

EL RANCHO BERENDA

Madera County, California

380.33± Acres

\$7,600,000
(\$19,983/Acre)



- Chowchilla Water District
- Riparian Water Rights
- Figs & Almonds



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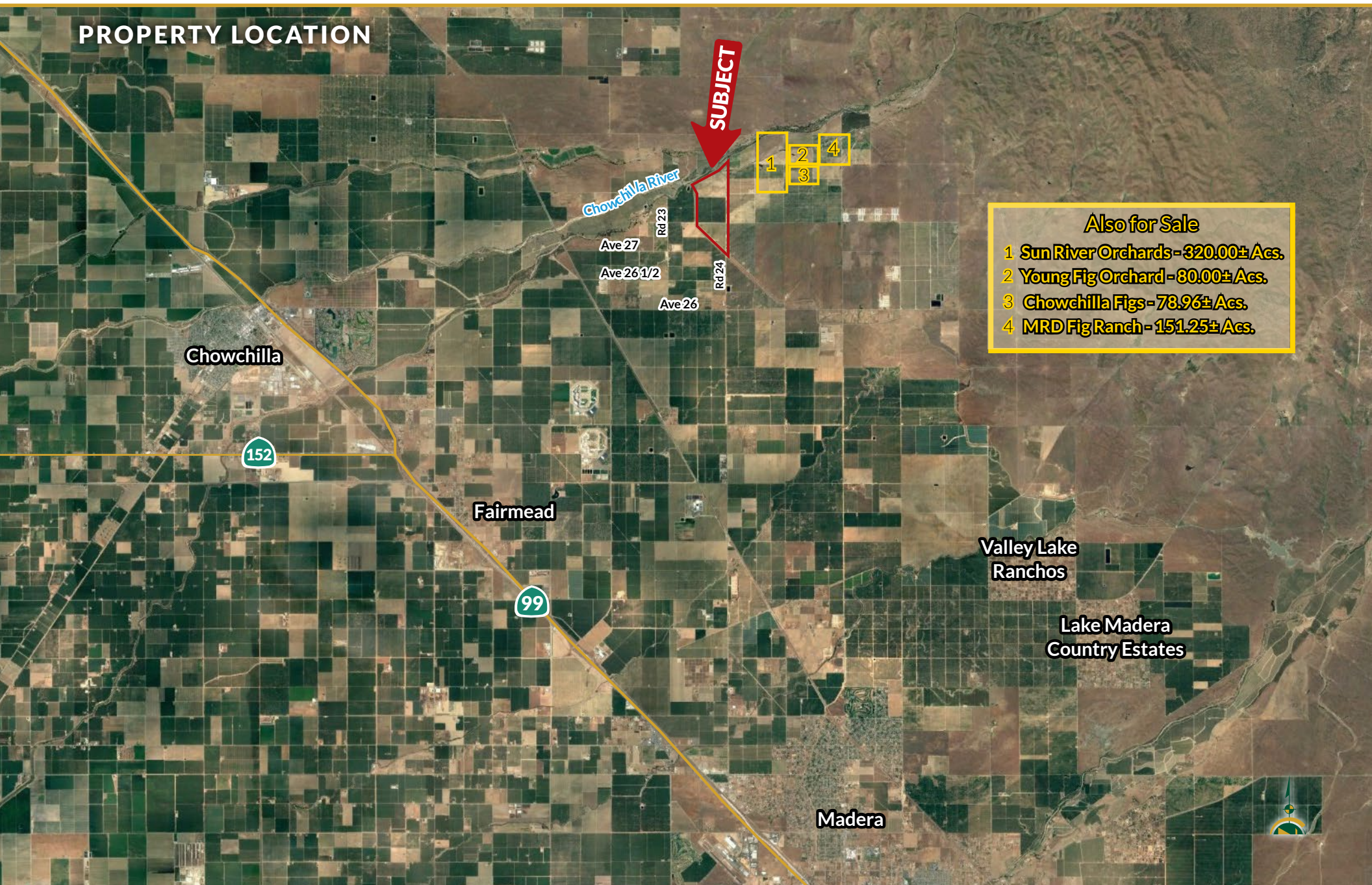


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PROPERTY LOCATION



- Also for Sale**
- 1 Sun River Orchards - 320.00± Acs.
 - 2 Young Fig Orchard - 80.00± Acs.
 - 3 Chowchilla Figs - 78.96± Acs.
 - 4 MRD Fig Ranch - 151.25± Acs.

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PROPERTY INFORMATION

DESCRIPTION

A unique opportunity to acquire 380.33 acres of quality almonds and figs along the Chowchilla River. This turn-key almond and fig ranch includes a diverse portfolio of different varieties in both almonds and figs. The irrigation comes with owned solar, well, Chowchilla Water District and Riparian water. A buyer is encouraged to seek advice from their tax consultant regarding the potential, favorable tax benefits of purchasing the El Rancho Berenda Ranch.

LOCATION

Chowchilla California located Northeast of the intersection on Avenue 27 ½ and Road 24 just 10 miles East from Highway 99.

LEGAL

380.33± assessed acres. Madera County APN's: 030-070-001, 002 and 030-032-010

PLANTINGS

79.8 Acres of Tena Figs
71.7 Acres of open
14.6 Acres of figs
61.7 Acres of almonds Bute/Padre
76.8 Acres of almonds - 50% NP, 25% Fritz and 25% Monterey
59.2 Acres of Black Mission figs - 10 acs. planted in 2020 & 49.2 acs. planted in 2019.

WATER

This property has 3 sources of water:
Chowchilla Water District
Riparian Water Rights
Owned solar with 1 deep well

SOILS

See soils map

PRICE/TERMS

\$7,600,000 cash at close of escrow. Buyer to reimburse seller for cultural costs incurred towards the 2023 growing crops.

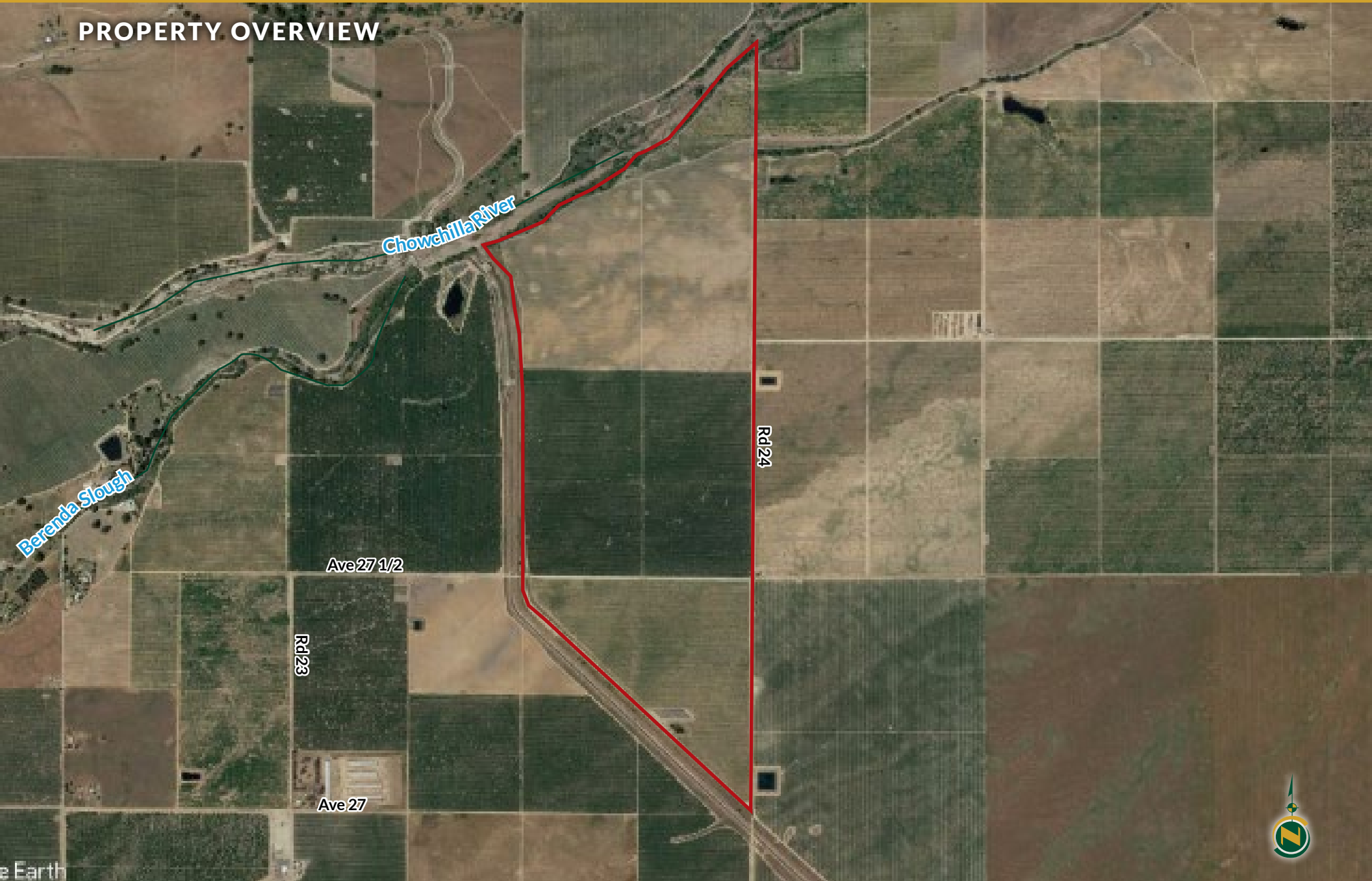


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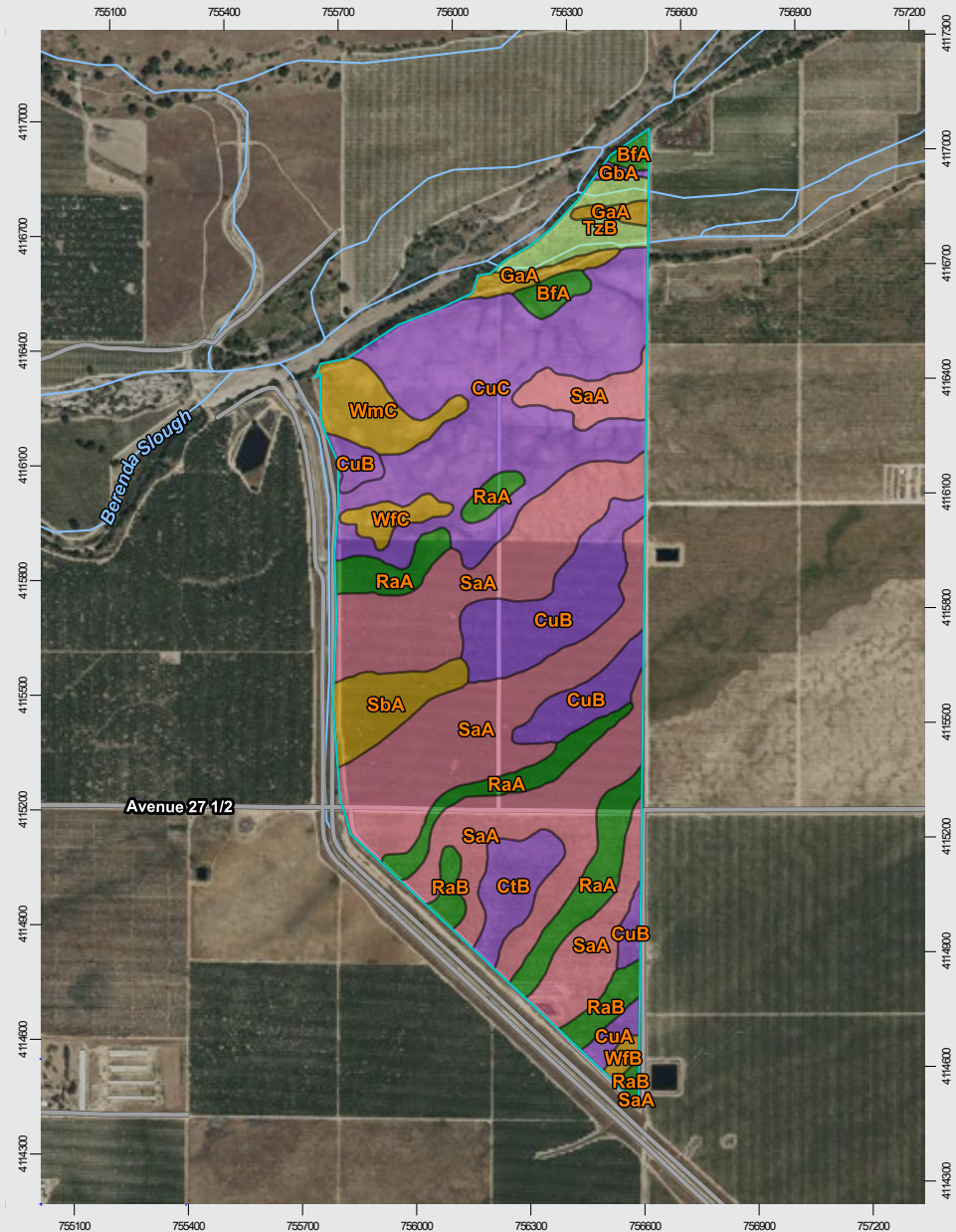


PROPERTY OVERVIEW

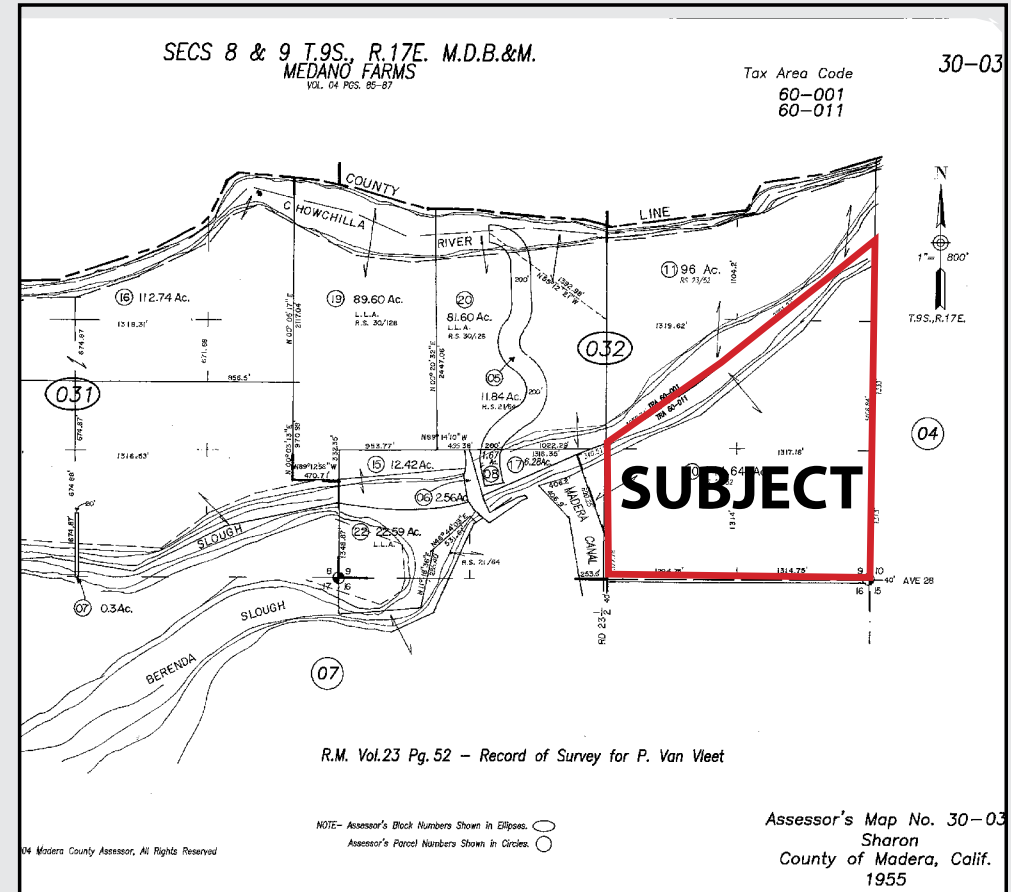
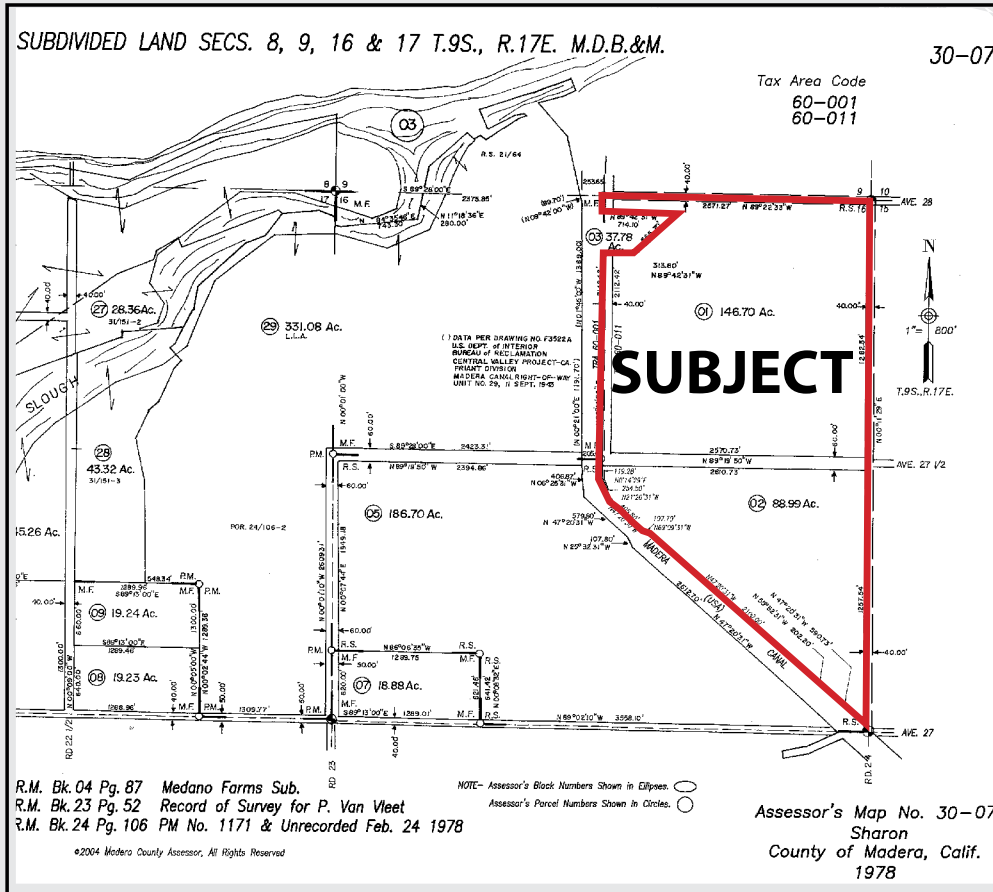


SOILS MAP

California Revised Storie Index (CA)	
Map unit symbol	Map unit name
BfA	Borden fine sandy loam, 0-1% slopes
CtB	Cometa loam, 3-8% slopes
CuA	Cometa sandy loams, 0-3% slopes
CuB	Cometa sandy loams, 3-8% slopes
CuC	Cometa sandy loams, 8-15% slopes
GaA	Grangeville fine sandy loam, 0-1% slopes
GbA	Grangeville fine sandy loam, slightly saline, 0-1% slopes
RaA	Ramona sandy loam, 0-3% slopes
RaB	Ramona sandy loam, 3-8% slopes
SaA	San Joaquin sandy loam, 0-3% slopes
SbA	San Joaquin-Alamo compls, 0-3% slopes
TzB	Tujunga & Hanford soils, channeled, 0-8% slopes
WfB	Whitney fine sandy loam, 3-8% slopes



PARCEL MAPS



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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.**