

# RADOICICH FARM

Madera County, California

39.57± Acres

\$1,110,000

(\$28,052/Acre)



- Income Producing Orchard
- Madera Irrigation District + Pump & Well
- Class I Soils



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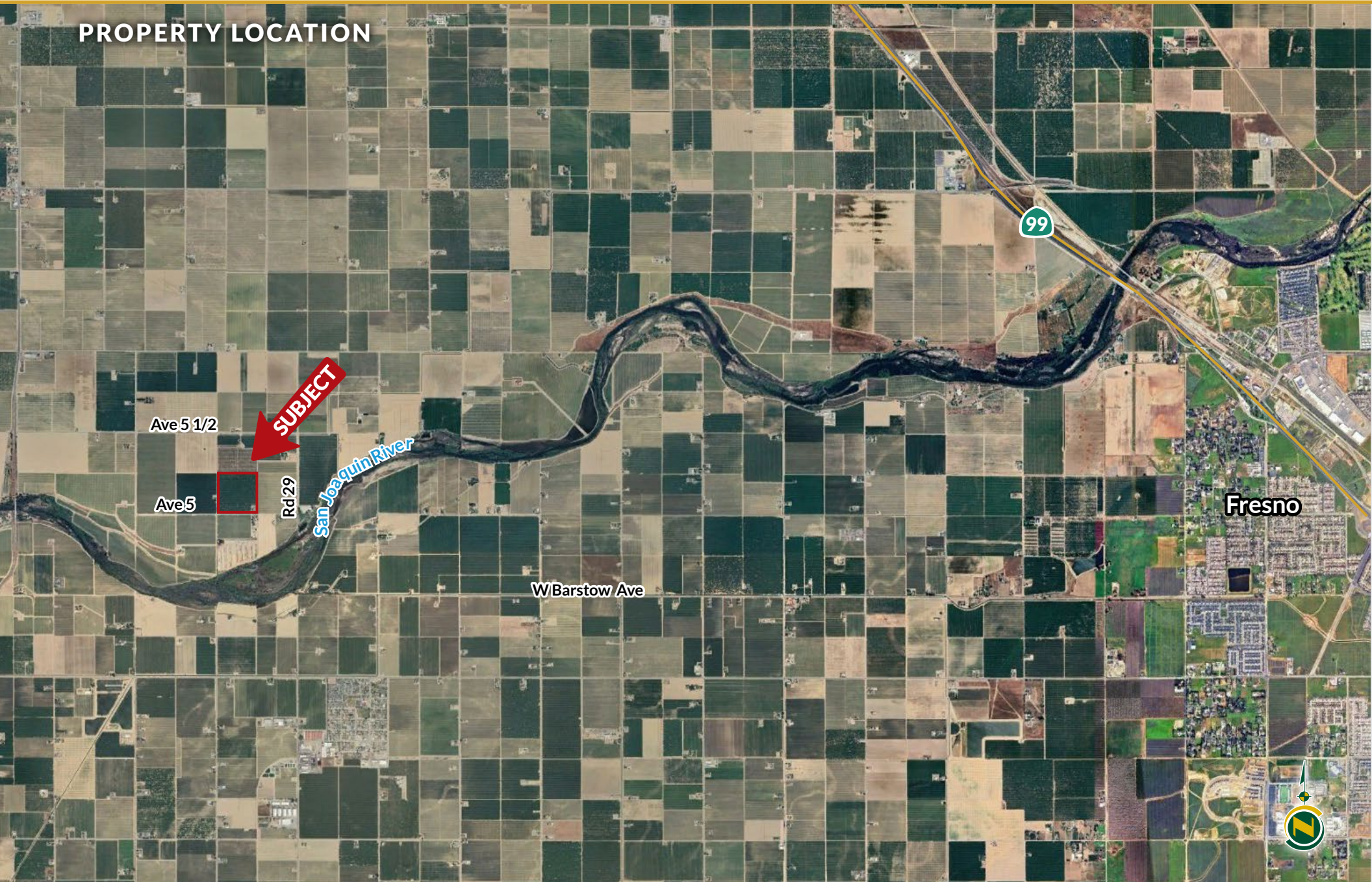


# RADOICICH FARM

39.57± Acres  
Madera County, CA



## PROPERTY LOCATION



## PROPERTY INFORMATION

### DESCRIPTION

An excellent opportunity to purchase 39.57± assessed acres with an income producing almond orchard located in the Ripperdan area. The subject property consists of almonds planted in 2013.

### LOCATION

The subject property is located approximately 11 miles south of the city of Madera, a quarter mile west of Road 29 on the north side of Avenue 5. Physical address: 28697 Avenue 5, Madera, CA 93637.

### LEGAL

39.57± Acs. APN: 040-142-010. Located in a portion of Section 5, T13s, R18E, M.D.B.&M.

### PLANTINGS

Approx. Acres	Variety	Crop	Age
37.0±	Nonpareil/Monterey	Almonds	2013
Note: The almonds are on Nemaguard Rootstock			

### PRODUCTION

Available upon request.

### ZONING

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

### WATER

Madera Irrigation District  
(1) Ag pump and well

### SOILS

See soils maps included.

### BUILDINGS

An older mobile home and storage building.

### PRICE/TERMS

\$1,110,000 (\$28,052/acre) cash at the close of escrow. Buyer to reimburse the Seller for cultural costs incurred towards the 2025 crop.

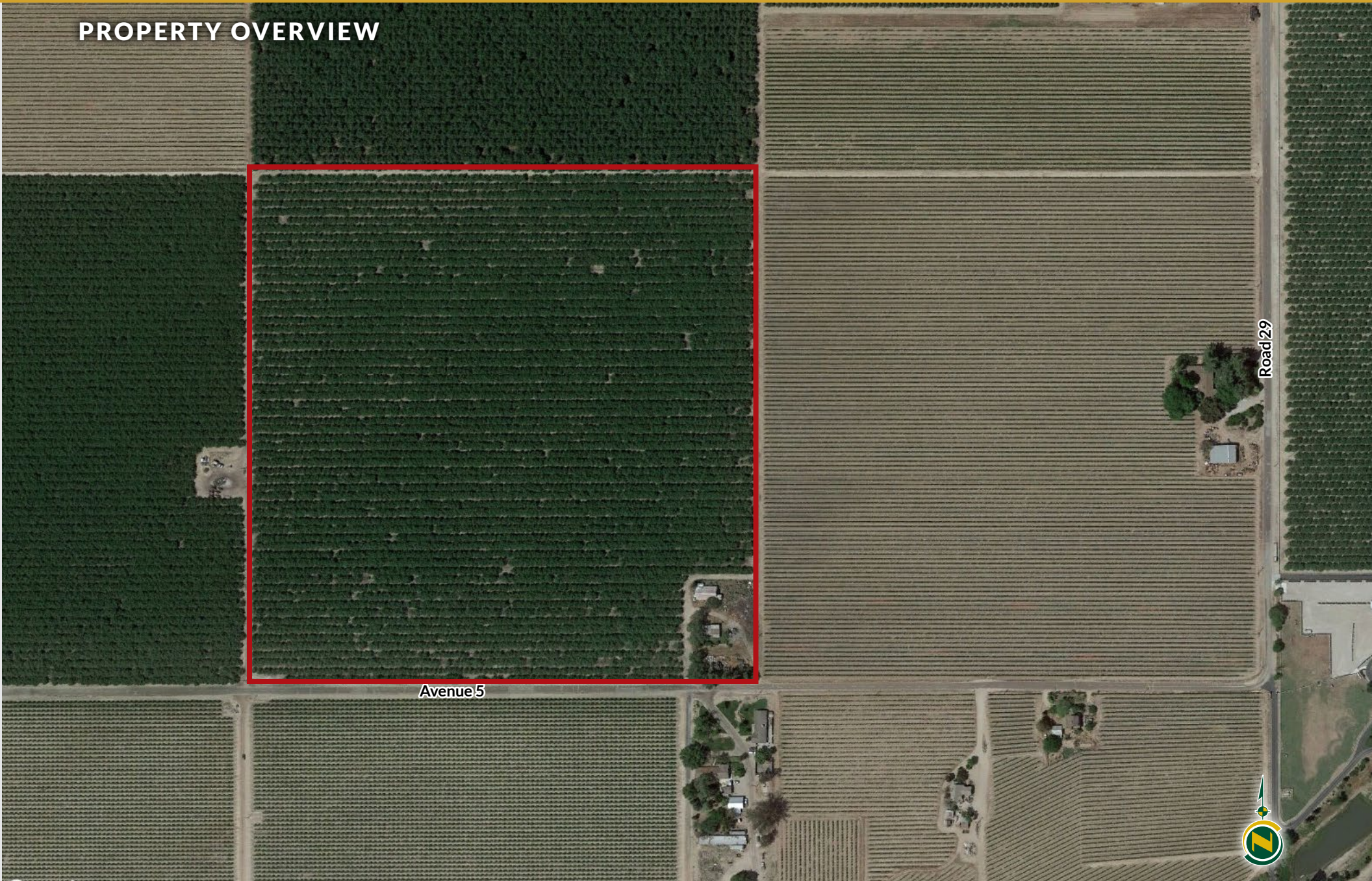


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## PROPERTY OVERVIEW



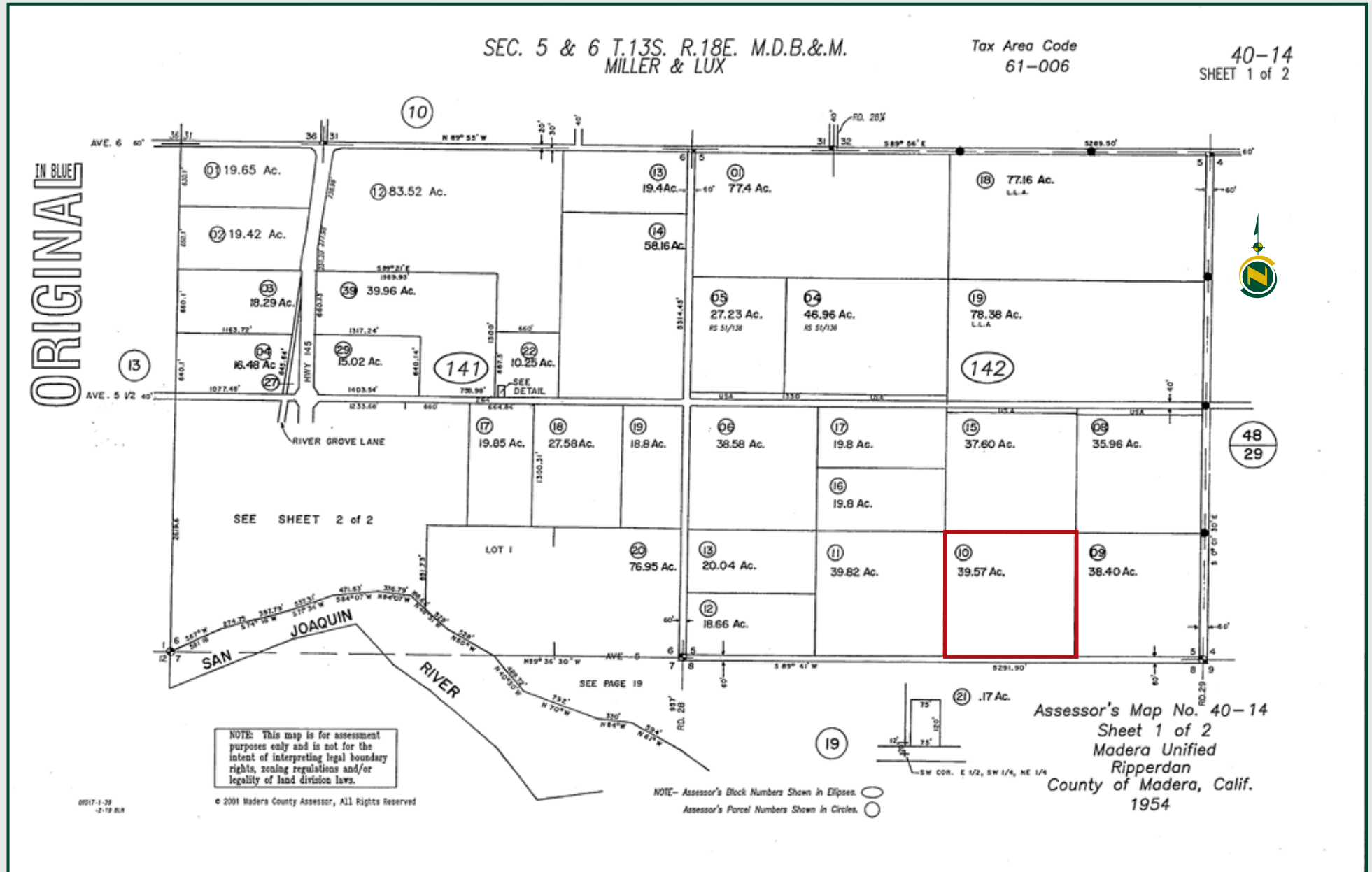
## SOILS MAPS



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



## PARCEL MAP



## 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.**