

# BERENDA SOUTH RANCH

Madera County, California

318.48± Acres

\$3,901,380

(\$12,250/Acre)



- Owned Solar
- Mixed Variety Almonds
- Mature & Young Almonds
- 50± Ac. Annual Solar Lease Revenue



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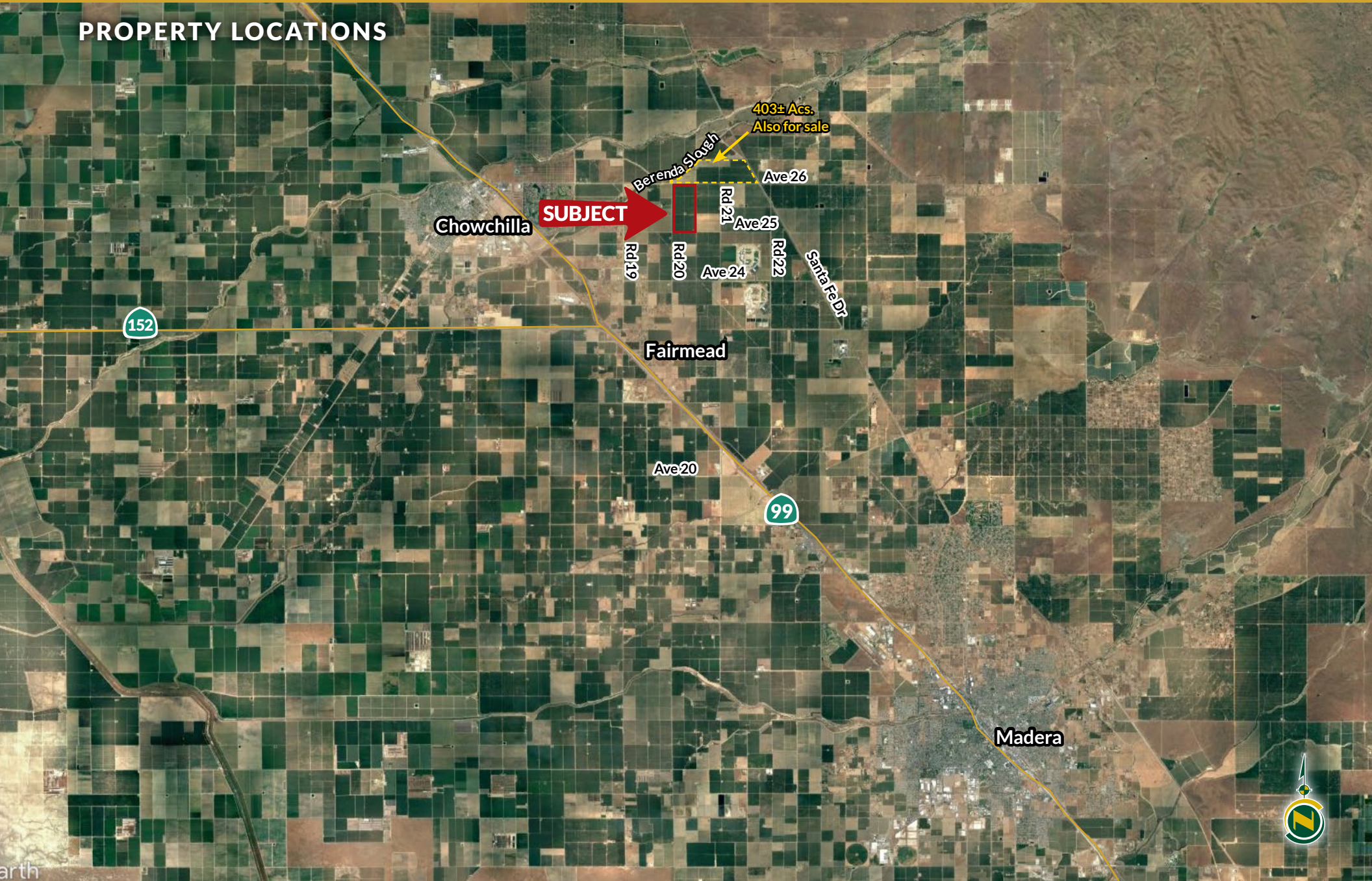


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Madera County, CA



## PROPERTY LOCATIONS



Chowchilla

**SUBJECT**

403± Acs.  
Also for sale

Berenda Slough

Ave 26

Ave 25

Ave 24

Rd 19

Rd 20

Rd 21

Rd 22

Santa Fe Dr

Fairmead

Ave 20

99

Madera





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## DESCRIPTION

236± acres of 2005 & 2006 almonds and 50± acre solar lease facility.

## LOCATION

Located on the SEC of Avenue 26 and Road 20.  
Property Address: 20481 Avenue 26, Chowchilla, CA 93610

## LEGAL

Madera County APNs: 030-161-001 (Subject to change)  
Located in a portion of Section 25 Township T9S, Range 17E, M.D.B.&M.

## ZONING

Zone AE (Agricultural Exclusive)  
The property is not located within the Williamson Act.

## WATER

The ranch is located in the Madera County GSA and does not receive surface water. There are two 200 HP wells and a 100 HP well.

## SOLAR

Two (2) solar facilities owned by the Sellers currently sized for a combined 344.5 kwh and producing 512,000± kwh annually with a potential to offset PG&E by \$92,000± annually.  
There is also a lease on 50± acres of open land with a solar company that started construction in September, 2023 with an expected completion by June, 2024. The lease will pay \$1,000/acre annually with a 1.5% yearly escalator.

## PRICE/TERMS

\$3,901,380 (\$12,250 /acre) cash at the close of escrow. Also for sale is the 403± ac. Berenda North Ranch for \$8,096,000 (\$20,089/ac.). They can be sold together or separately. Buyer to reimburse Seller for cultural costs toward the 2024 crop.



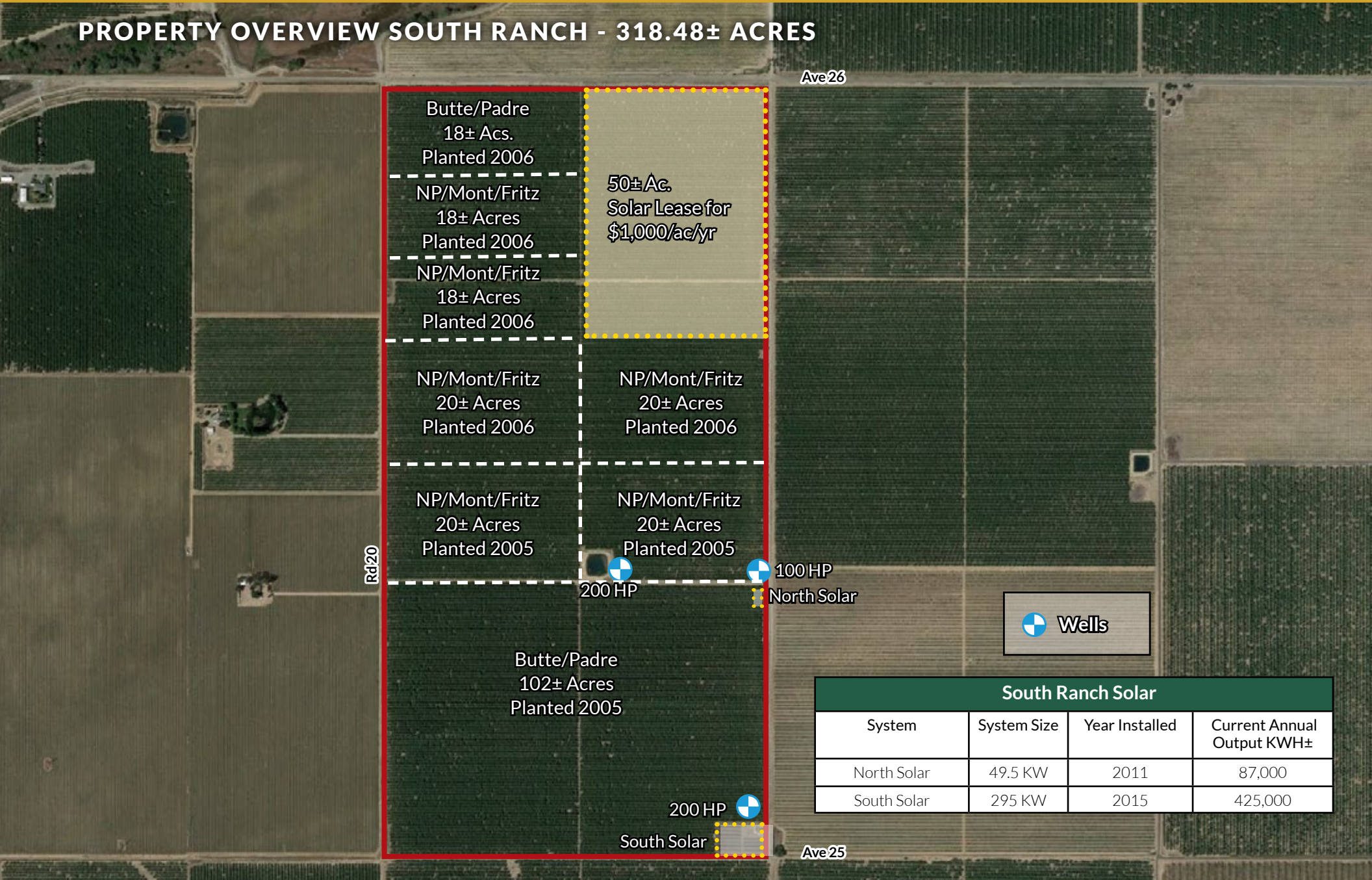


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## PROPERTY OVERVIEW SOUTH RANCH - 318.48± ACRES



Wells

South Ranch Solar			
System	System Size	Year Installed	Current Annual Output KWH±
North Solar	49.5 KW	2011	87,000
South Solar	295 KW	2015	425,000



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## SOILS MAP - SOUTH RANCH



California Revised Storie Index (CA)

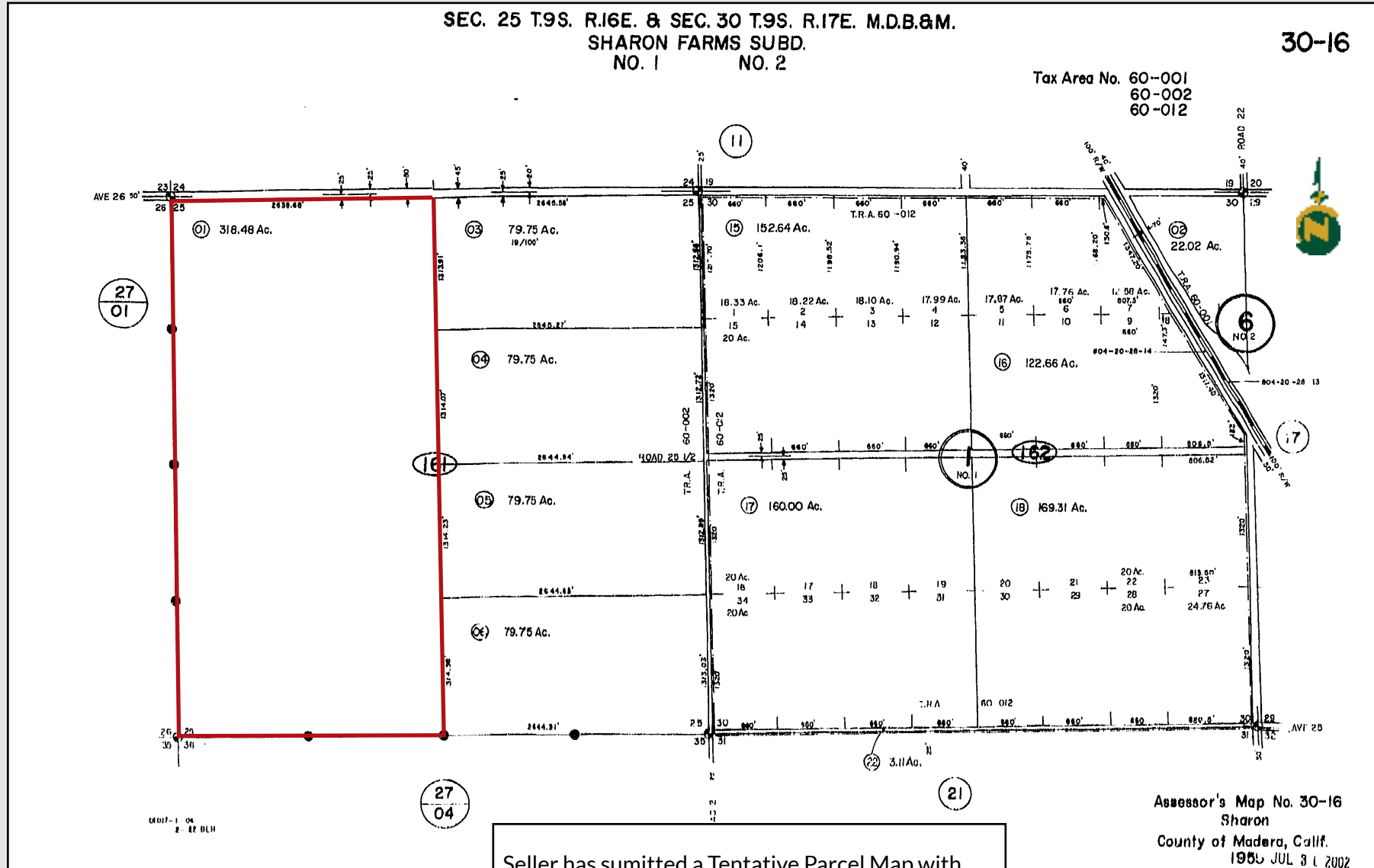
Map unit symbol	Map unit name
SaA	San Joaquin sandy loam, 0-3% slopes, MLRA 17
CuB	Cometa sandy loams, 3-8% slopes
AsA	Alamo clay, 0-1% slopes
RaA	Ramona sandy loam, 0-3% slopes
GvA	Greenfield sandy loam, moderately deep and deep over hardpan, 0-3% slopes

# BERENDA SOUTH RANCH

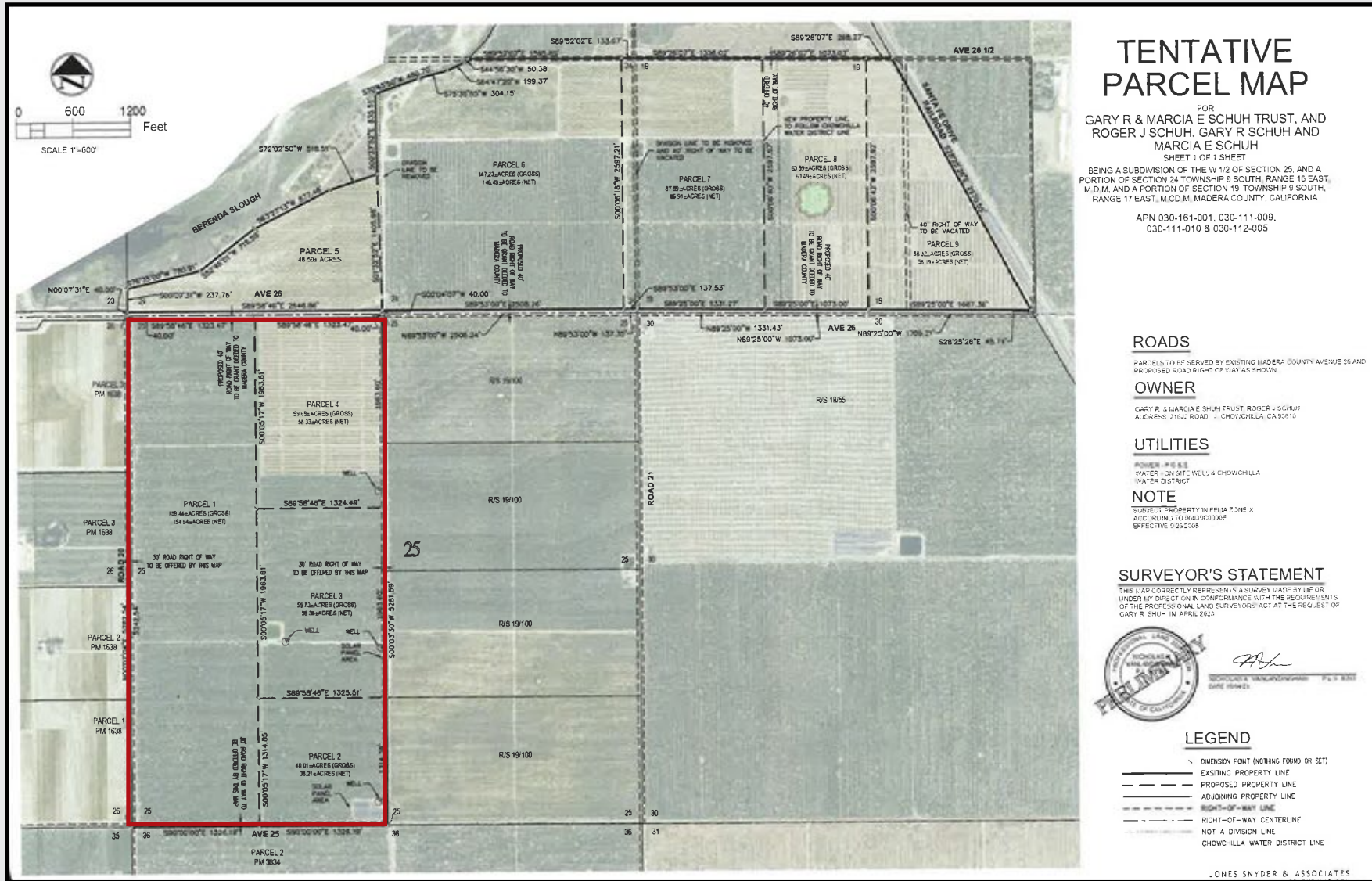
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## PARCEL MAP



## TENTATIVE PARCEL MAP (PENDING COUNTY FINAL APPROVAL)





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## PROPERTY PHOTO





# BERENDA SOUTH RANCH

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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.**