

# 5274 Avenue 24, Chowchilla

Madera County, California

\$1,700,000 | 82.71 Acres

5274 Avenue 24  
Chowchilla, California

Established in 2013, this mature, income-producing ranch is ready to perform. The property features a 9,600 sq ft steel ag building, a reliable dual-well water system with a sand media filtration setup, and district membership with the Chowchilla Water District. A rare chance to own a fully operational almond ranch in one of California's most productive growing regions.



## PROPERTY HIGHLIGHTS

- 82.71 total acres of producing almonds
- Planted in 2013 — mature, established trees at peak production age
- Varietal mix: 50% Nonpareil / 25% Wood Colony / 25% Monterey
- Nemaguard rootstock — proven performance in Valley soils
- 9,600 sq ft steel agricultural building — ideal for equipment & operations
- Sand media filtration system with well-designed irrigation infrastructure
- Primary well with 100 HP submersible pump + 20



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