

# 5274 Avenue 24, Chowchilla

Madera County, California

\$1,700,000 | 82.71 Acres

5274 Avenue 24  
Chowchilla, California

±82.71-Acre Producing Almond Ranch Chowchilla Water District

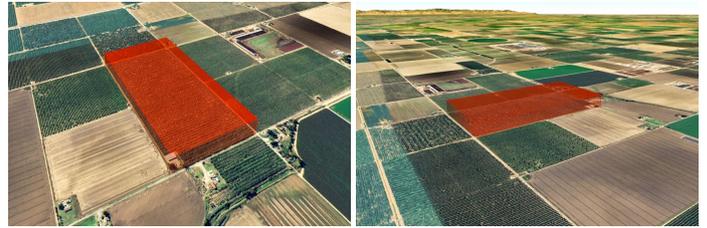
Planted in 2013, this producing almond ranch features a proven varietal mix of 50% Nonpareil, 25% Wood Colony, and 25% Monterey on Nemaguard rootstock. The property is improved with a ±9,600 sq. ft. steel building and a sand media filtration system supporting a robust irrigation infrastructure.



## PROPERTY HIGHLIGHTS

### Orchard & Varietals

- Approximately 82.71 acres of mature, producing almonds planted in 2013, offering over a decade of established production history
- Proven varietal mix of 50% Nonpareil, 25% Wood Colony, and 25% Monterey — a well-balanced blend designed for optimal pollination and marketability
- All varieties established on Nemaguard rootstock, widely recognized for its vigor and nematode resistance in San Joaquin Valley soils



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