

FOR SALE



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AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

Madera Organic Ranch



**258.28± Assessed Acres
Madera County, California**

- Organic vineyard, almonds & open
- (3) Irrigation pumps and wells
- Drip and flood irrigation

**Exclusively Presented By:
Pearson Realty**



CALIFORNIA'S LARGEST AG BROKERAGE FIRM

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CA BRE #00020875



Madera Organic Ranch

258.28± Assessed Acres

\$5,100,000
(\$19,746/acre)

LOCATION:

The west side of Firebaugh Boulevard, 1± mile southwest of Avenue 12.
Approximately 10 miles southwest of the City of Madera.

LEGAL:

Madera County APN's: 041-172-002 & 003.
A portion of the N 1/2 of Section 14, T12S, R15E, M.D.B.&M.

PLANTINGS:

<u>Gross Acres</u>	<u>Crop</u>	<u>Variety</u>	<u>Ages</u>	<u>Spacing</u>
175±	Vineyard	Thompson Seedless	Mature	12 x 6, 12 x 7
45±	Almonds	Butte/Padre	2015	22 x 14
20±	Almonds	NP/Monterey	2017	22 x 15
20±	Open			

Note: The almonds were planted on Hansen Rootstock.

WATER:

(1) 100 HP irrigation pump and well
(1) 100 HP irrigation pump and well
(1) 50 HP irrigation pump and well
Double line drip irrigation (on 45± acres of almonds only)
Micro-sprinklers (on 20± acres of almonds only)
Flood irrigation (on vineyard and open)

SOILS:

Fresno and El Peco fine sandy loams, strongly-alkali, 0-1% slopes
Pachappa sandy loam, slightly saline-alkali, 0-1% slopes

**BUILDINGS/
IMPROVEMENTS:**

None.

PRICE/TERMS:

\$5,100,000 cash at the close of escrow. Buyer to reimburse Seller for cultural costs incurred towards the growing crops.

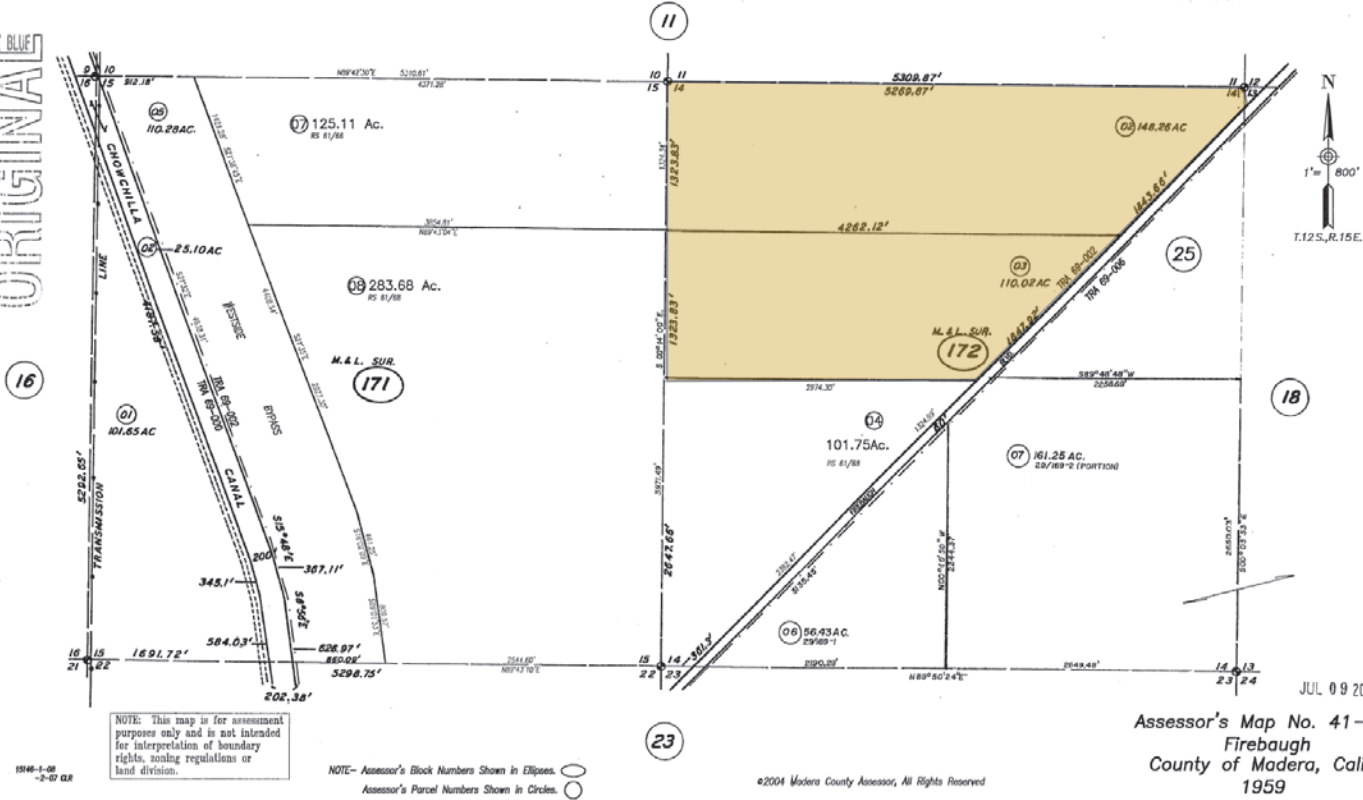
ASSESSOR'S PARCEL MAP

SECS.14 & 15 T.12S., R.15E. M.D.B.&M.

Tax Area Code
 69-000
 69-002
 69-006

41-17

ORIGINAL



AERIAL PHOTO



MADERA ORGANIC RANCH



MADERA ORGANIC RANCH



LOCATION MAP



PROPERTY PHOTOS



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.

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