

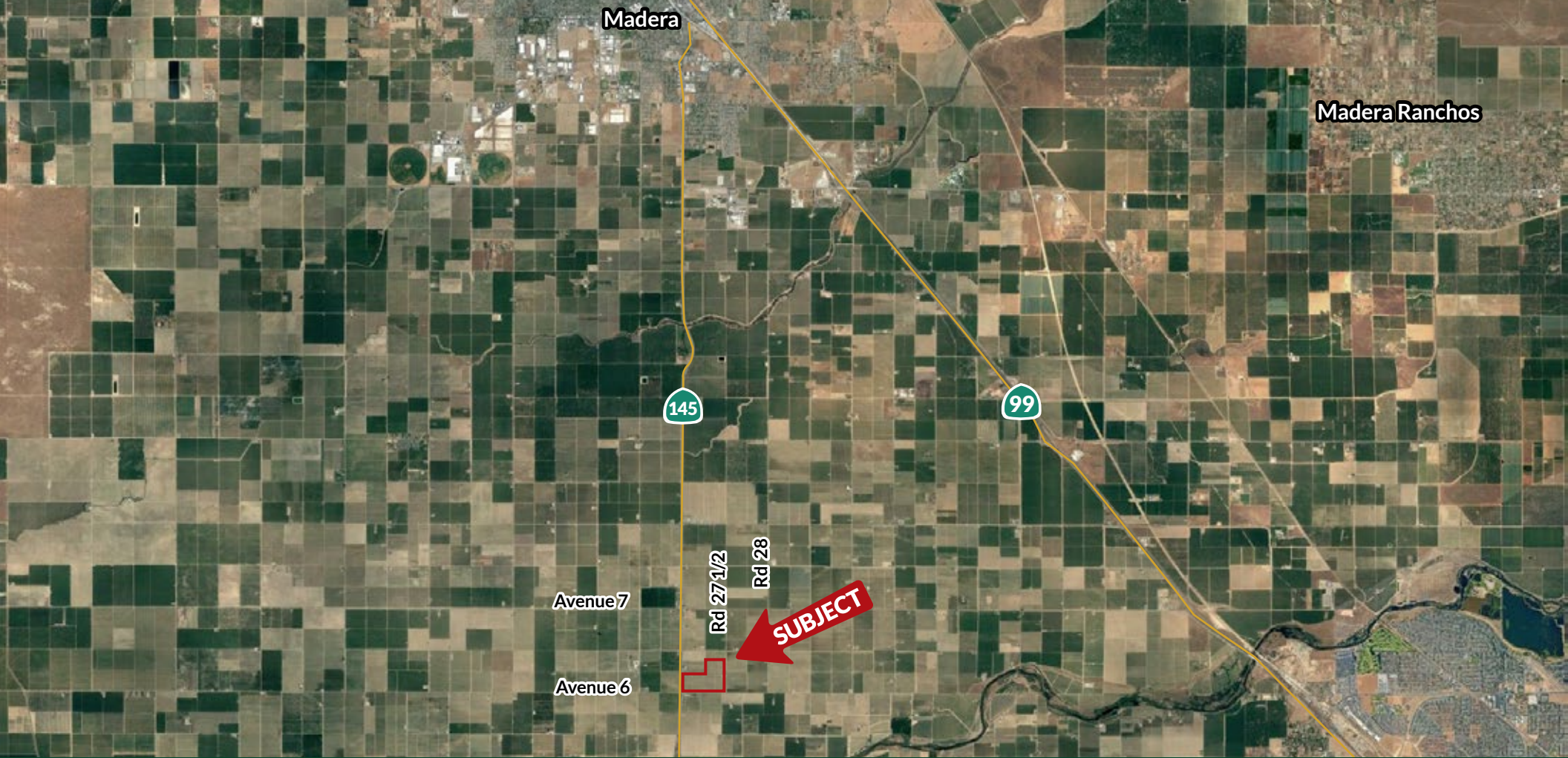
SOUTH MADERA AVE RANCH

Madera County, California

92.86± Acres

\$4,625,000

(\$49,806/Acre)



- Vineyard, Residence, Storage Area
- Madera Irrigation District
- Mature Thompson Seedless Grapes



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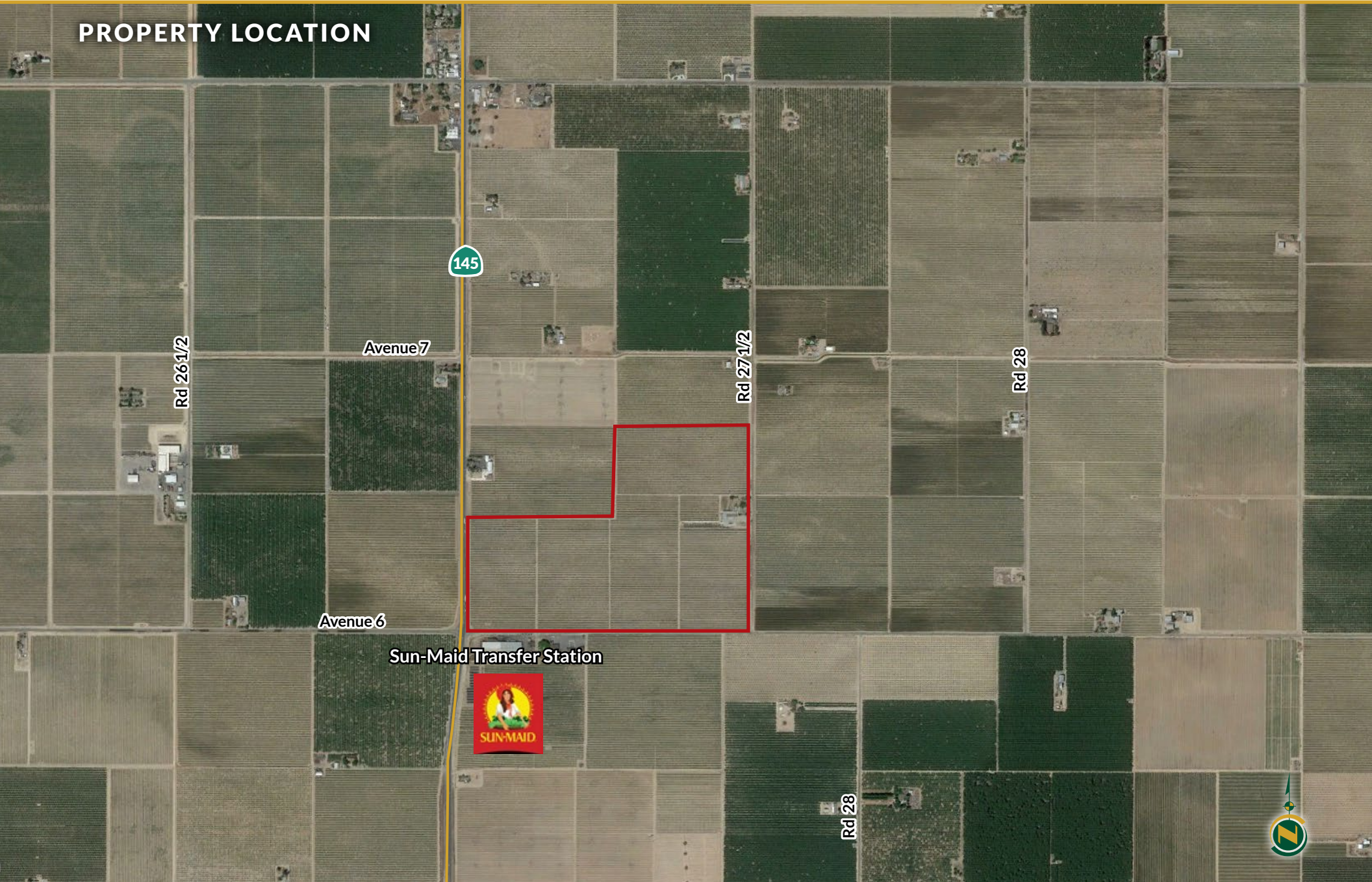


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PROPERTY LOCATION



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PROPERTY INFORMATION

DESCRIPTION

Great location on SR 145 between Madera and Kerman and Hwy 99. The property is located next to the Sun-Maid Transfer Station with potential development land for agriculture/industrial related businesses. Property consists of a mature, level to grade, Thompson Seedless vineyard. Surface water is from the Madera Irrigation District. There is a deep well with pump and drip filter system.

LOCATION

Located on the northeast corner of Avenue 6 and Hwy 145. Address is 6286 Road 27 1/2, Madera, CA 93637.

LEGAL

Madera County APNs: 040-102-005 & 006. Located in a portion of Section 31, T12S, R18E, M.D.B.&M.

ZONING

AE zoning. Parcels are not enrolled in the Ag Preserve (Williamson Act).

WATER

The property is in the Madera Irrigation District with delivery subject to water availability. There is 1 pump and deep well and a filter system in the yard area as well as a 1 HP domestic pump with well and a tank. The vineyard irrigates from a drip system.

SOILS

The predominant soil type is Hanford fine sandy loam, moderately deep and deep over silt.

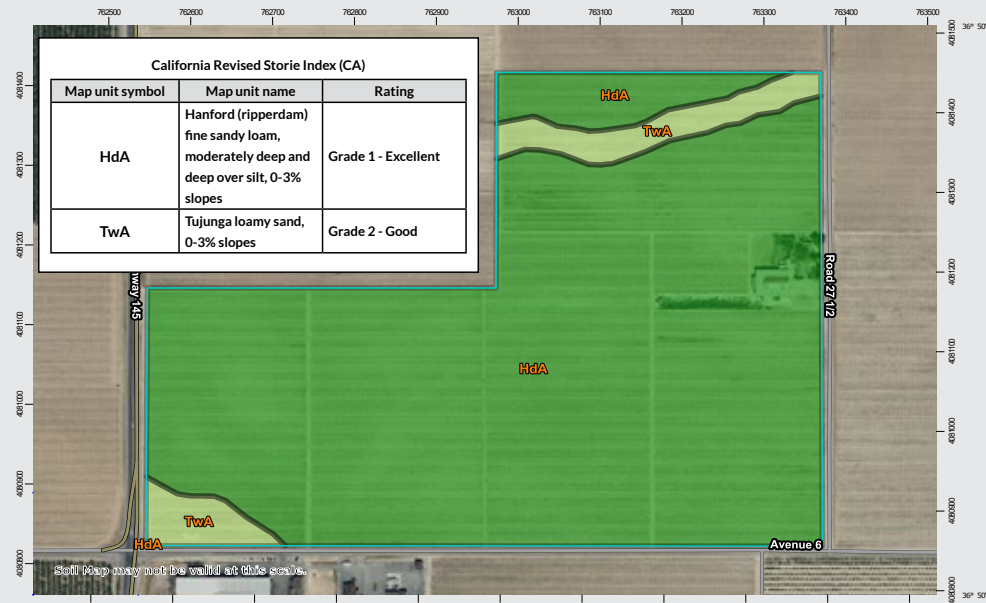
BUILDINGS

The residence was built in 1976 and is not used. The yard/work storage area is approximately 500 sq. ft. with a concrete floor.

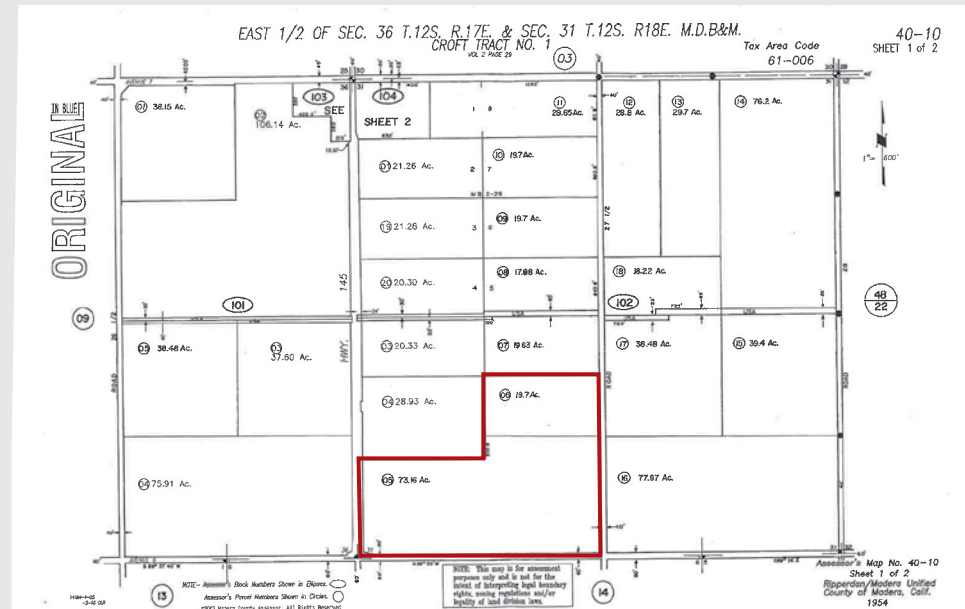
PRICE/TERMS

\$4,625,000 cash or terms agreeable to Seller. The sale is "as is," "where is" with no warranties or representations. In 2016 the vineyard suffered spray damage. The 2023 crop is negotiable.

SOILS MAP



APN MAP



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Water Disclosure: The Sustainable Groundwater Management Act (SGMA) was passed in 2014, requiring groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. SGMA may limit the amount of well water that may be pumped from underground aquifers. Buyers and tenants to a real estate transaction should consult with their own water attorney; hydrologist; geologist; civil engineer; or other

environmental professional. Additional information is available at: California Department of Water Resources Sustainable Groundwater Management Act Portal - <https://sgma.water.ca.gov/portal/> Telephone Number: (916) 653-5791

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.