

SUN RIVER RANCH

Madera County, California

320± Acres

\$5,496,000

(\$17,175/Acre)



- Two Fig Varieties
- Water Sharing Agreement
- Open Ground



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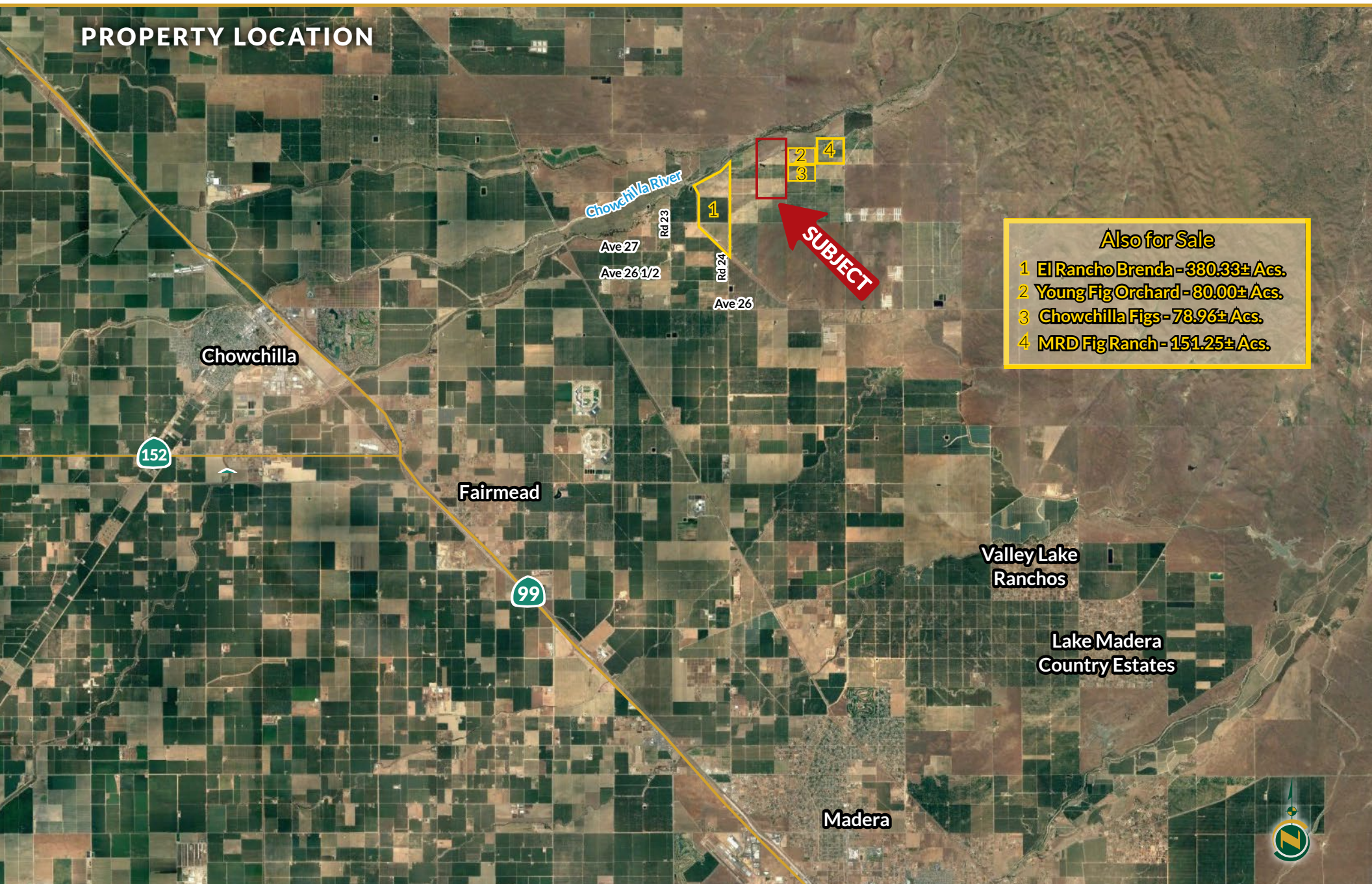


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Madera County, CA



PROPERTY LOCATION



Also for Sale

- 1 El Rancho Brenda - 380.33± Acs.
- 2 Young Fig Orchard - 80.00± Acs.
- 3 Chowchilla Figs - 78.96± Acs.
- 4 MRD Fig Ranch - 151.25± Acs.

PROPERTY INFORMATION

DESCRIPTION

A unique opportunity to acquire 320 acres of quality figs and open land along the Chowchilla River. This turn-key fig ranch is planted to Tena and Black Mission figs and includes 141± acres of open land. The property is subject to a well share agreement with other neighboring parcels. The property is distributed water through drip irrigation. A buyer is encouraged to seek advice from their tax consultant regarding the potential, favorable tax benefits of purchasing the Madera County Sun River Ranch

LOCATION

Chowchilla, CA., NE of the intersection of Avenue 27 1/2 and Road 24 just 10 miles east of Hwy 99. Ranch is located 1 mile north of Avenue 26.

LEGAL

320.00± assessed acres. Madera County APN's: 030-041-004 & 006

SOILS

See soils map

PLANTINGS

- 141± acs. open land
- 73.90± acs. Tena Figs
- 76.56± acs. Black Mission figs
 - 8.26± acs. budded in 2022
 - 40.00± acs. planted in 2018

WATER

Property is within the Chowchilla Water District. The property is also within and part of a Water Agreement covering approximately 1,600 acres. The Water Agreement operates the wells, pipelines, basins and pumps for the benefit of all parties. (Available upon request)

PRICE/TERMS

\$5,496,000 cash at close of escrow. Buyer to reimburse seller for cultural costs incurred towards the 2023 growing crops.

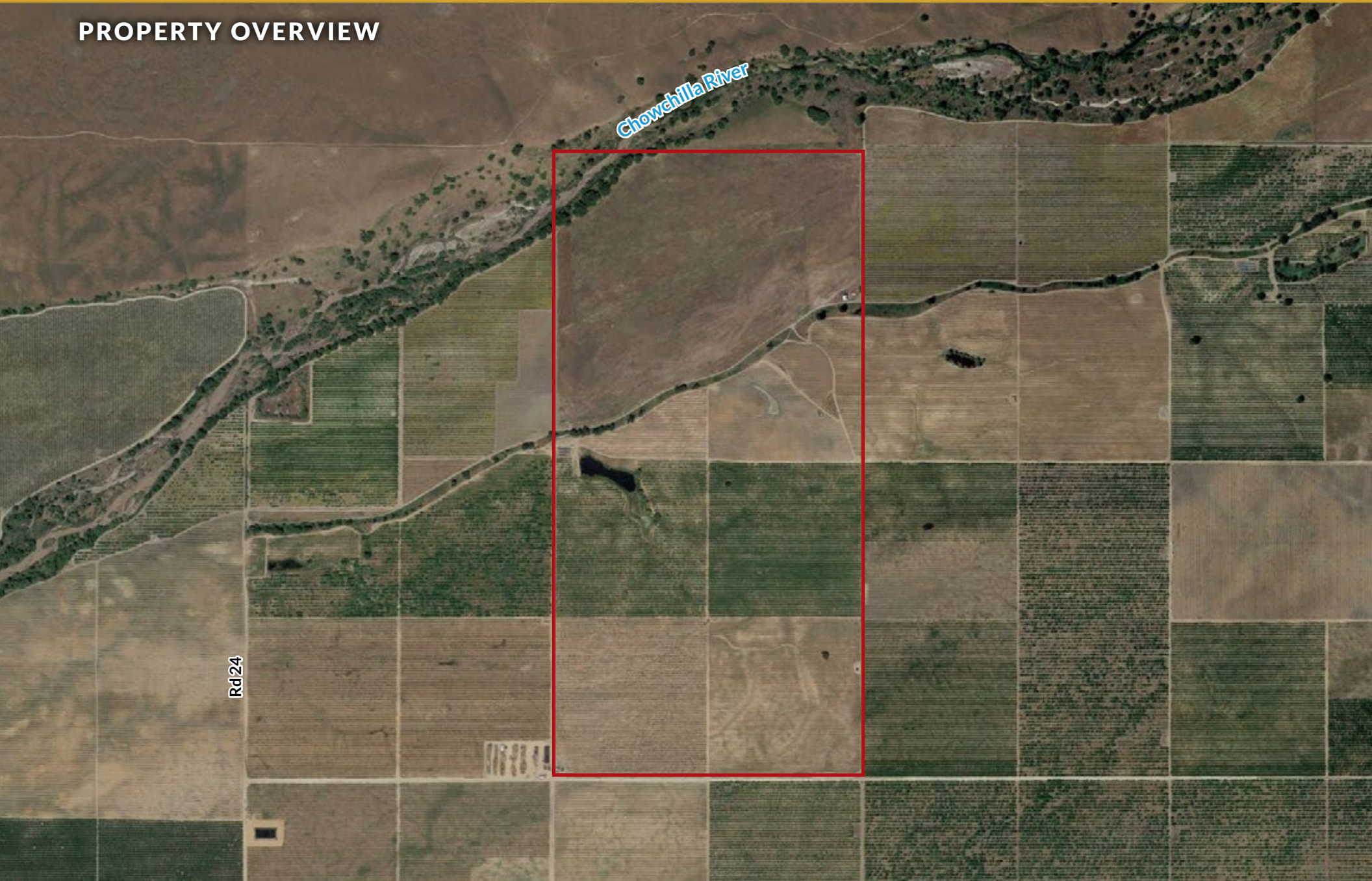


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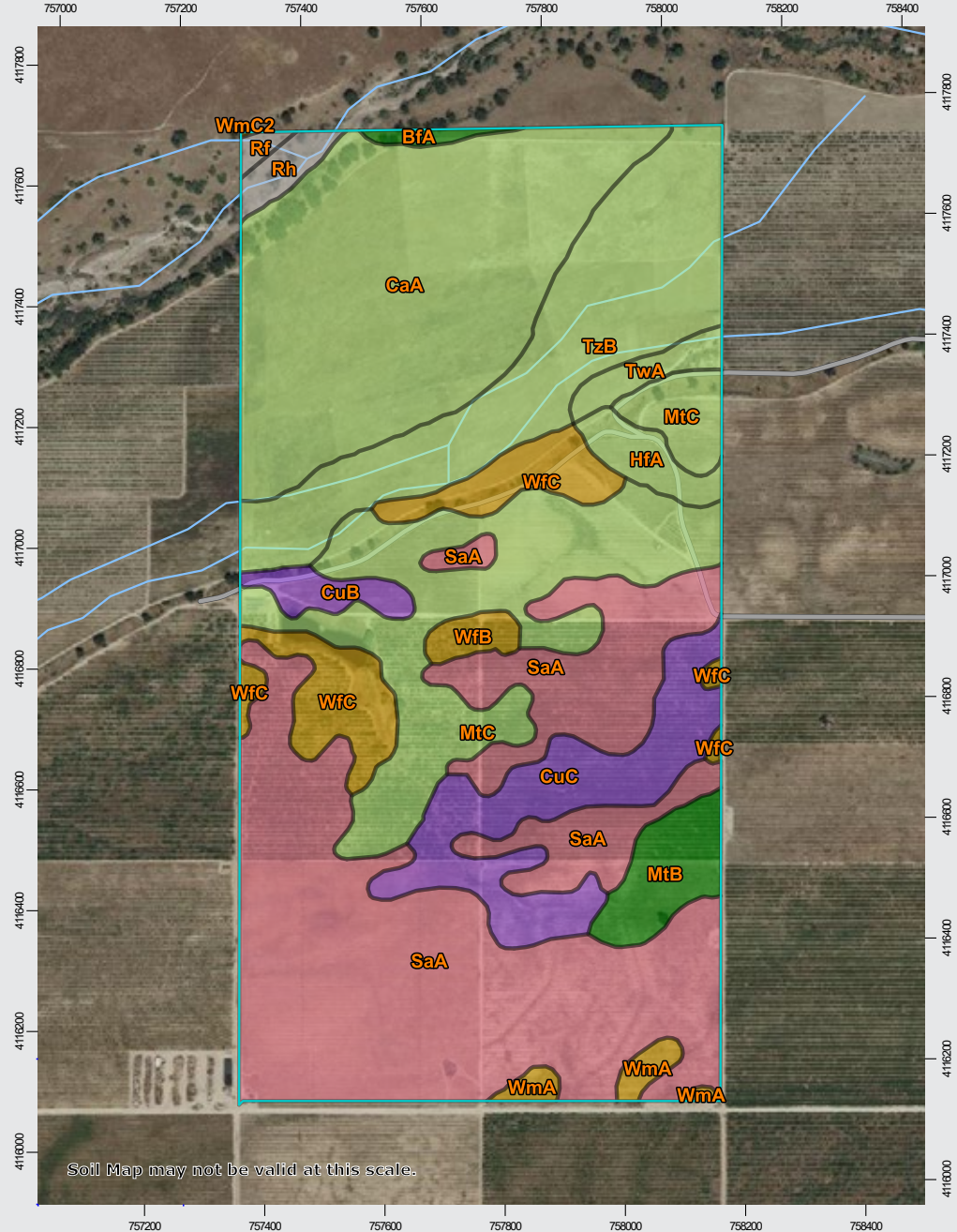


PROPERTY OVERVIEW

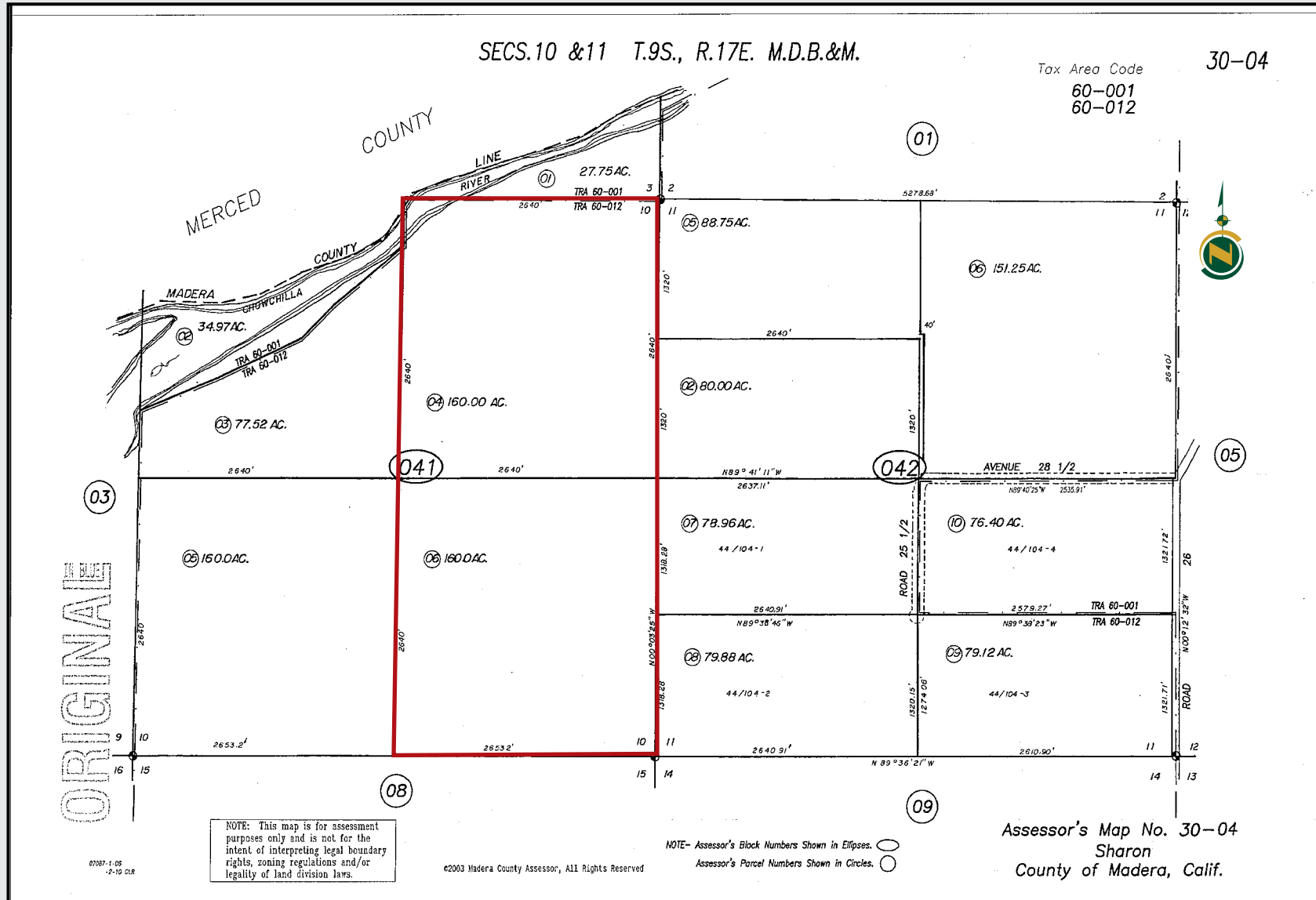


SOILS MAP

California Revised Storie Index (CA)	
Map unit symbol	Map unit name
BfA	Borden fine sandy loam, 0-1% slopes
CaA	Cajon loamy sand, 0-1% slopes
CuB	Cometa sandy loams, 3-8% slopes
CuC	Cometa sandy loams, 8-15% slopes
HfA	Hanford sandy loam, 0-3% slopes
MtB	Montpellier coarse sandy loam, 3-8% slopes
MtC	Montpellier coarse sandy loam, 8-15% slopes
Rh	Riverwash
SaA	San Joaquin sandy loam, 0-3% slopes
TwA	Tujunga loamy sand, 0-3% slopes
TzB	Tujunga & Hanford soils, channelled, 0-8% slopes
WfB	Whitney fine sandy loam, 3-8% slopes
WfC	Whitney fine sandy loam, 8-15% slopes
WmA	Whitney loam, 0-3% slopes



PARCEL MAP



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PROPERTY PHOTOS



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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.**