

# RADOICICH FARMS

Madera County, California

175.87± Acres

\$6,440,000  
(\$36,618/Acre)



- Income Producing Vineyards & Orchards
- Madera Irrigation District + Pumps & Wells
- Metal Shop & Rental Home
- Mainly Class I Soils



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### BAKERSFIELD

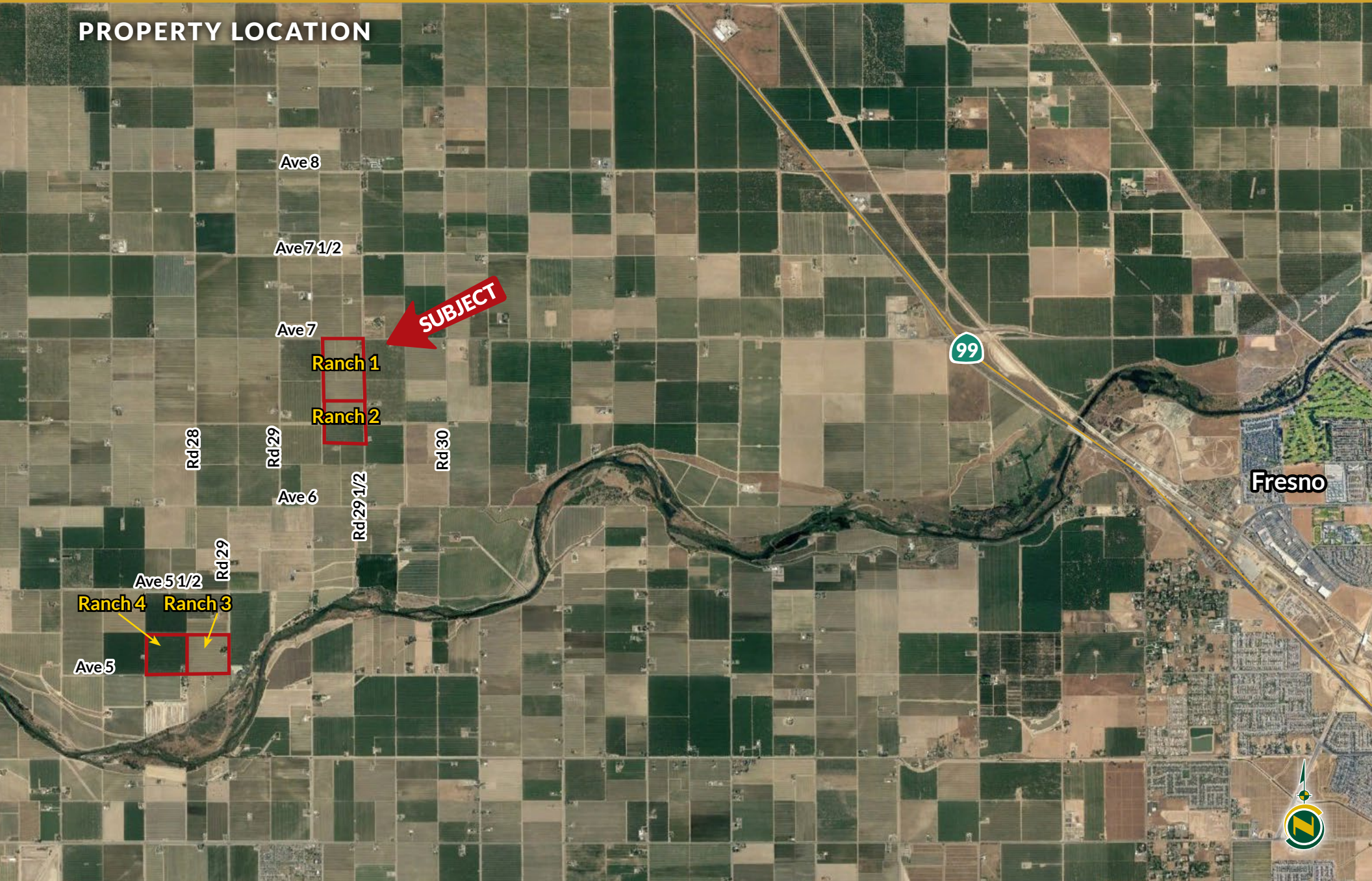
4900 California Ave., #210B  
Bakersfield, CA 93309  
661.334.2777

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Exclusively Presented by:



## PROPERTY LOCATION



## PROPERTY INFORMATION

### DESCRIPTION

An excellent opportunity to purchase 175.87± assessed acres with income producing vineyards and orchards located in the Ripperdan area. The subject property consists of 4 parcels that contain Thompson Seedless grapes, almonds and muscat wine grapes. A buyer can purchase 1-4 ranches ranging from 38.4± to 58.5± acres.

### LOCATION

The subject properties are located approximately 11 miles south of the city of Madera as follows:

Ranches 1 & 2 - the southwest corner of Avenue 7 & Road 29 1/2.

Ranches 3 & 4 - the northwest corner of Avenue 5 and Road 29

### LEGAL

Ranch #1 (58.50± Acs.) APN: 048-230-006 & 007

Ranch #2 (39.40± Acs.) APN: 048-230-005

Ranch #3 (38.40± Acs.) APN: 040-142-009

Ranch #4 (39.57± Acs.) APN: 040-142-010

### PLANTINGS

Approx. Acres	Variety	Crop	Age
91.0±	Thompson Seedless	Grapes	Mature
37.0±	Nonpareil/Monterey	Almonds	2013
22.0±	Nonpareil/Wood Colony	Almonds	2010
13.0±	Orange Muscat	Wine Grapes	1984
1.5±	Black Muscat	Wine Grapes	1984
Note: The almonds are on Nemaguard Rootstock			

### PRODUCTION

Available upon request.

### ZONING

ARE-40 (Agricultural, Rural, Exclusive, 40 acre minimum).

### WATER

Madera Irrigation District

(5) Ag pumps and wells

(3) Domestic pumps and wells

(1) Booster pump

### SOILS

See soils maps included.

### BUILDINGS

Ranch #1 - A rental home, shop and wood barn

Ranch #2 - A garage and pump house

Ranch #3 - A 3,159± sq. ft. family home with 4 bedrooms and 3 baths built in 1972. Also, a metal shop building

Ranch #4 - A storage barn

### PRICE/TERMS

\$6,440,000 cash at the close of escrow. Buyer to reimburse the Seller for cultural costs incurred towards the 2024 crops.

The ranches can be sold separately and are priced individually as follows:

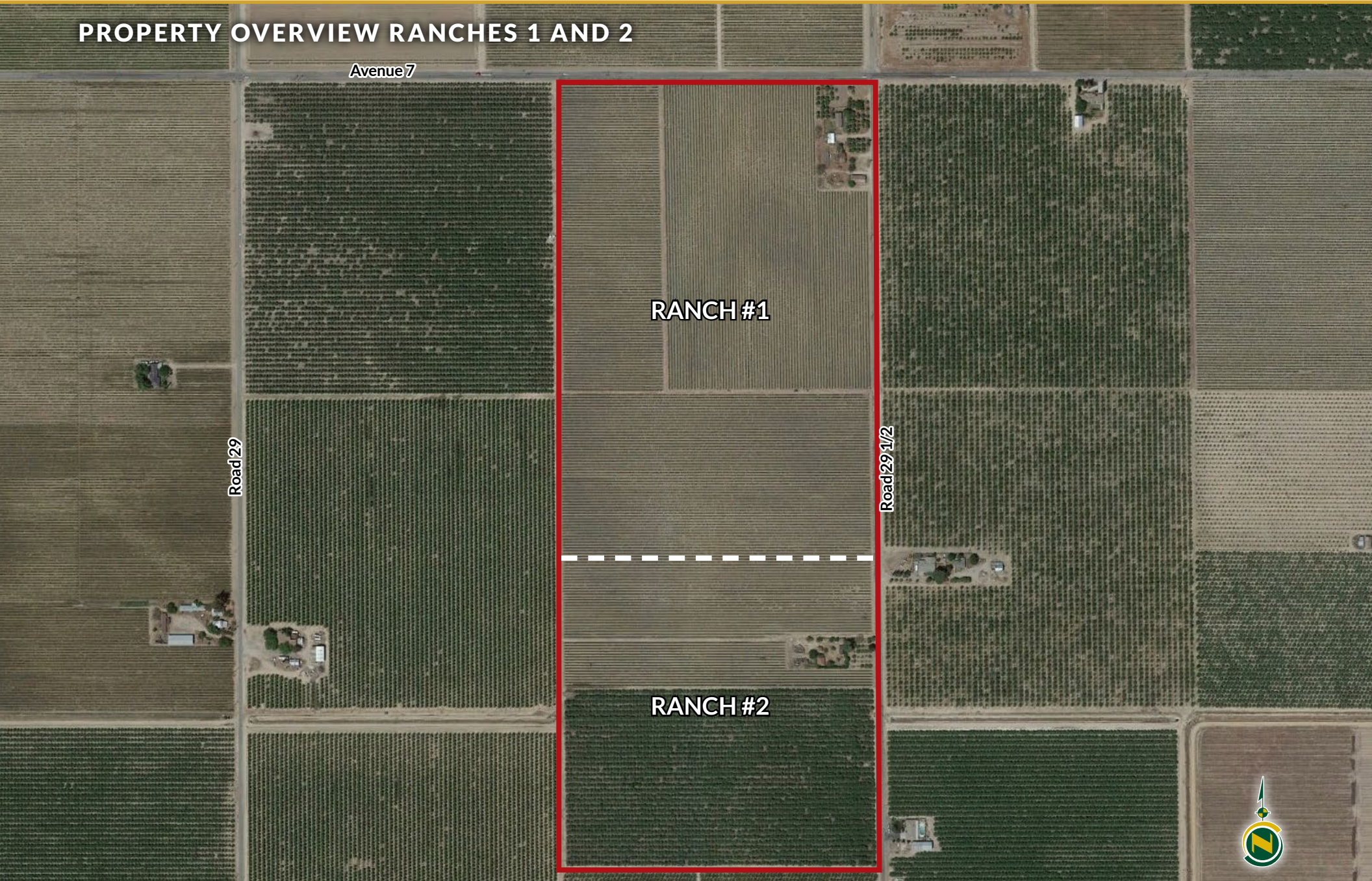
Ranch #1 (58.50± Acs.) - \$1,955,000 (\$33,418/acre)

Ranch #2 (39.40± Acs.) - \$1,275,000 (\$32,360/acre)

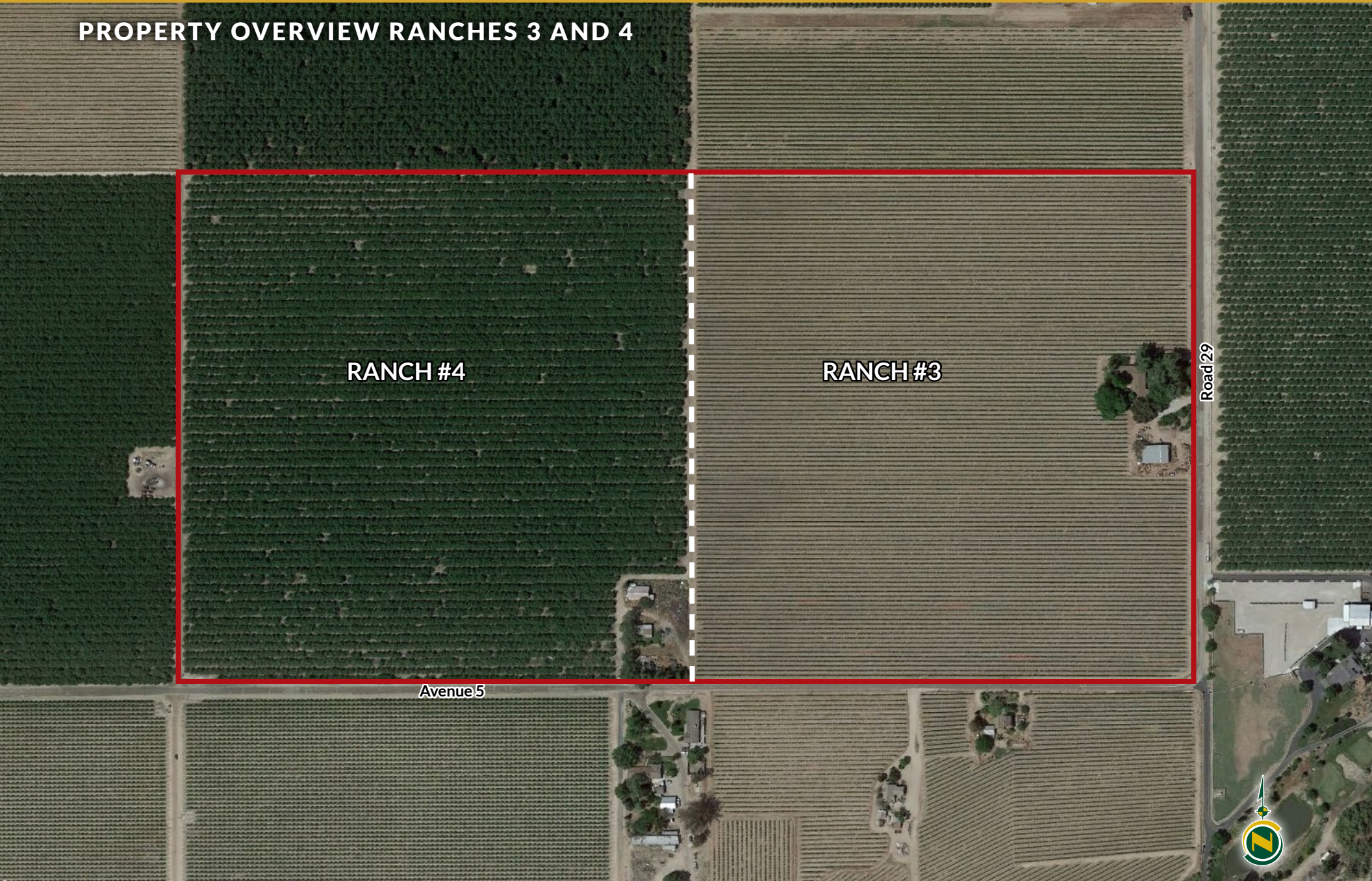
Ranch #3 (38.40± Acs.) - \$1,900,000 (\$49,479/acre)

Ranch #4 (39.57± Acs.) - \$1,310,000 (\$33,105/acre)

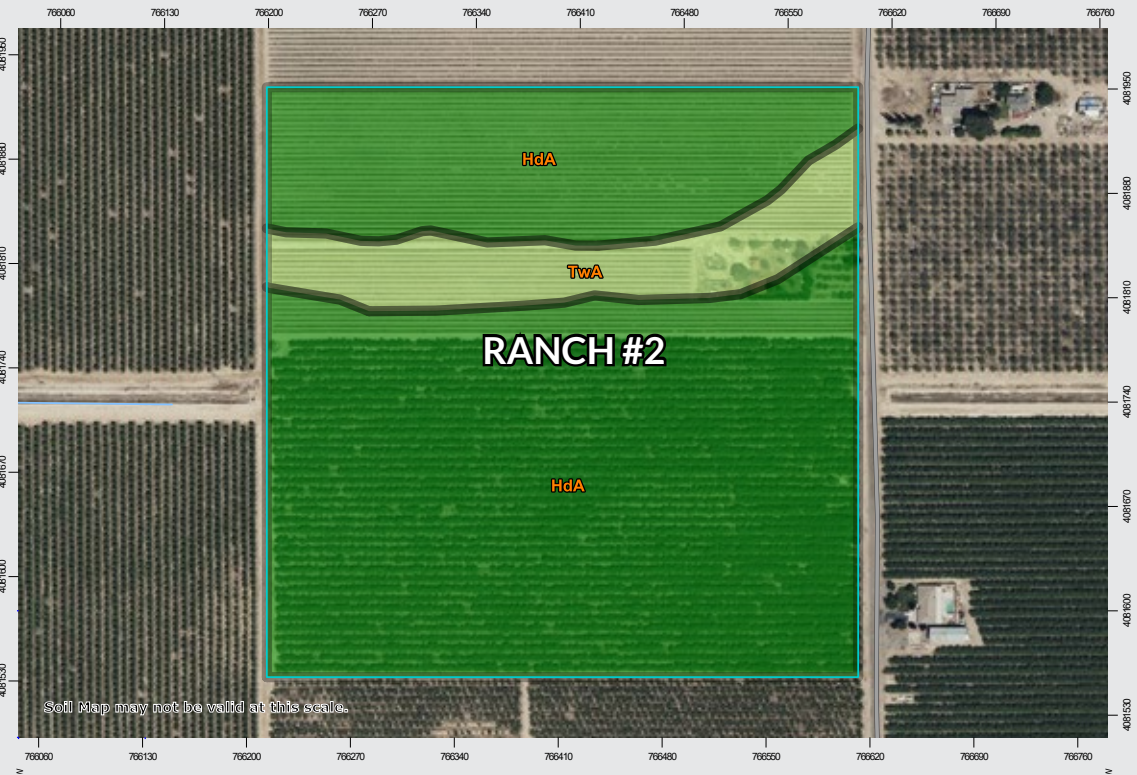
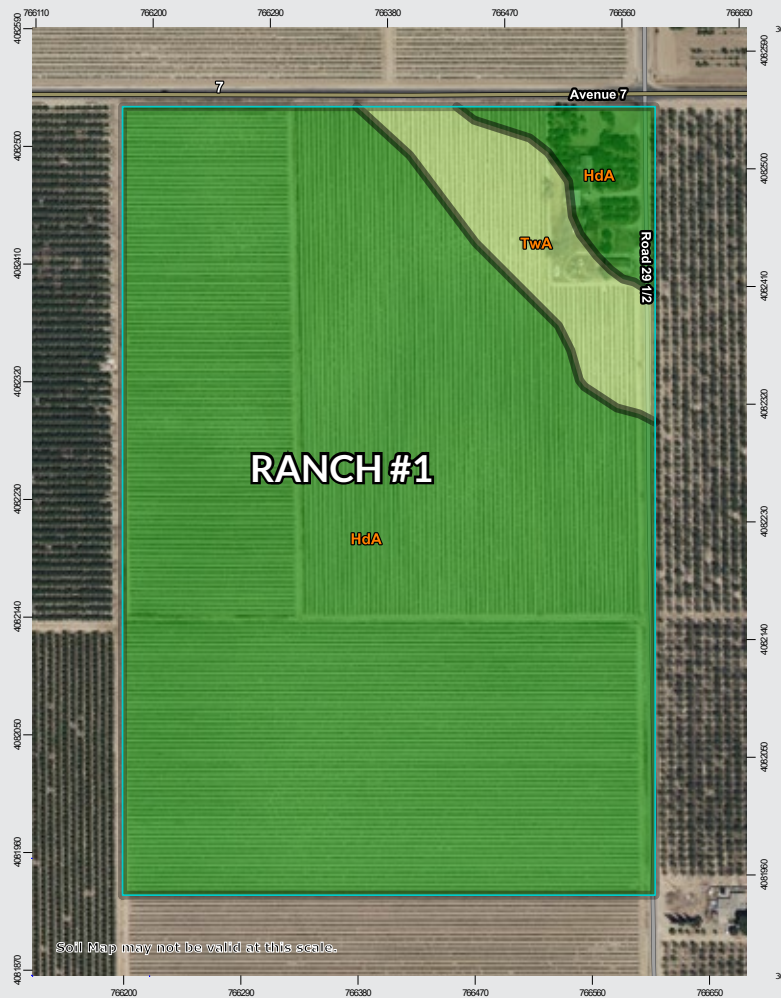
## PROPERTY OVERVIEW RANCHES 1 AND 2



## PROPERTY OVERVIEW RANCHES 3 AND 4



## SOILS MAPS



California Revised Storie Index (CA)

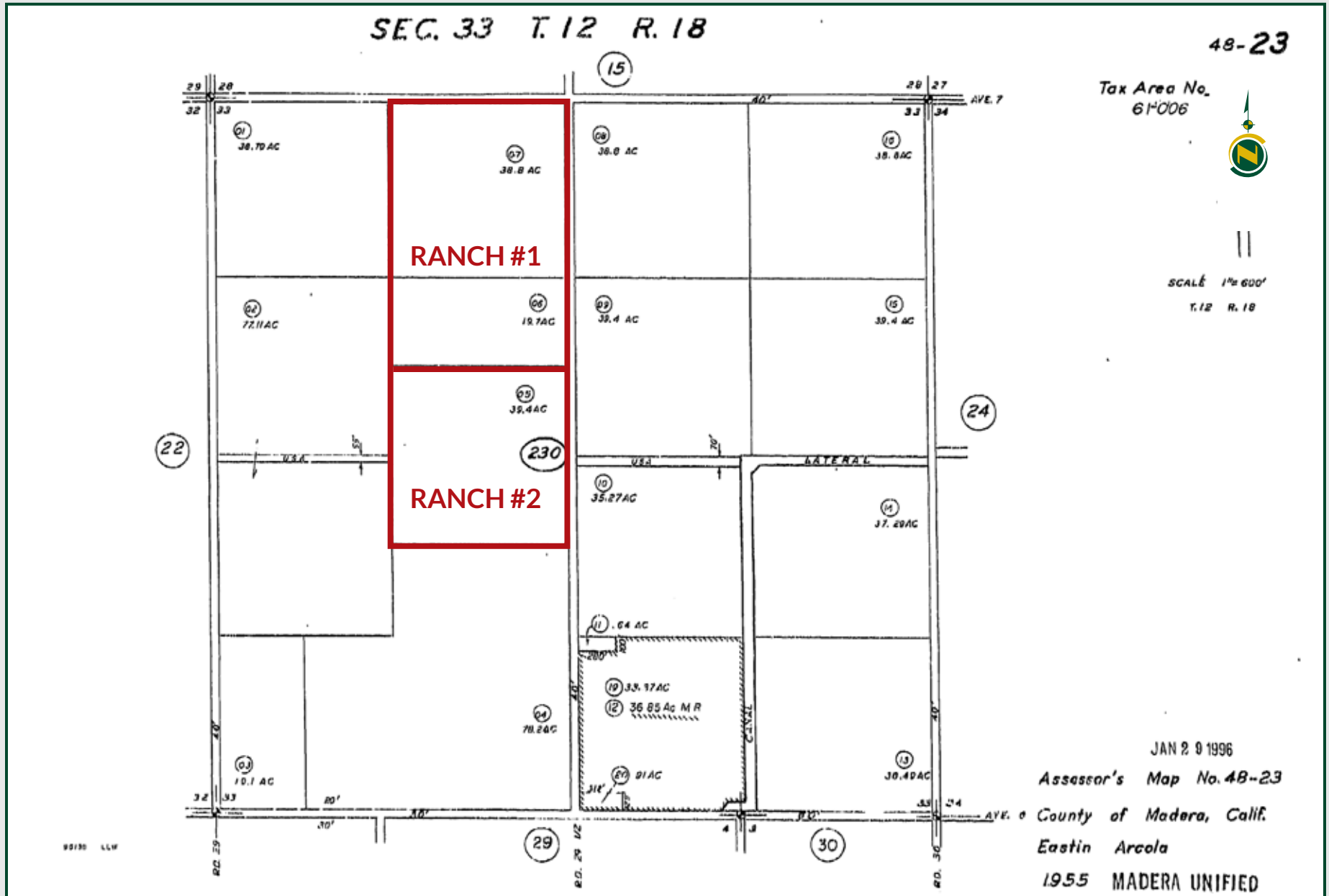
Map unit symbol	Map unit name	Rating
HdA	Hanford (ripperdan) fine sandy loam, moderately deep and deep over silt. 0-3% slopes	Grade 1 - Excellent
TwA	Tujunga loamy sand, 0-3% slopes	Grade 2 - Good

California Revised Storie Index (CA)

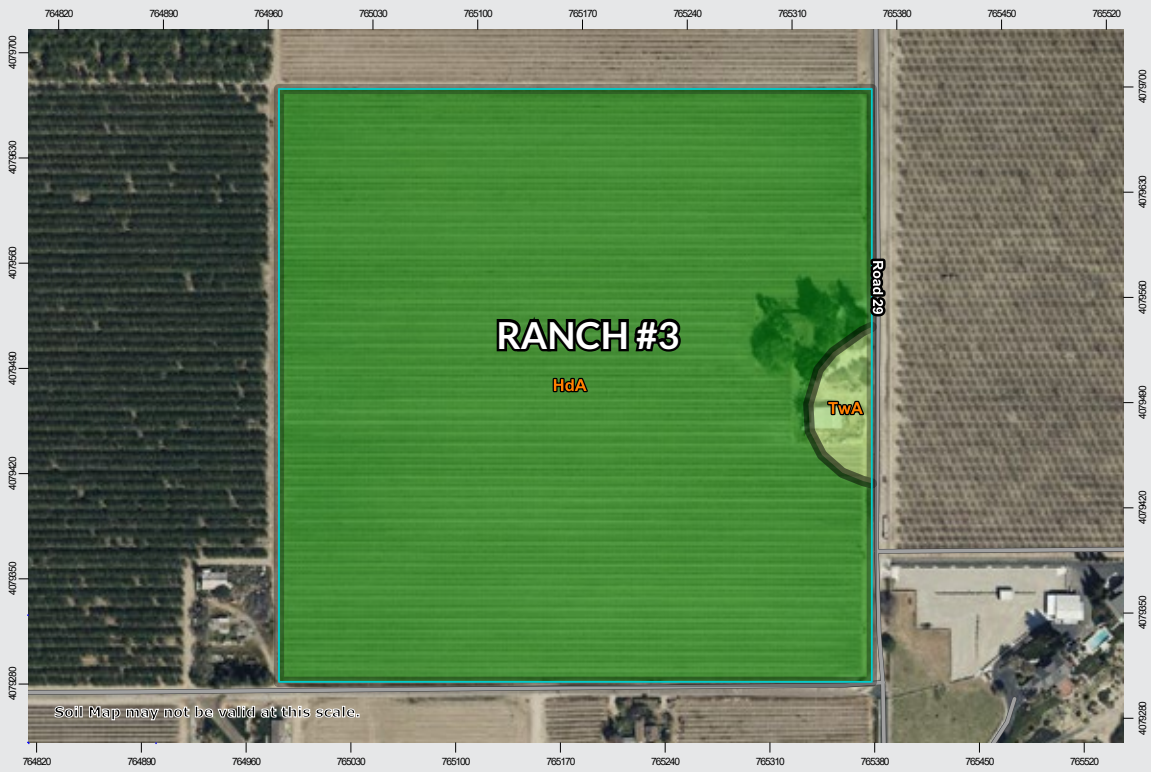
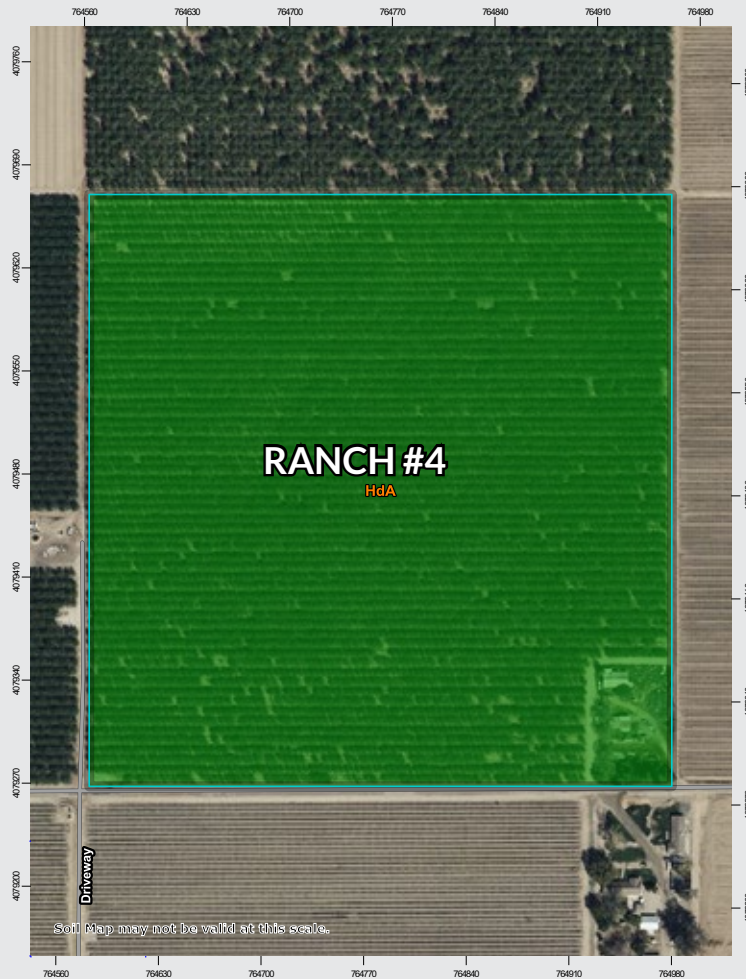
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## PARCEL MAP



## SOILS MAPS



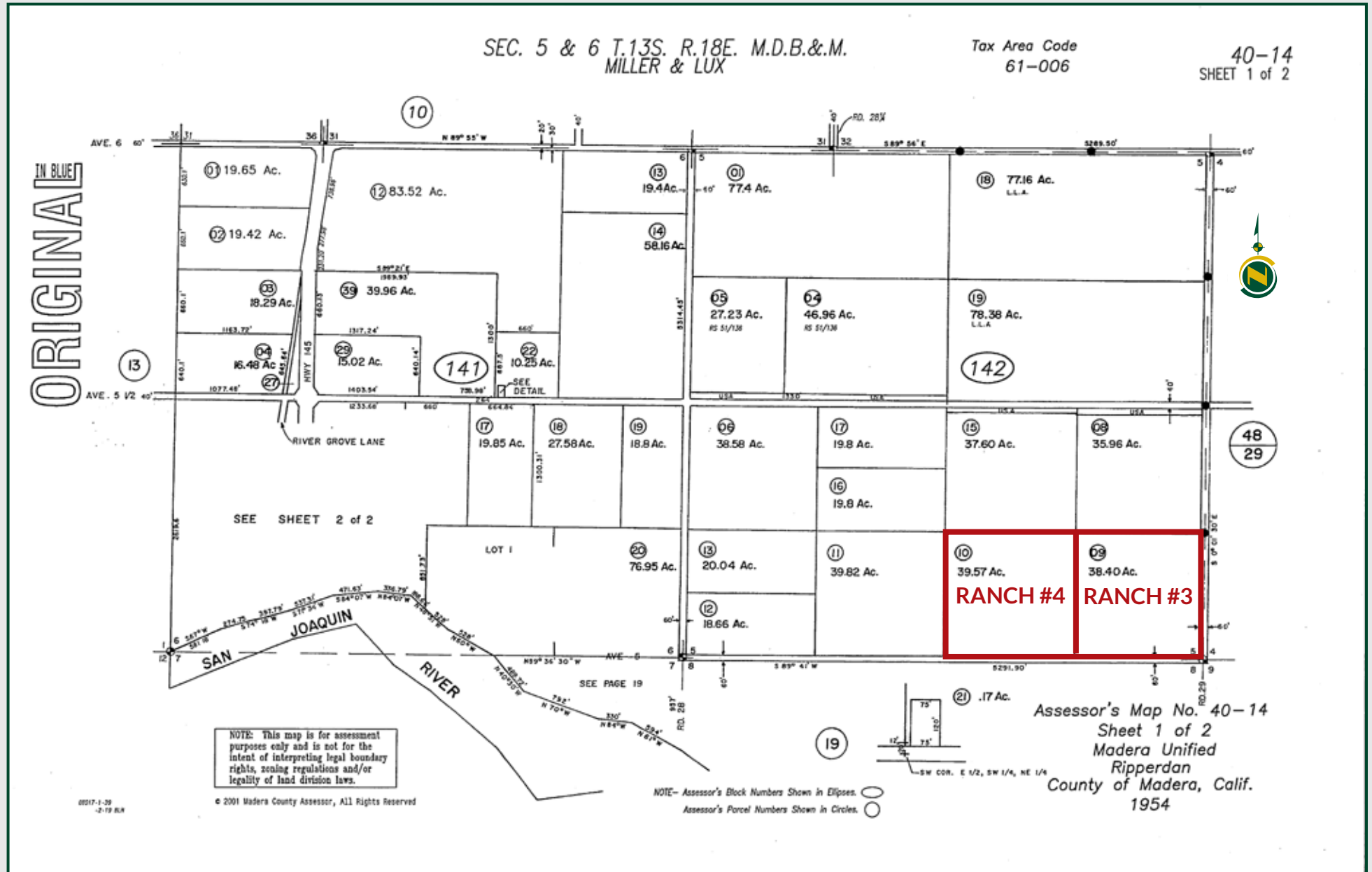
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## PARCEL MAP



ORIGINAL

NOTE: This map is for assessment purposes only and is not for the intent of interpreting legal boundary rights, zoning regulations and/or legality of land division laws.

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NOTE- Assessor's Block Numbers Shown in Ellipses.  
Assessor's Parcel Numbers Shown in Circles.

Assessor's Map No. 40-14  
Sheet 1 of 2  
Madera Unified  
Ripperdan  
County of Madera, Calif.  
1954

## 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.**