014 and requires groundwater basins to be sustainable by 2040. SGMA and GSA/GSP plans may limit ground water pumping. For more information please visit the SGMA website at https://sgma.water.ca.gov/portal.

The Buyer is responsible for conducting their own due diligence concerning groundwater and surface water resources, including their availability, permitted uses, water rights, and any applicable limitations or restrictions .

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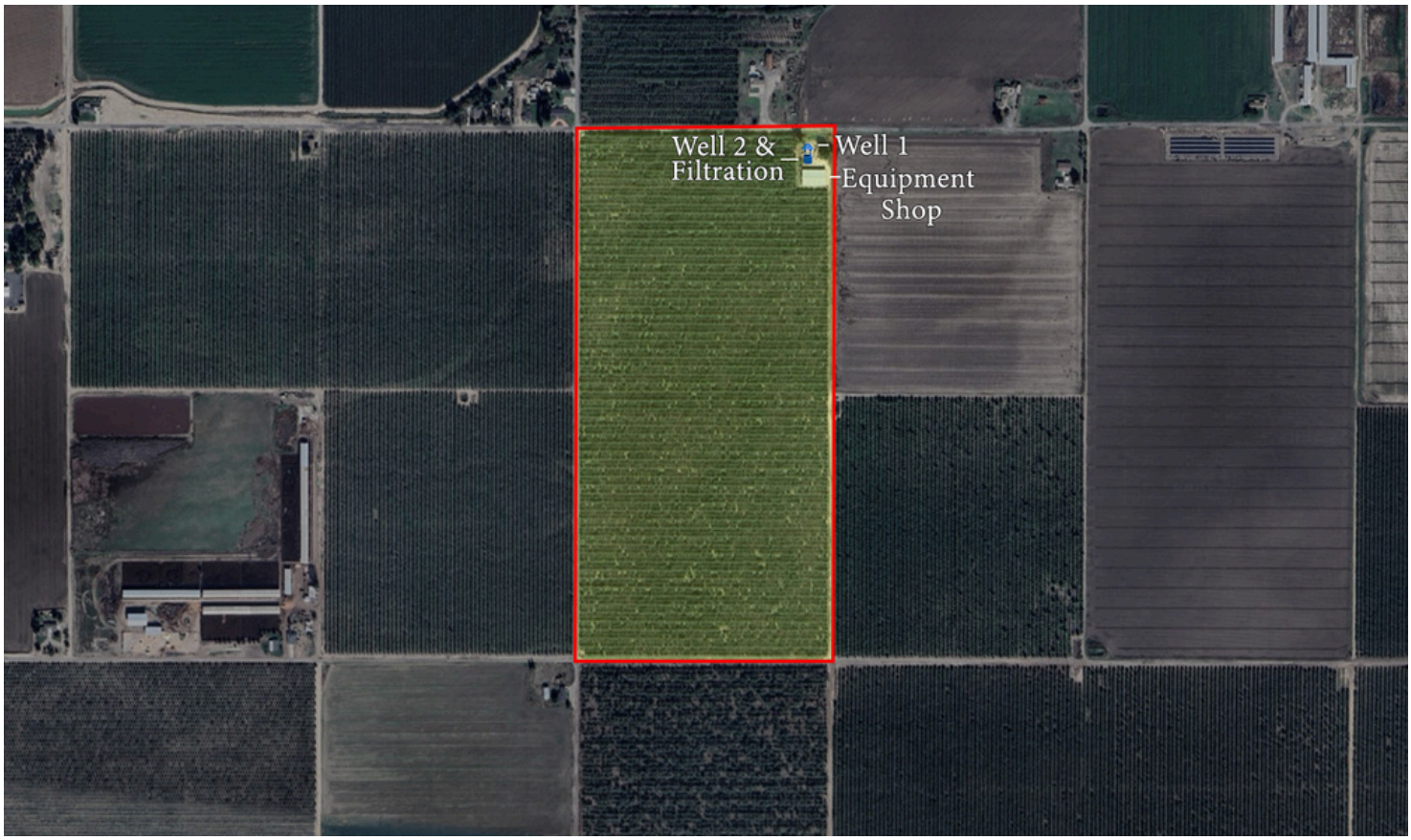

Plantings

Details

82.71 acres Almonds

Nonpareil, Monterey, and Wood Colony

22x14 spacing

2013 Planting

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Site Improvements

Structural Buildings

Equipment Shed: 9,600 Sq. Ft. structure featuring a concrete foundation, wooden frame with open/wood siding, and a metal roof.

Restroom Building: 880 Sq. Ft. structure built on a concrete foundation with a wooden frame, wood/open siding, and a metal roof.

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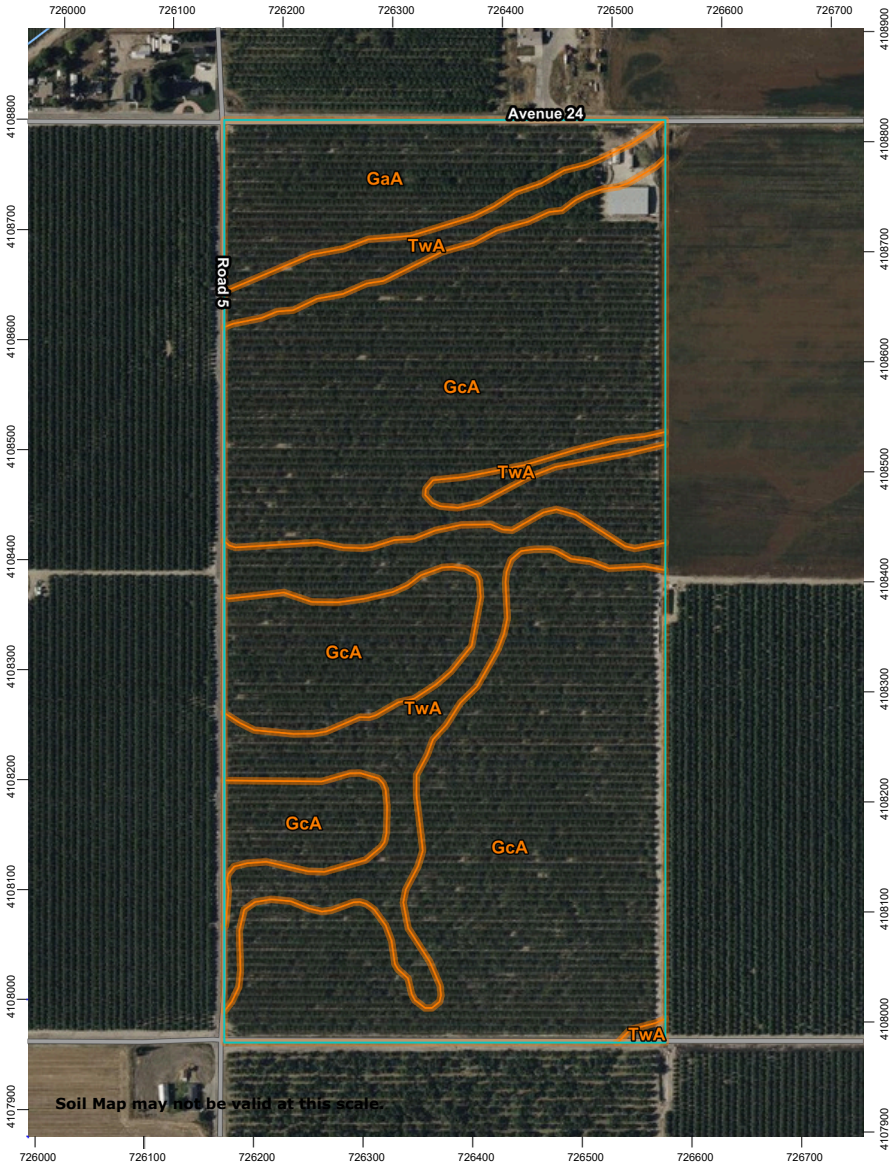
Soil Information



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
GaA	Grangeville fine sandy loam, 0 to 1 percent slopes	8.6	10.3%
GcA	Grangeville fine sandy loam, over traver soils, 0 to 1 percent slopes	60.4	72.3%
TwA	Tujunga loamy sand, 0 to 3 percent slopes	14.6	17.4%
Totals for Area of Interest		**83.6**	**100.0%**

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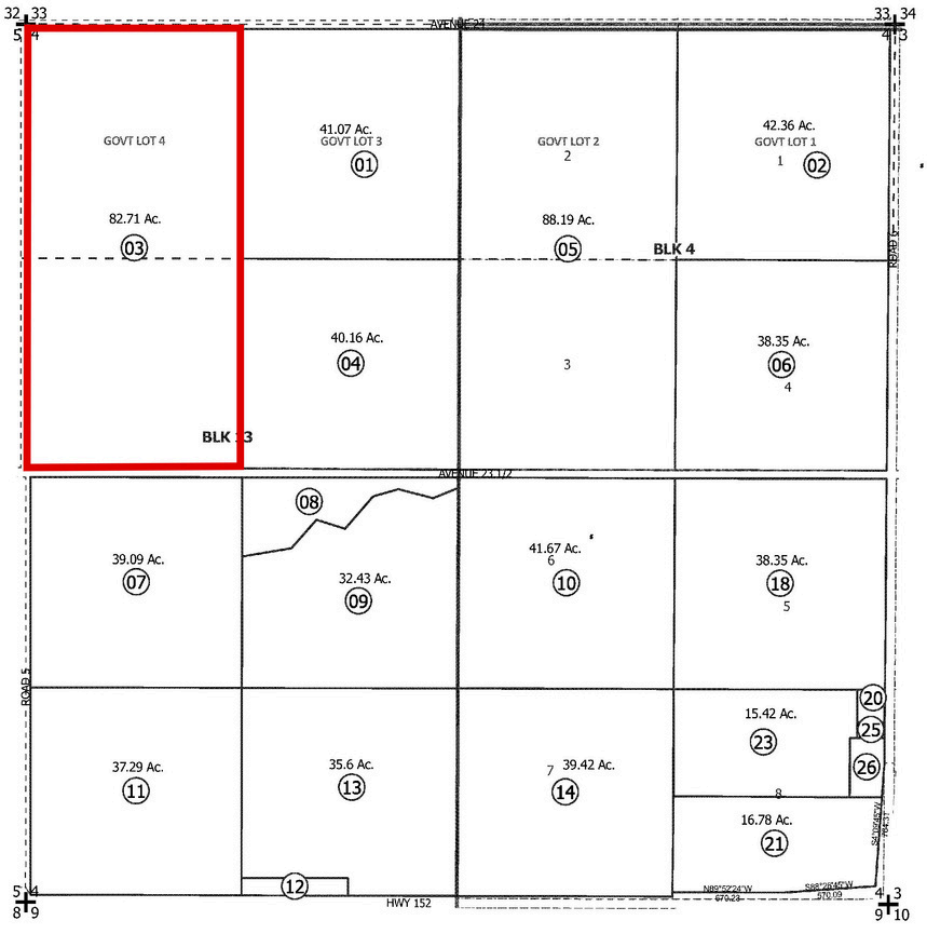

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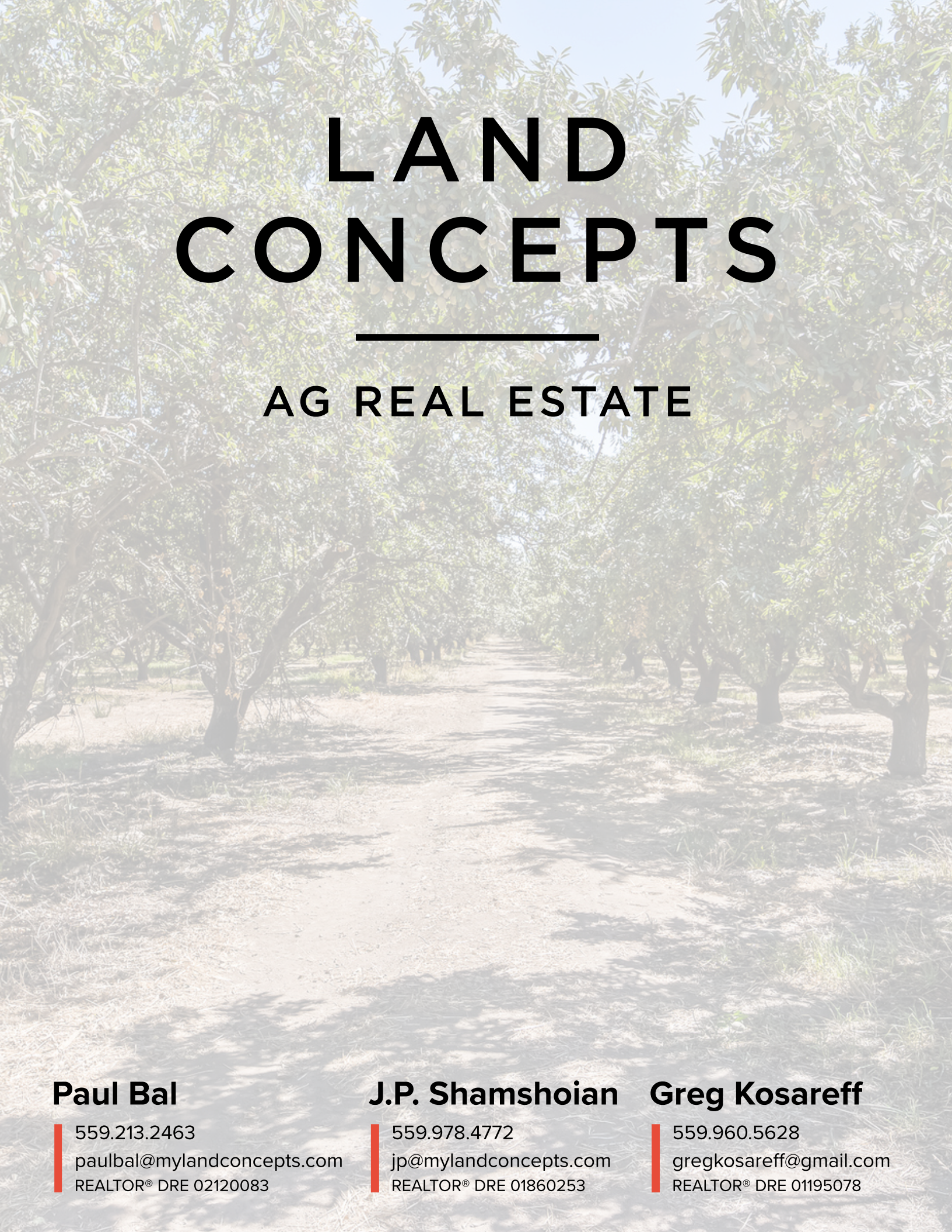

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