

# GARIN FARMS

Madera County, California

87.41± Acres

\$2,622,300

(\$30,000/Acre)



- Madera Irrigation District
- Irrigation Pumps and Wells
- Organic Thompson Seedless



**PEARSON  
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### BAKERSFIELD

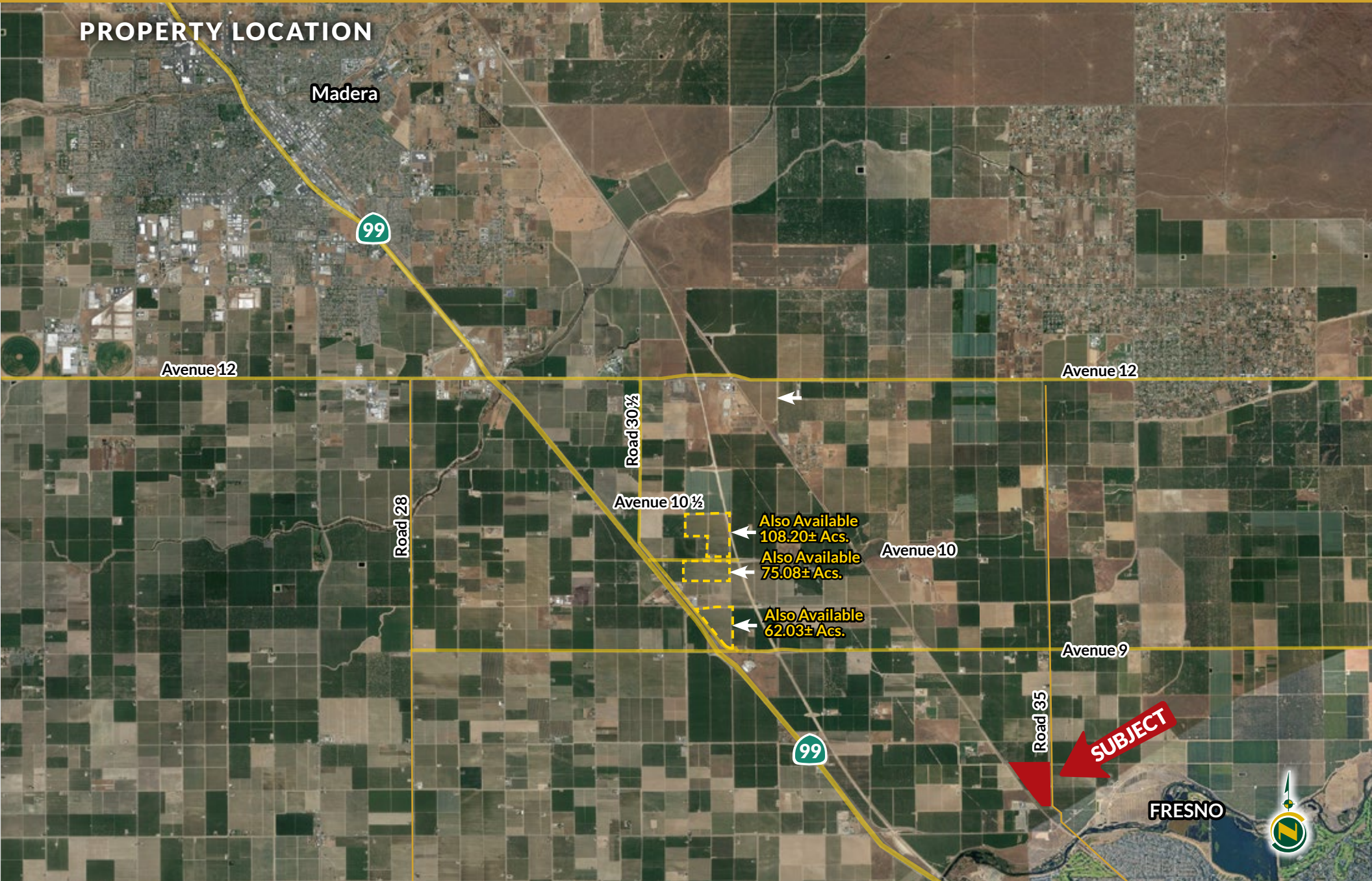
4900 California Ave., #210B  
Bakersfield, CA 93309  
661.334.2777

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Exclusively Presented by:



## PROPERTY LOCATION



Madera

99

Avenue 12

Avenue 12

Road 28

Road 30 1/2

Avenue 10 1/2

Also Available  
108.20± Ac.

Also Available  
75.08± Ac.

Also Available  
62.03± Ac.

Avenue 10

Avenue 9

99

Road 35

**SUBJECT**

FRESNO



## PROPERTY INFORMATION

### DESCRIPTION

A productive organic raisin vineyard located 1/2 mile north of the San Joaquin River. The property features Grade 1 soils and two water sources: Madera Irrigation District plus pumps and wells. There are also three other ranches available in the area totaling another 245.31± acres. (See the location map on page 2).

### LOCATION

The property is located on the west side of Road 35, a quarter mile North of Avenue 7 approximately 1/2 mile north of the City of Fresno.

### LEGAL

Fresno County APN: 048-211-006

A portion of the E 1/2 of Section 29, Township 12S, Range 19E, M.D.B.&M.

### ZONING

Zone AE-20 (Agricultural Exclusive - 20 acre minimum parcel size).  
The property is enrolled in the Williamson Act.

### PLANTINGS

The property is currently farmed to an organic Thompson Seedless raisin vineyard planted in 1988.

### PRODUCTON

Available upon request.

### SOILS

See the soils map included on separate page.

### BUILDINGS/STRUCTURES

There are no buildings on the property.

### WATER

Madera Irrigation District.

(1) 100HP irrigation pump and well

(1) 30HP irrigation pump and well (older)

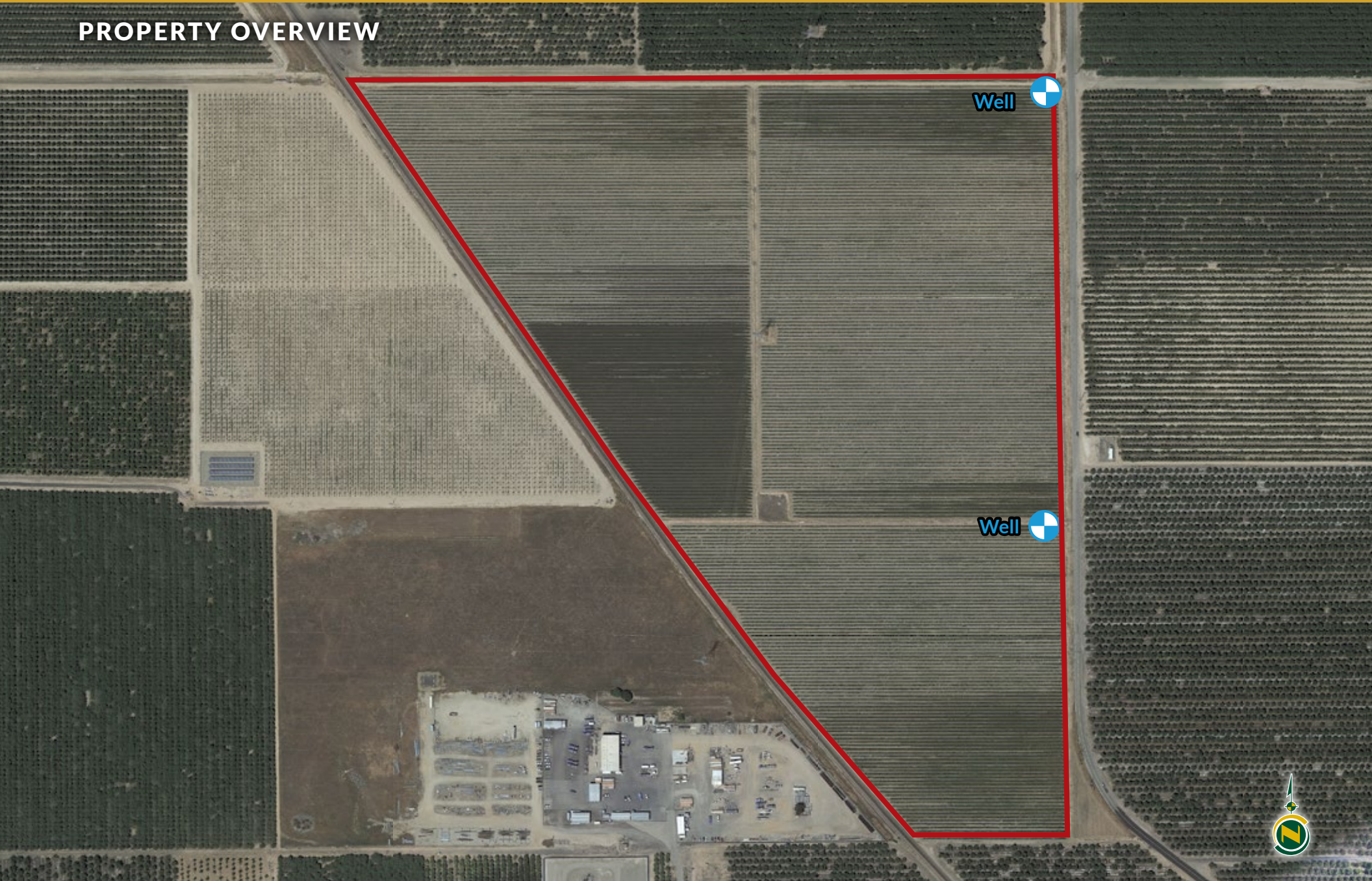
Flood irrigation

### PRICE/TERMS

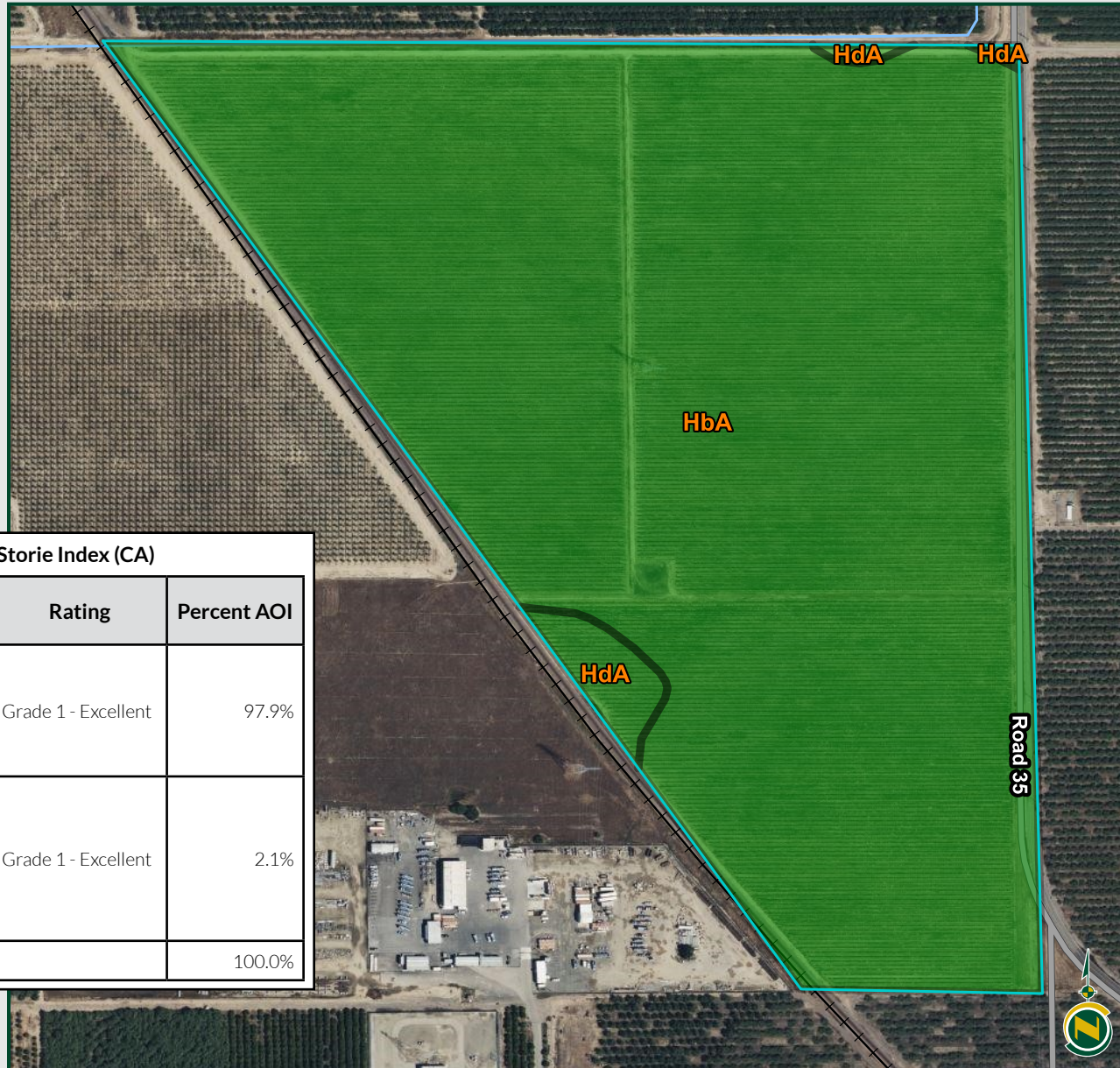
\$2,622,300 (\$30,000 / acre) cash at the close of escrow. Buyer to reimburse seller for cultural costs incurred towards the 2024 growing crop.



## PROPERTY OVERVIEW

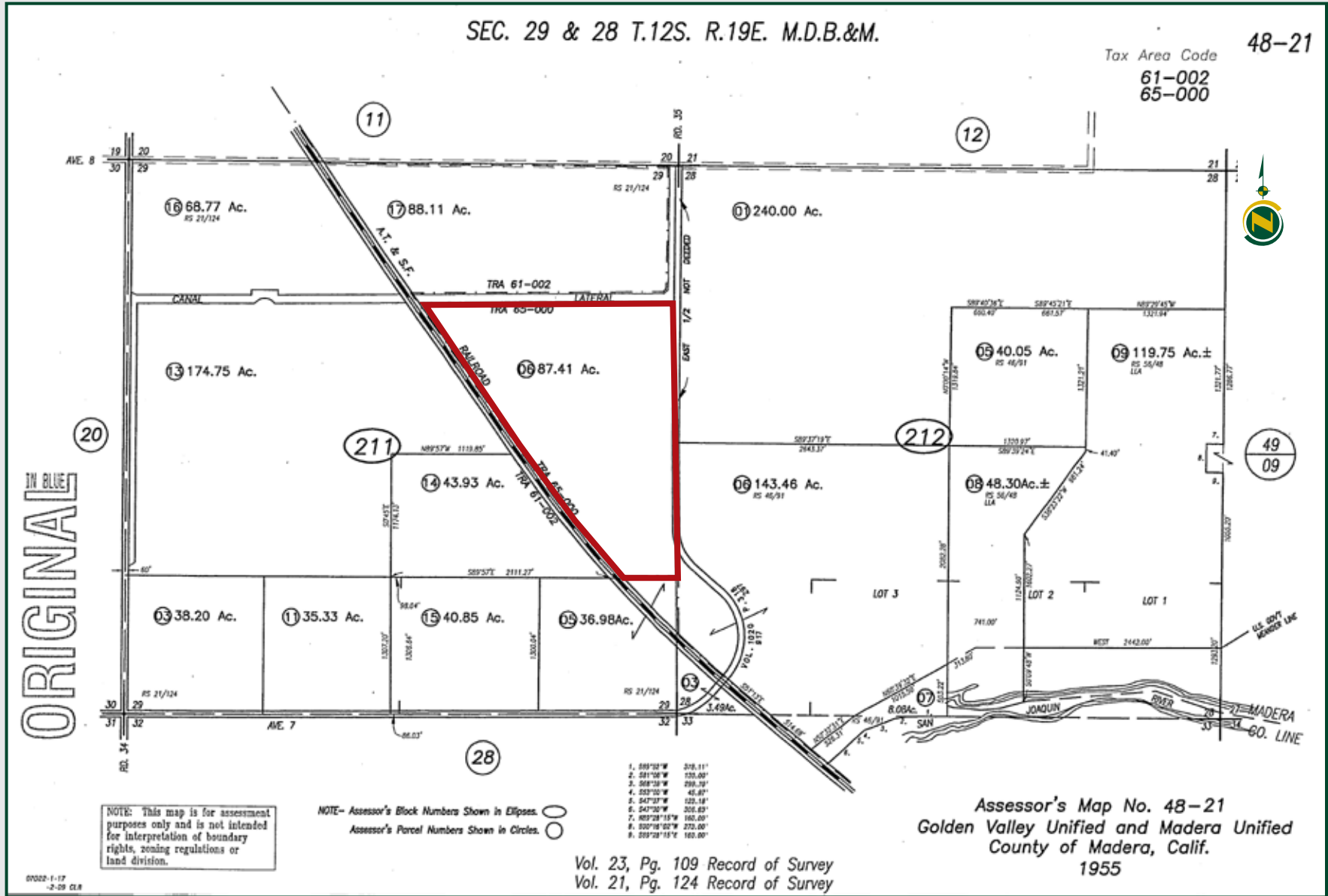


## SOILS MAP



California Revised Storie Index (CA)			
Map Unit Symbol	Map Unit Name	Rating	Percent AOI
HbA	Hanford fine sandy loam, moderately deep and deep over hardpan, 0 to 1 percent slopes	Grade 1 - Excellent	97.9%
HdA	Hanford (ripperdan) fine sandy loam, moderately deep and deep over silt, 0 to 3 percent slopes	Grade 1 - Excellent	2.1%
<b>Totals for Area of Interest</b>			100.0%

## PARCEL MAP



## PROPERTY PHOTO





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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.**