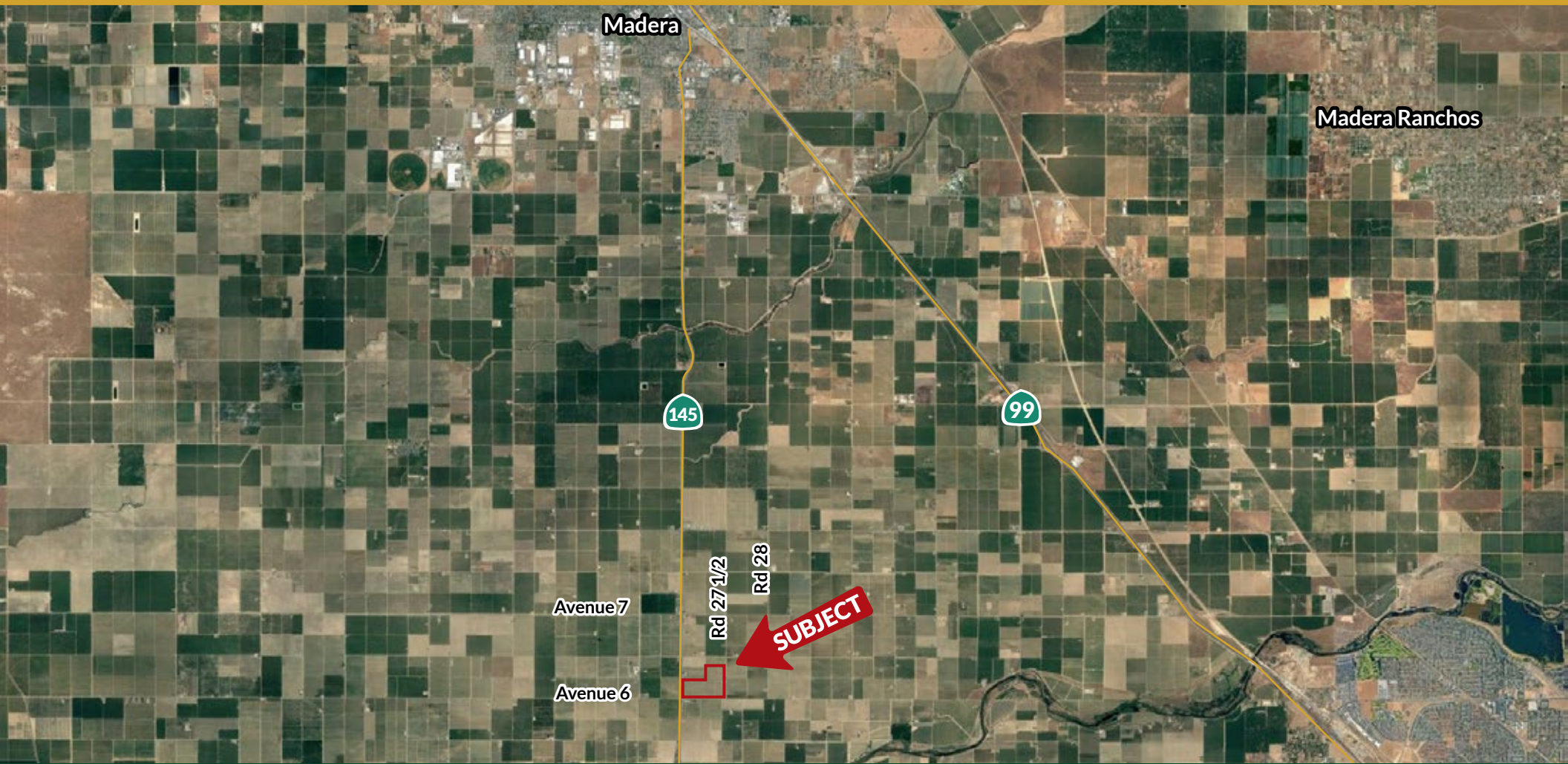


# SOUTH MADERA AVE RANCH

Madera County, California

92.86± Acres

\$2,878,660  
(\$31,000/Ac.)



- Vineyard, Residence, Storage Area
- Madera Irrigation District
- Mature Thompson Seedless Grapes



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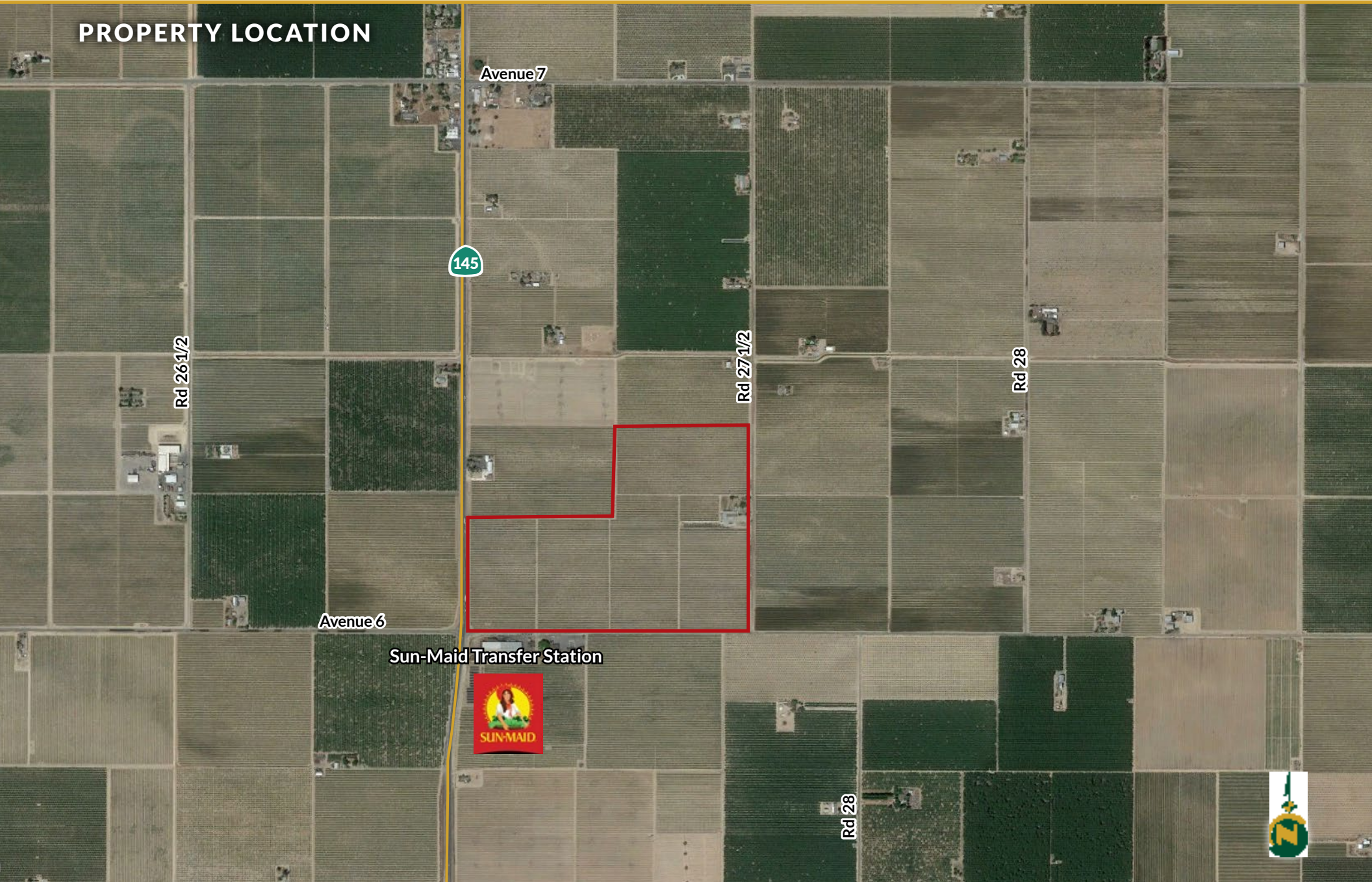


# SOUTH MADERA AVE RANCH

92.86± Acres  
Madera County, CA



## PROPERTY LOCATION



# SOUTH MADERA AVE RANCH

92.86± Acres  
Madera County, CA



## PROPERTY INFORMATION

### DESCRIPTION

Great location on SR 145 between Madera and Kerman and Hwy 99. The property is located next to the Sun-Maid Transfer Station with potential development land for agriculture/industrial related businesses. Property consists of a mature, level to grade, Thompson Seedless vineyard. Surface water is from the Madera Irrigation District. There is a deep well with pump and drip filter system.

### LOCATION

Located on the northeast corner of Avenue 6 and Hwy 145. Address is 6286 Road 27 1/2, Madera, CA 93637.

### LEGAL

Madera County APNs: 040-102-005 & 006. Located in a portion of Section 31, T12S, R18E, M.D.B.&M.

### ZONING

AE zoning. Parcels are not enrolled in the Ag Preserve (Williamson Act).

### WATER

The property is in the Madera Irrigation District with delivery subject to water availability. There is 1 pump and deep well and a filter system in the yard area as well as a 1 HP domestic pump with well and a tank. The vineyard irrigates from a drip system.

### SOILS

The predominant soil type is Hanford fine sandy loam, moderately deep and deep over silt.

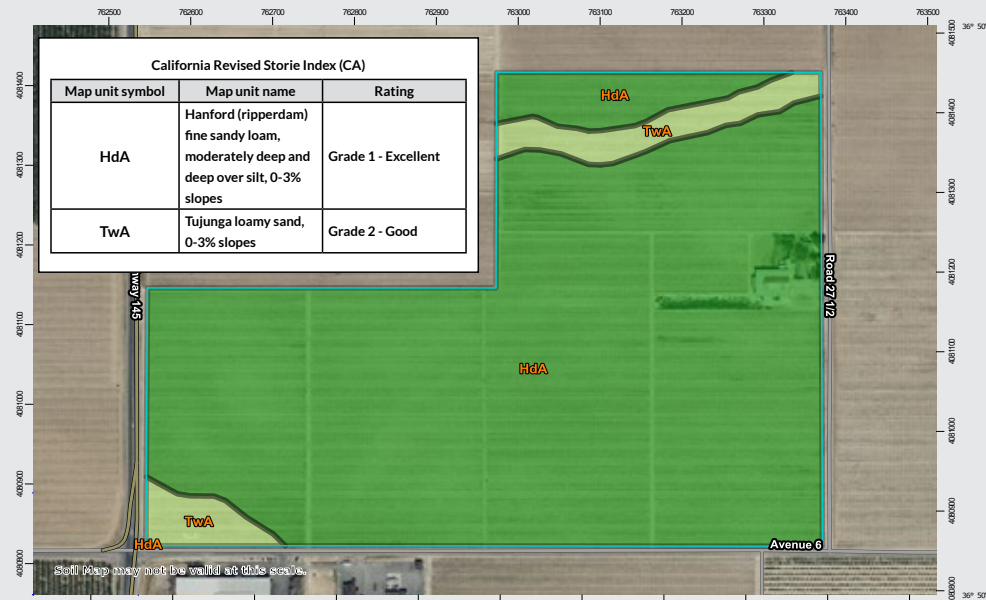
### BUILDINGS

The residence was built in 1976 and is not used. The yard/work storage area is approximately 500 sq. ft. with a concrete floor.

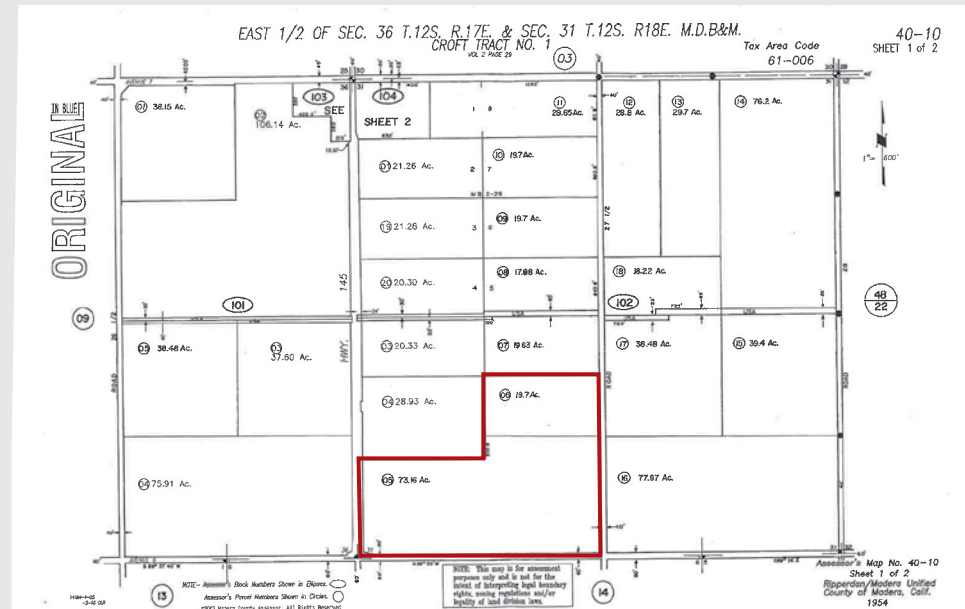
### PRICE/TERMS

\$2,878,660 cash or terms agreeable to seller. Call or submit offer to broker. The sale is "as is," "where is" with no warranties or representations. The 2025 crop is negotiable.

## SOILS MAP



## APN MAP



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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.**