



**PEARSON
REALTY**

AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

FOR SALE

Firebaugh Ranch



208.46± Acres
Madera County, California

- Planted to pomegranates, almonds and pecans
- Drip emitters and mini-misters
- One 3 bdrm., 2 bath home

Exclusively Presented By:
Pearson Realty



CALIFORNIA'S LARGEST AG BROKERAGE FIRM

www.pearsonrealty.com

CA BRE #00020875



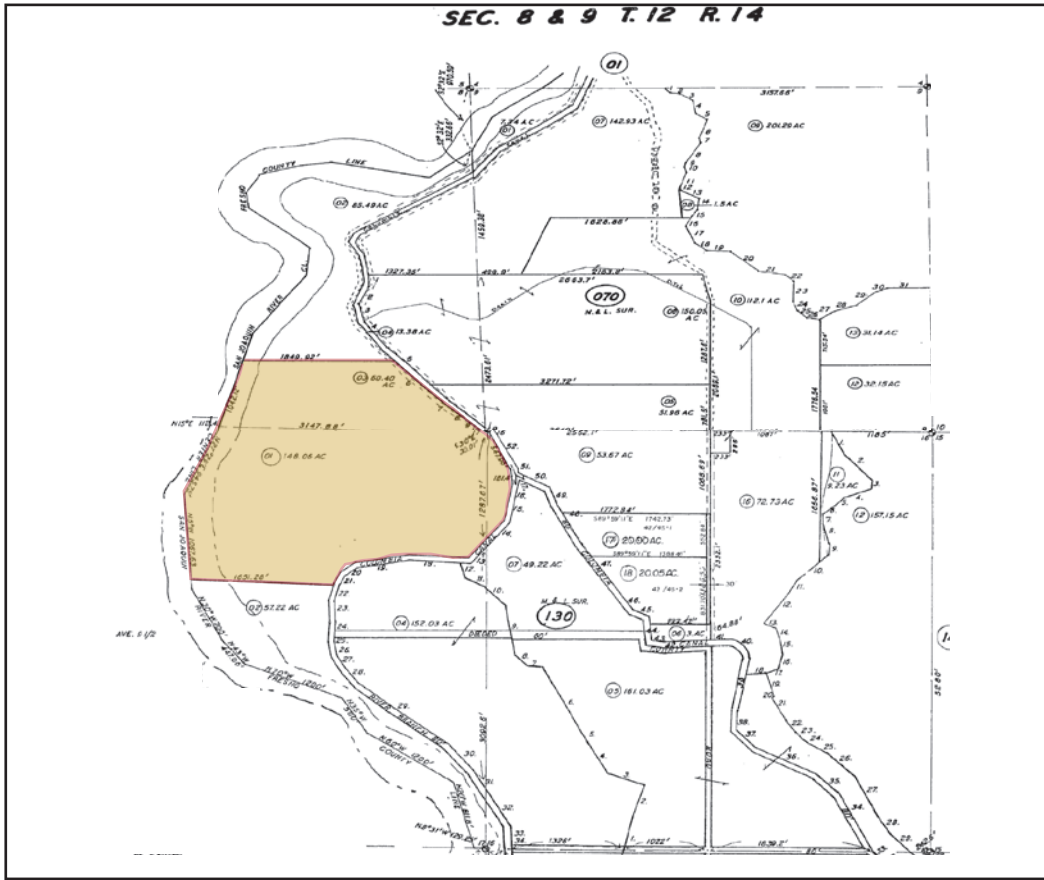
Firebaugh Ranch

208.46± Acres

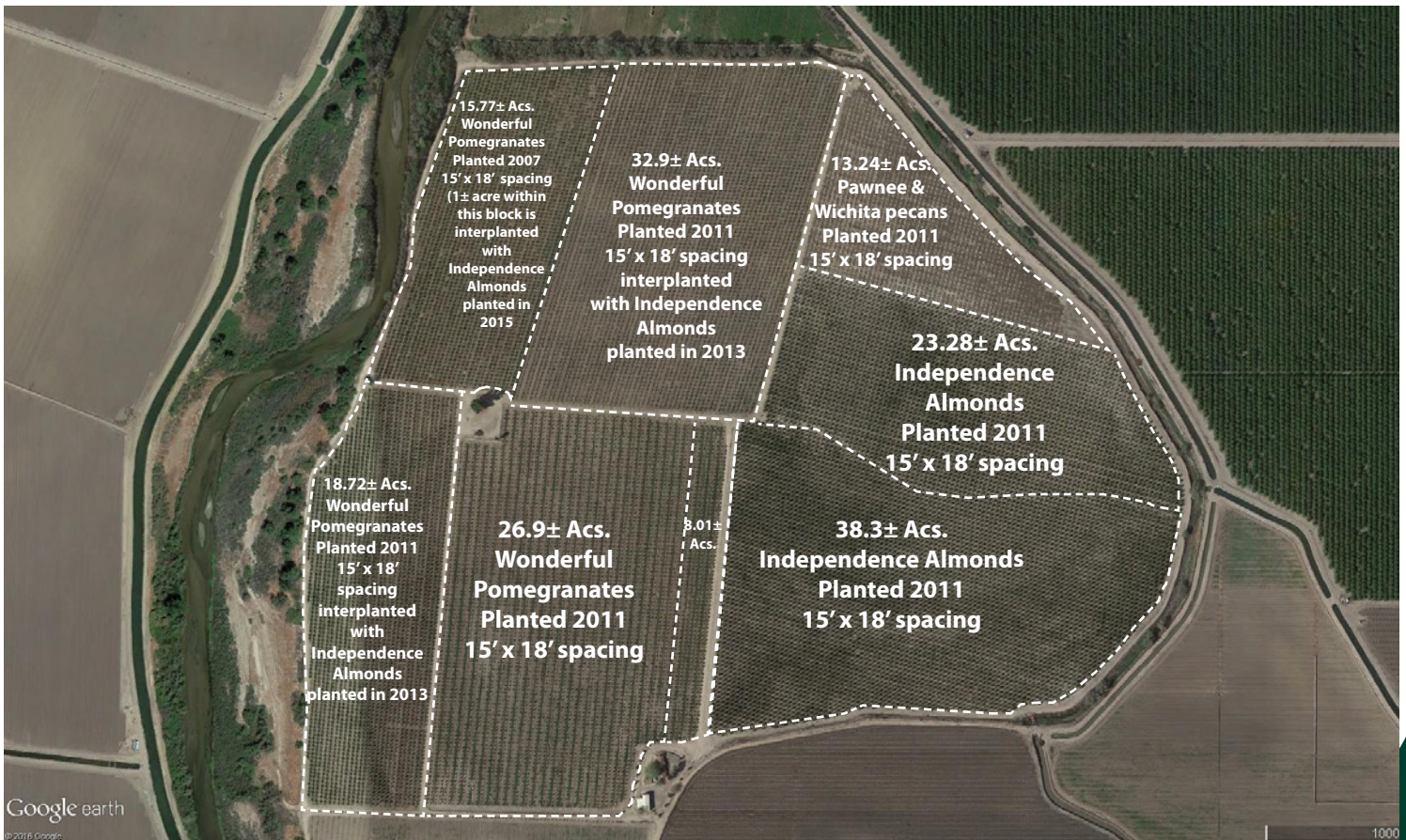
\$6,000,000

- LOCATION:** 4653 Avenue 9 ½ , Firebaugh, CA 93622. Directions include: turn north on Road 6 from Avenue 7 1/2 (east of Firebaugh). Proceed north to the intersection of Road 5 1/2 and Avenue 9 1/2. Access to property is via dirt avenues, north from the Avenue 9 ½ Alignment, and west from Road 5 ½.
- DESCRIPTION:** 208.46± assessed acres planted to pomegranates, almonds and pecans.
- LEGAL:** Madera County APN: 041-130-001 & 041-070-003. Zoning is ARE-20 & ARE-40. Property is in the Ag Preserve. The west boundary is the San Joaquin River. Property is located within Flood Zones A & AE per FEMA Map #06039C 1090 E dated 9/26/08.
- PLANTINGS:**
15.77± acres Wonderful pomegranates, planted 2007, 15' x 18'. 1± acre is interplanted with Independence almonds planted in 2015.
78.52± acres Wonderful pomegranates, planted 2011, 15' x 18'. 51.62± acres have been interplanted with Independence almonds in 2013. (See planting map)
61.58± acres Independence almonds, planted 2011, 15' x 18'
13.24± acres Pawnee and Wichita pecans, planted 2011, 15' x 18'
- WATER:** One domestic pump and well. Two diesel powered gear drives located near the river. Water for the entire ranch is distributed from filtering system through the main line and laterals to drip emitters and mini-misters. Condition is "as is".
- SOILS:** Columbia fine sandy loam, Columbia loamy sand, Columbia soils, channeled, Foster loams, Grangeville fine sandy loam and Riverwash.
- BUILDINGS:** One 3BR, 2 BA Western Home (1997), detached garage & one shed.
- EQUIPMENT:** None.
- PRICE/TERMS:** \$6,000,000 cash at close of escrow or terms acceptable to Seller. Buyer to cooperate with Seller on IRS 1031 Exchange at no cost to Buyer. The 2016 crop is included in the purchase price only until August 15, 2016 with cultural reimbursement.
- NOTE:** Property is to be shown by appointment only. Listing agent must be present.

ASSESSOR'S PARCEL MAP

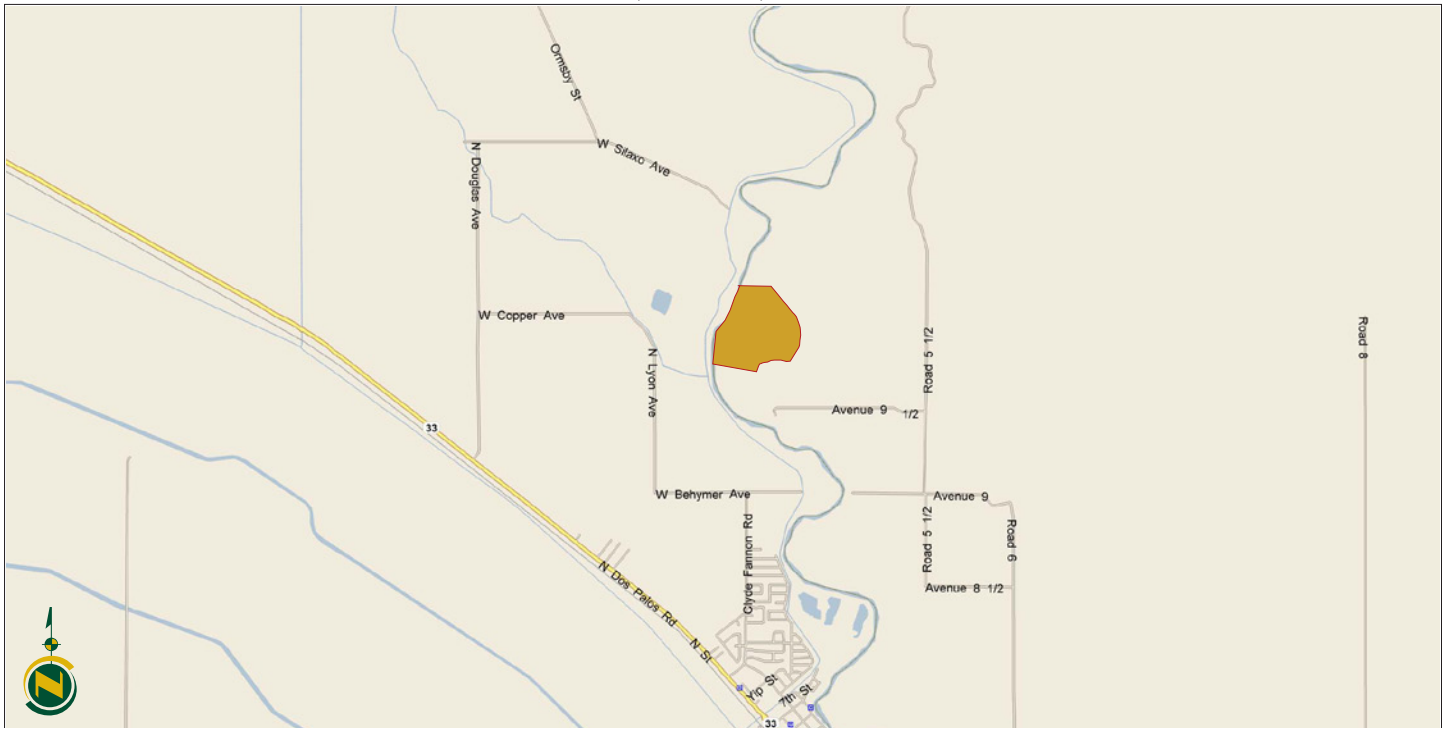


PLANTING MAP



LOCATION MAP

California, United States, North America



PROPERTY PHOTOS



Offices Serving The Central Valley

FRESNO
7480 N. Palm Ave, Ste 101
Fresno, CA 93711
559.432.6200

VISALIA
3447 S. Demaree Street
Visalia, CA 93277
559.732.7300

BAKERSFIELD
1801 Oak Street, Ste 121
Bakersfield, CA 93301
661.334.2777



**PEARSON
REALTY**
AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

We believe the information contained herein to be correct. It is obtained from sources which we regard as reliable, but we assume no liability for errors or omissions. Policy on cooperation: All real estate licensees are invited to offer this property to prospective buyers. Do not offer to other agents without prior approval.

