



LONDON
PROPERTIES
FARM & LAND

BRENT SARABIAN

(559) 709-1668

WWW.SARABIANLAND.COM

DRE#01852908

FOR SALE

**77.62 ± ACRES IN MADERA, CA
ALMONDS W/HOME**

TABLE OF CONTENTS

PROPERTY INFO

PROPERTY DESCRIPTION

PLANTING MAP

PRODUCTION INFO

SOIL MAP

WATER INFO

HOME INFO

PROPERTY PHOTOS



ALL OF THE INFORMATION DISCLOSED IS BELIEVED TO BE FACTUAL, BUT CANNOT BE GUARANTEED BY THE BROKER, AGENT, SELLER, OR ANY AFFILIATED PARTIES. ALL AFOREMENTIONED PARTIES ASSUME NO LIABILITY. PRIOR TO THE PRESENTATION OR ACCEPTANCE OF AN OFFER, & CLOSING, THE BUYER IS ADVISED TO CONDUCT ANY AND ALL DUE DILIGENCE REGARDING THE INFORMATION PROVIDED IN RELATION TO THE PROPERTIES AND ITS INTENDED USAGE.

PROPERTY INFO

PRICE & ACREAGE

Priced \$1,707,640
\$22,000 Per Acre
77.62± Acres

ADDRESS & APN

16882 Road 21
APN: 028-170-013-000
Madera, CA 93637

PROPERTY USAGE

The Property Usage Is
Agricultural With A Single Family
Residence

PLANTING INFO

Fully Planted Almonds (2004)
1/2 Nonpareil
1/2 Aldrich/Fritz/Monterey

WATER INFO

New AG Well Drilled In 2015
150 HP Pump/Depth 693 FT @ 1,250 ± GPM
Option To Connect To MID Is Available



ALL OF THE INFORMATION DISCLOSED IS BELIEVED TO BE FACTUAL, BUT CANNOT BE GUARANTEED BY THE BROKER, AGENT, SELLER, OR ANY AFFILIATED PARTIES. ALL AFOREMENTIONED PARTIES ASSUME NO LIABILITY. PRIOR TO THE PRESENTATION OR ACCEPTANCE OF AN OFFER, & CLOSING, THE BUYER IS ADVISED TO CONDUCT ANY AND ALL DUE DILIGENCE REGARDING THE INFORMATION PROVIDED IN RELATION TO THE PROPERTIES AND ITS INTENDED USAGE.

PROPERTY DESCRIPTION

A Great Piece Of AG Land Located In The Heart Of The Central Valley. 77.62 Acres In Total Of Almond Trees & A Single Family Residence. The Plantings Were Completed In 2004 & Are Split As 1/2 Nonpareil & 1/2 Between Aldrich, Fritz, & Monterey. An AG Well Was Drilled In 2015 To 639 FT & Is Equipped With A 150 HP Pump & An Additional 50 HP Booster, Irrigated Via Micro-Jet Sprinklers & Entitled To MID Water Via An Available Connecting Pipeline.



ALL OF THE INFORMATION DISCLOSED IS BELIEVED TO BE FACTUAL, BUT CANNOT BE GUARANTEED BY THE BROKER, AGENT, SELLER, OR ANY AFFILIATED PARTIES. ALL AFOREMENTIONED PARTIES ASSUME NO LIABILITY. PRIOR TO THE PRESENTATION OR ACCEPTANCE OF AN OFFER, & CLOSING, THE BUYER IS ADVISED TO CONDUCT ANY AND ALL DUE DILIGENCE REGARDING THE INFORMATION PROVIDED IN RELATION TO THE PROPERTIES AND ITS INTENDED USAGE.

PLANTING MAP

The Property Was Fully Planted In 2004

- 1/2 Nonpareil
- 1/2 Between Aldrich, Fritz, & Monterey



ALL OF THE INFORMATION DISCLOSED IS BELIEVED TO BE FACTUAL, BUT CANNOT BE GUARANTEED BY THE BROKER, AGENT, SELLER, OR ANY AFFILIATED PARTIES. ALL AFOREMENTIONED PARTIES ASSUME NO LIABILITY. PRIOR TO THE PRESENTATION OR ACCEPTANCE OF AN OFFER, & CLOSING, THE BUYER IS ADVISED TO CONDUCT ANY AND ALL DUE DILIGENCE REGARDING THE INFORMATION PROVIDED IN RELATION TO THE PROPERTIES AND ITS INTENDED USAGE.

PRODUCTION INFO

All Nuts Have Been Harvested Through Various Companies Over The Past Several Years. Production Figures Have Consistently Been Around **1,400 ± LB Per Acre To 1,700 ± LB Per Acre.**

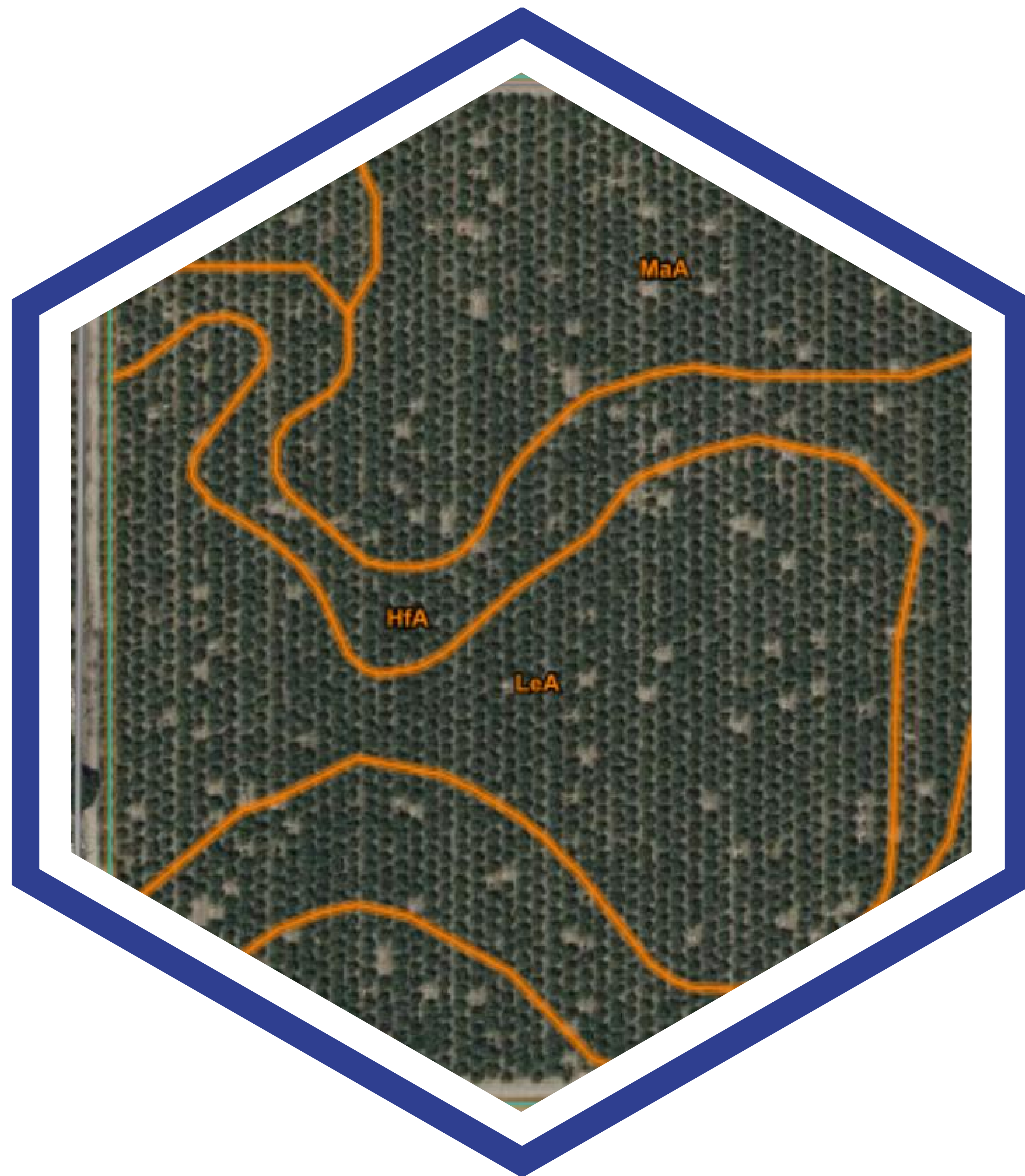


ALL OF THE INFORMATION DISCLOSED IS BELIEVED TO BE FACTUAL, BUT CANNOT BE GUARANTEED BY THE BROKER, AGENT, SELLER, OR ANY AFFILIATED PARTIES. ALL AFOREMENTIONED PARTIES ASSUME NO LIABILITY. PRIOR TO THE PRESENTATION OR ACCEPTANCE OF AN OFFER, & CLOSING, THE BUYER IS ADVISED TO CONDUCT ANY AND ALL DUE DILIGENCE REGARDING THE INFORMATION PROVIDED IN RELATION TO THE PROPERTIES AND ITS INTENDED USAGE.

SOIL MAP

The Property Consists Of Various Soil Types, With The 2 Main Types Being As Follows:

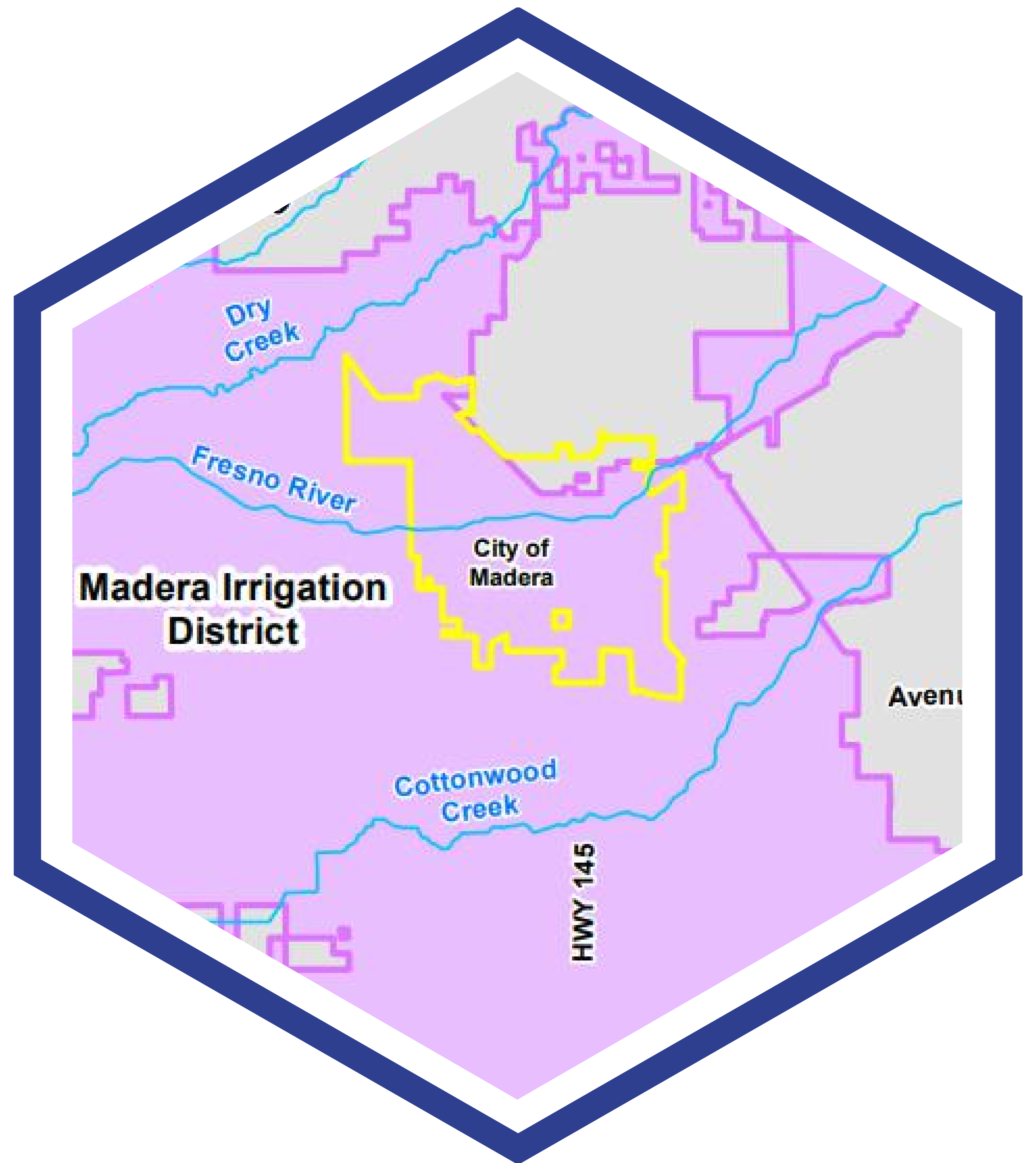
- **Madera Fine Sandy Loam (MaA)**
- **Hanford Sandy Loam (HfA)**



ALL OF THE INFORMATION DISCLOSED IS BELIEVED TO BE FACTUAL, BUT CANNOT BE GUARANTEED BY THE BROKER, AGENT, SELLER, OR ANY AFFILIATED PARTIES. ALL AFOREMENTIONED PARTIES ASSUME NO LIABILITY. PRIOR TO THE PRESENTATION OR ACCEPTANCE OF AN OFFER, & CLOSING, THE BUYER IS ADVISED TO CONDUCT ANY AND ALL DUE DILIGENCE REGARDING THE INFORMATION PROVIDED IN RELATION TO THE PROPERTIES AND ITS INTENDED USAGE.

WATER INFO

A Brand New AG Well Was Drilled In 2015 To 693 Feet. There's A 150 HP Pump With Output Of 1,250 ± GPM. The Property Is Also Located Within Madera Irrigation District. The Home Is Equipped With Its Own Domestic Well.



ALL OF THE INFORMATION DISCLOSED IS BELIEVED TO BE FACTUAL, BUT CANNOT BE GUARANTEED BY THE BROKER, AGENT, SELLER, OR ANY AFFILIATED PARTIES. ALL AFOREMENTIONED PARTIES ASSUME NO LIABILITY. PRIOR TO THE PRESENTATION OR ACCEPTANCE OF AN OFFER, & CLOSING, THE BUYER IS ADVISED TO CONDUCT ANY AND ALL DUE DILIGENCE REGARDING THE INFORMATION PROVIDED IN RELATION TO THE PROPERTIES AND ITS INTENDED USAGE.

HOME INFO

The Home Is A Fully Fenced 1,008 SF Single Story 2 Bed/1 Bath With A Covered Canopy Area. It's Currently Rented Out For \$1,089 Per Month.



ALL OF THE INFORMATION DISCLOSED IS BELIEVED TO BE FACTUAL, BUT CANNOT BE GUARANTEED BY THE BROKER, AGENT, SELLER, OR ANY AFFILIATED PARTIES. ALL AFOREMENTIONED PARTIES ASSUME NO LIABILITY. PRIOR TO THE PRESENTATION OR ACCEPTANCE OF AN OFFER, & CLOSING, THE BUYER IS ADVISED TO CONDUCT ANY AND ALL DUE DILIGENCE REGARDING THE INFORMATION PROVIDED IN RELATION TO THE PROPERTIES AND ITS INTENDED USAGE.

PROPERTY PHOTOS



ALL OF THE INFORMATION DISCLOSED IS BELIEVED TO BE FACTUAL, BUT CANNOT BE GUARANTEED BY THE BROKER, AGENT, SELLER, OR ANY AFFILIATED PARTIES. ALL AFOREMENTIONED PARTIES ASSUME NO LIABILITY. PRIOR TO THE PRESENTATION OR ACCEPTANCE OF AN OFFER, & CLOSING, THE BUYER IS ADVISED TO CONDUCT ANY AND ALL DUE DILIGENCE REGARDING THE INFORMATION PROVIDED IN RELATION TO THE PROPERTIES AND ITS INTENDED USAGE.

PROPERTY PHOTOS



ALL OF THE INFORMATION DISCLOSED IS BELIEVED TO BE FACTUAL, BUT CANNOT BE GUARANTEED BY THE BROKER, AGENT, SELLER, OR ANY AFFILIATED PARTIES. ALL AFOREMENTIONED PARTIES ASSUME NO LIABILITY. PRIOR TO THE PRESENTATION OR ACCEPTANCE OF AN OFFER, & CLOSING, THE BUYER IS ADVISED TO CONDUCT ANY AND ALL DUE DILIGENCE REGARDING THE INFORMATION PROVIDED IN RELATION TO THE PROPERTIES AND ITS INTENDED USAGE.