

BERENDA NORTH RANCH

Madera County, California

403.00± Acres

\$8,096,000
(\$20,089/Acre)



- Chowchilla Water District
- Mixed Variety Almonds
- Mature & Young Almonds
- Riparian Rights
- Open Land



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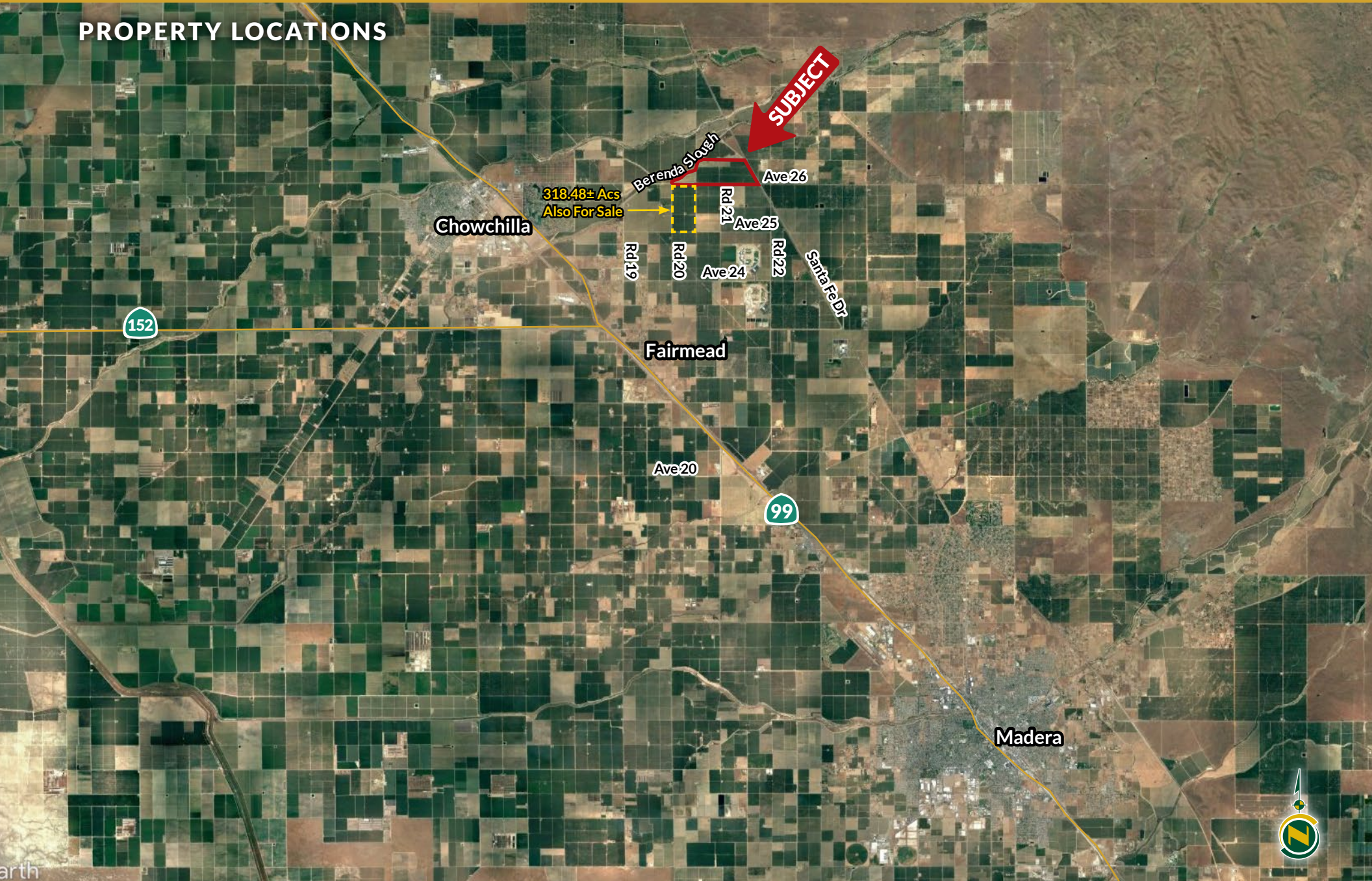


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PROPERTY LOCATIONS



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DESCRIPTION

The ranch consists of 403± acres of permanent plantings and open land.

LOCATION

The ranch is located on the north side of Avenue 26, between Road 26 and Santa Fe Drive.

LEGAL

Madera County APNs: 030-111-009, 030-111-010 & 030-112-005
(Subject to change)

Located in a portion of Section 19 and 24, Township T9S, Range 17E, M.D.B.&M.

ZONING

Zone AE (Agricultural Exclusive)

The property is not located within the Williamson Act.

WATER

280± acres is in and receives water from Chowchilla Water District. The ranch also has Riparian Rights out of Berenda Slough, is irrigated by dual line drip or microsprinklers. The other 123± acres is located in the Madera County GSA and do not receive surface water. There is one new 200 HP well, an existing 200 HP, and (2) 100 HP wells. All the wells are inter-connected.

PRICE/TERMS

\$8,096,000 (\$20,089/ acre) cash at the close of escrow. Buyer to reimburse Seller for cultural costs toward the 2024 crop.



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PROPERTY OVERVIEW



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Chowchilla Water District (CWD) is dedicated to providing quality water and services to the agricultural growers and communities in portions of Madera and Merced Counties. Dependable deliveries and efficient water management practices are not only policy but promises that CWD has kept for over sixty years.

The Chowchilla Water District was formed in 1949 for the purpose of furnishing a supplemental water supply for agriculture within its boundaries. Until that time, the District had been part of the Madera Irrigation District.

The District receives water from two sources; Madera Canal and Buchanan Dam with the average water run from May to September. The District utilizes portions of the Chowchilla River, Ash Slough and Berenda Slough to convey irrigation water to the District's irrigation water distribution system, which consists of 150 miles of unlined canals and 49 miles of pipeline. There are over 950 turnouts where irrigation water is delivered to water-users. The District utilizes various water management techniques and facilities to deliver water efficiently and accurately to its water-users. These facilities include; measurement weirs, water meters, rated canal gates, regulating reservoirs and ponds, long-crested weirs, ITRC flap gates and the District's SCADA system. All water released to the District, delivered to water-users and leaving the District is measured and recorded in the District's database.

Since its inception, the District has provided consistent and reliable surface water to its constituents, resulting in improvements to groundwater conditions. The District services over 400 landowners on 85,000 acres of land in southern Merced and northern Madera counties.

Service Area: 85,000+ acres

GSA: Chowchilla Water District

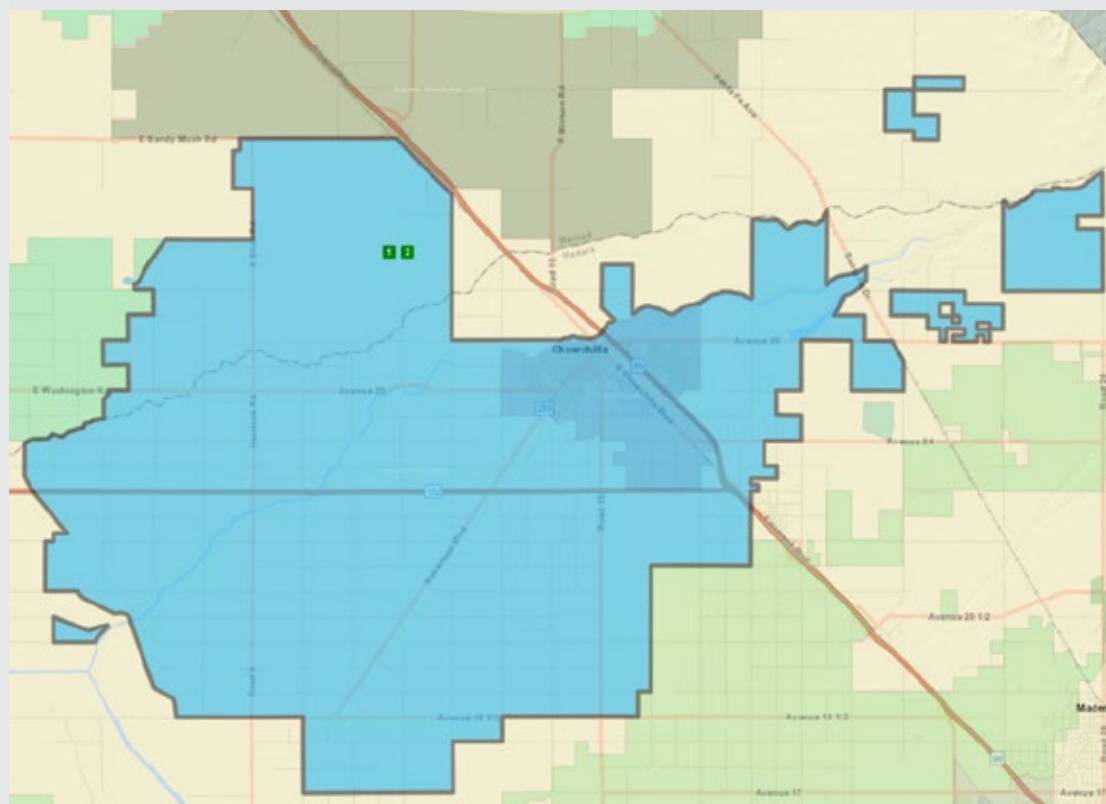
Joint GSP Partners: Triangle T Water District,
Madera County, County of Merced, Chowchilla

Year Formed: 1949

Irrigated Size: 65,000± acres

Landowner's Served: 400±

Counties Served: Madera & Merced



District and GSA Contact

Brandon Tomlinson
Acting General Manager
559-665-3747
btomlinson@cwdwater.com

Address:

327 S. Chowchilla Blvd., Chowchilla, CA 93610

District Website:

<http://www.cwdwater.com/index.php>

GW Sustainability Plan:

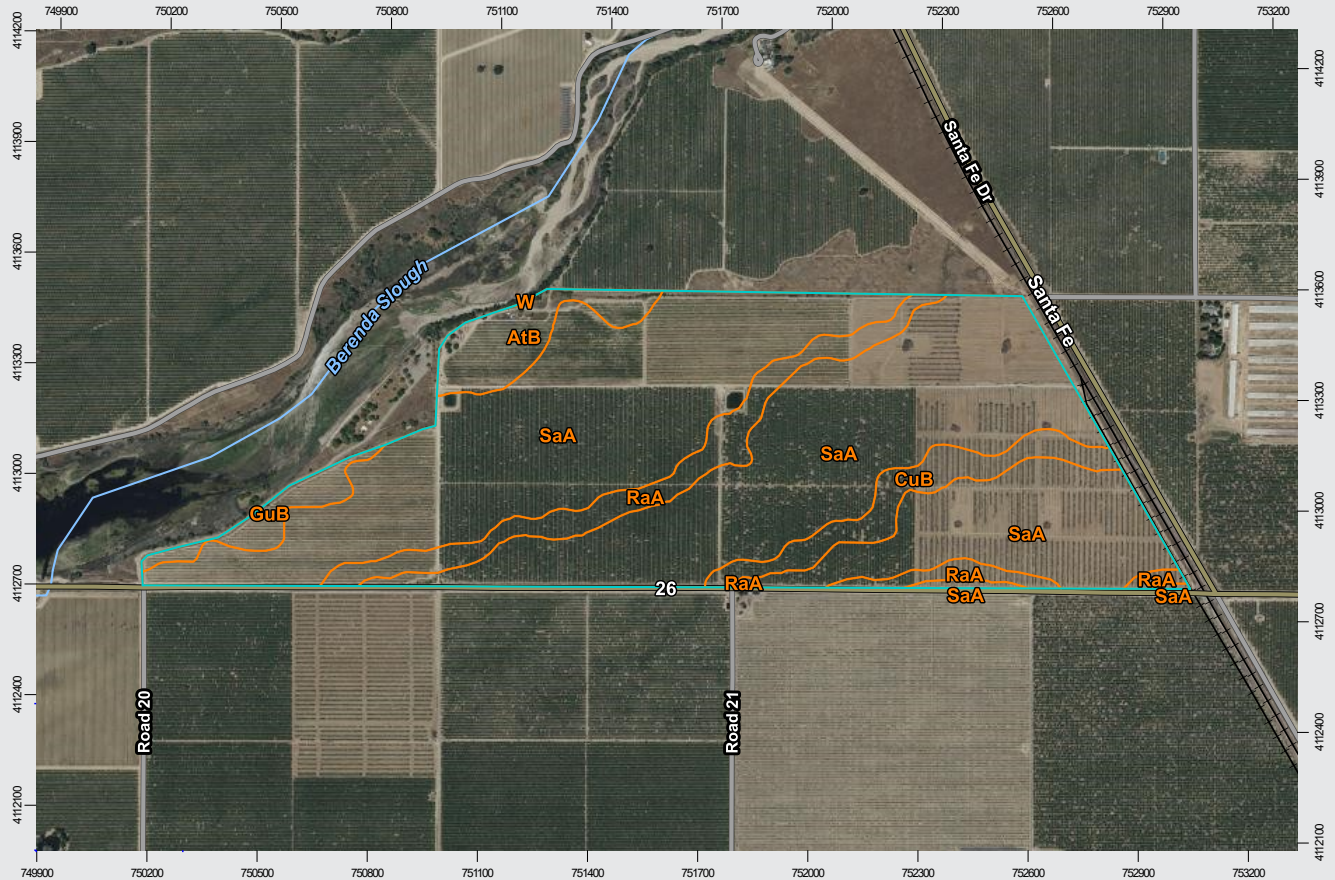
https://www.maderacountywater.com/wp-content/uploads/2019/08/ChowchillaSubbasin_GSP_20190805-1.pdf

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SOILS MAP



California Revised Storie Index (CA)

Map unit symbol	Map unit name
SaA	San Joaquin sandy loam, 0-3% slopes, MLRA 17
RaA	Ramona sandy loam, 0-3% slopes
CuB	Cometa sandy loams, 3-8% slopes
AtB	Atwater loamy sand, 3-8% slopes, MLRA 17
GuB	Greenfield sandy loam, 3-8% slopes
W	Water

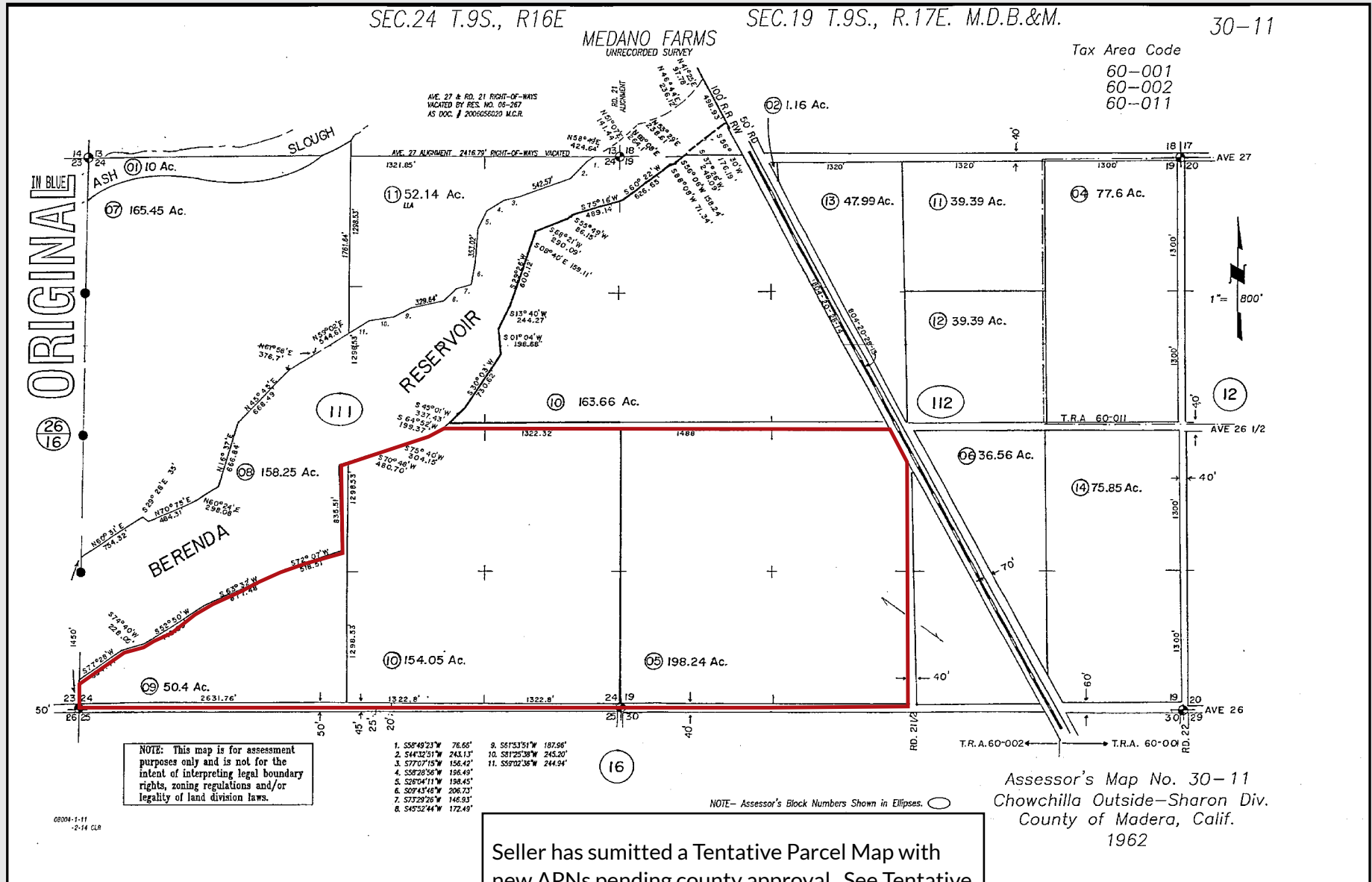


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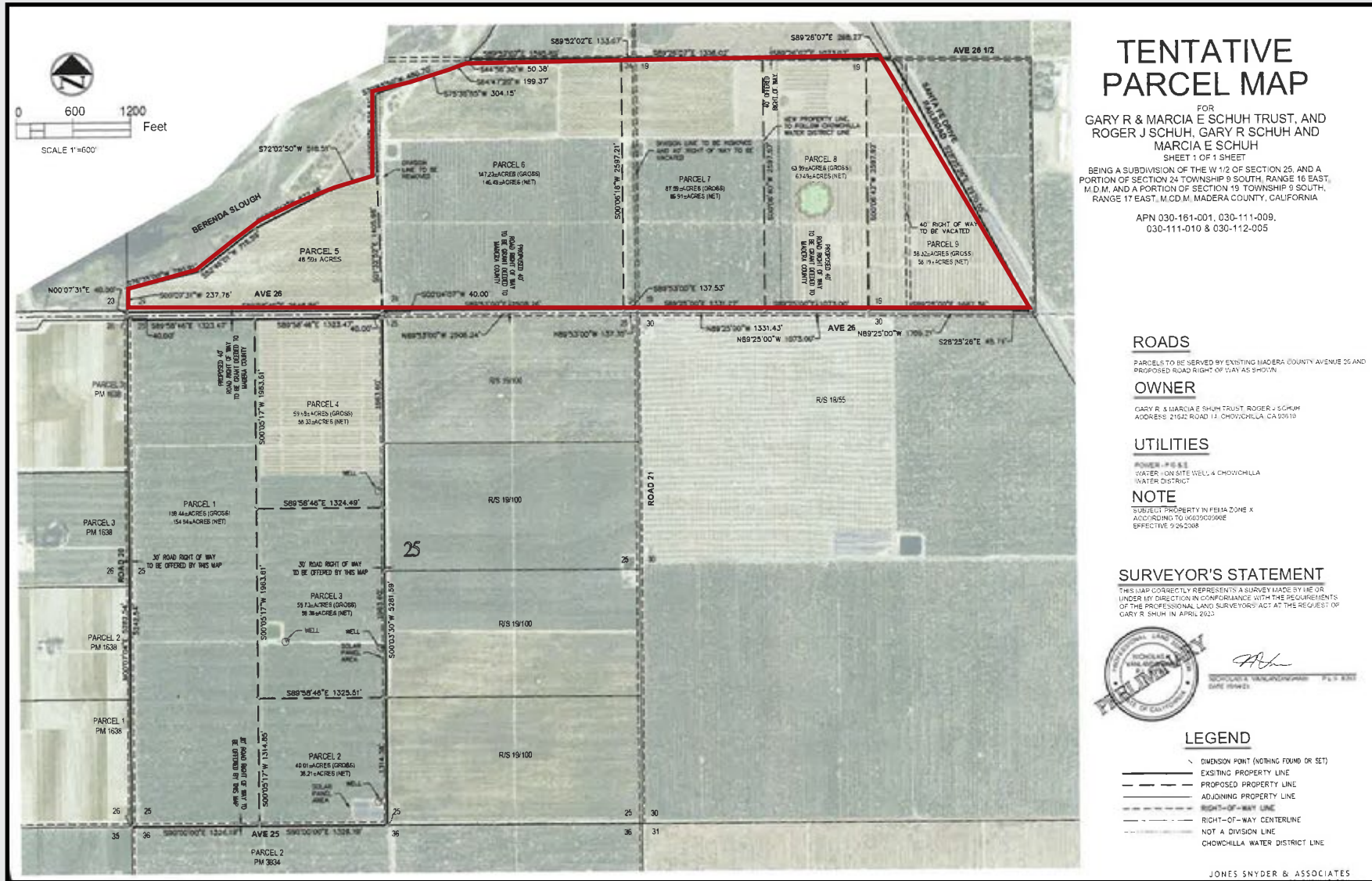
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PARCEL MAP



TENTATIVE PARCEL MAP (PENDING COUNTY FINAL APPROVAL)



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PROPERTY PHOTOS



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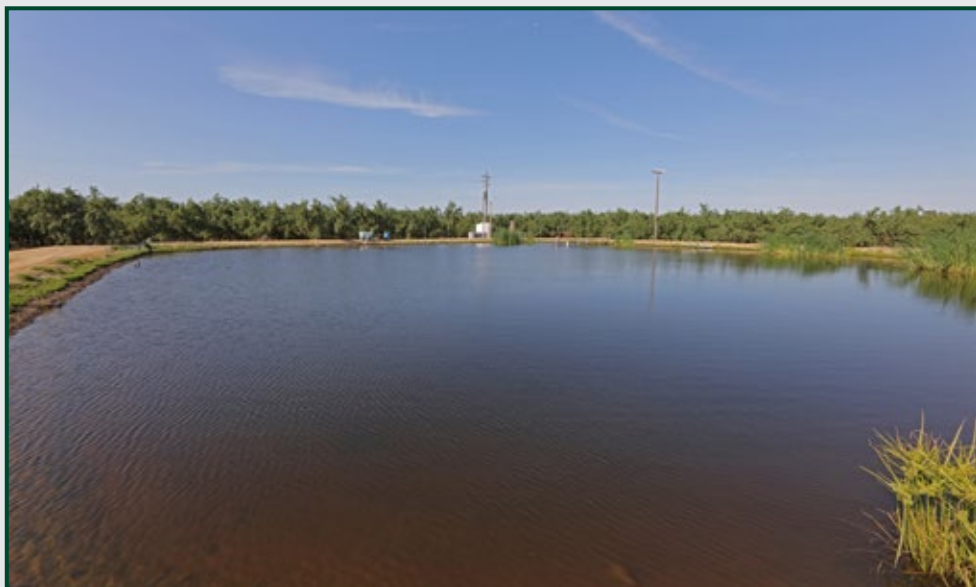


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Water Disclosure: The Sustainable Groundwater Management Act (SGMA) was passed in 2014, requiring groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. SGMA may limit the amount of well water that 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.**