



AVAILABLE FOR SALE | 317.3± ASSESSED ACRES

ROAD 33 ALMOND ORCHARD

MADERA COUNTY, CALIFORNIA

\$2,538,408 | \$8,000/ACRE



PROPERTY

ROAD 33

AVENUE 12

PROPERTY LOCATION

Ideally situated on the northwest corner of Road 33, just 1/2 mile north of Avenue 12, this property offers exceptional accessibility and a strong farming neighborhood. Its convenient positioning enhances operational efficiency and long-term investment appeal. Contact agent for potential water mitigation within Madera County GSA.

PROPERTY DESCRIPTION

A rare opportunity to acquire a mature almond orchard spanning 317.3± assessed acres. This expansive property offers reliable water resources, productive soils, and established plantings—ideal for both growers and agricultural investors seeking strong returns and long-term stability.

WATER

The property contains (2) 300 HP agricultural wells located onsite and is irrigated via micro-sprinklers. This property is located in the Madera County GSA and does not receive surface water.

PLANTINGS

Property is fully planted to mature almonds.
Yield history can be added upon request.

IMPROVEMENTS

(1) Storage Yard onsite
Perfect for equipment storage, materials, and operational support.

LEGAL

Madera County APNs: 034-210-039
Legal Description N 1/2 Sec 25 T11 S R18 E

SOLAR OPTION

Potential solar option on the subject property. Contact agent for more details.

PRICE/TERMS

\$2,538,408 (\$8,000/acre) cash at the close of escrow. Cultural cost reimbursement for the 2026 almond crop.



317.3± ACRES | MADERA COUNTY

CONTACT

Exclusively Offered By

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