

76.37±
ASSESSED ACRES

C.W.D. OPEN GROUND
MADERA COUNTY, CALIFORNIA

\$1,336,475
(\$17,500/ACRE)

EXCLUSIVELY PRESENTED BY:
A DIVISION OF PEARSON COMPANIES



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7480 N. Palm Ave, Ste 101
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559.432.6200

VISALIA

3447 S. Demaree St.
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BAKERSFIELD

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**PROPERTY
HIGHLIGHTS:**

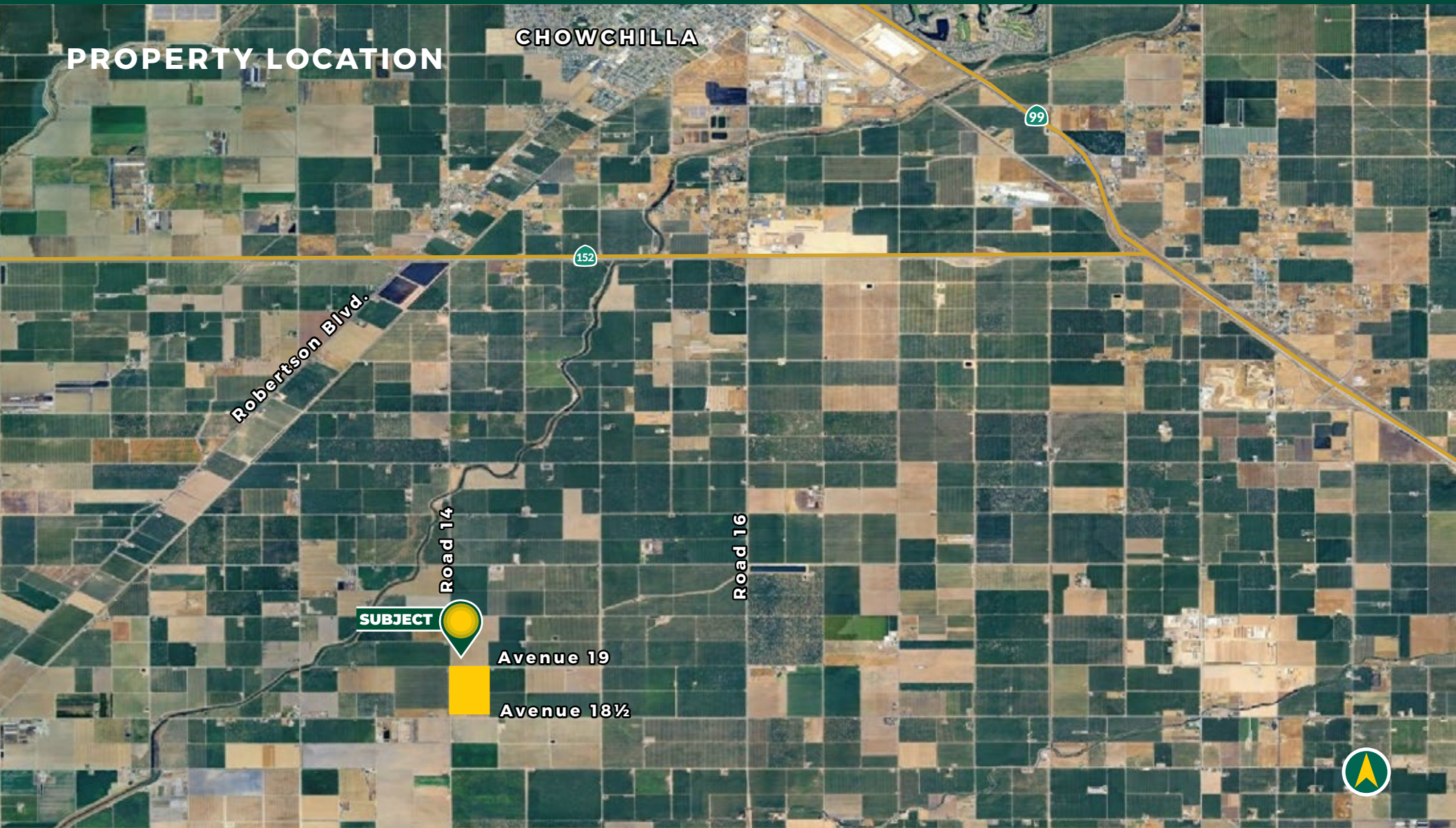
- TWO SOURCES OF WATER
- CHOWCHILLA WATER DISTRICT
- READY TO DEVELOP PERMANENT PLANTINGS

C.W.D. OPEN GROUND
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PROPERTY LOCATION



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PROPERTY INFORMATION

DESCRIPTION

This 76.37± acre property is currently being farmed for row crops. The ranch is currently planted to corn and has previously been planted to tomatoes. There are two sources of water including Chowchilla Water District surface water and an ag well. There is a tenant farming the property on a short term lease.

LOCATION

The subject property is located on the northeast corner of Ave 18 ½ and Road 14. Physical address: 14125 Ave 18 ½, Chowchilla, CA, 93610

LEGAL

Madera County APN: 023-110-001 & 002. Located in a portion of Section 36, T10S, R15E, M.D.B.&M.

ZONING

AE-40, Agricultural Exclusive - 40 acres. The property is enrolled in the Williamson Act.

PLANTINGS

2024 – Corn

2023 – Tomatoes

*Crops are property of the tenant farming the property.

WATER

The ranch is located within Chowchilla Water District and is entitled to receive surface water. In addition to surface water, there is one ag well with a 75 HP pump. The property is irrigated via buried drip tape. All irrigation equipment above ground is the property of the tenant and not included in the sale.

SOILS

See soils map included

PRICE/TERMS

\$1,336,475 cash at the close of escrow.



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PROPERTY OVERVIEW

Avenue 19

Road 14

Avenue 18½



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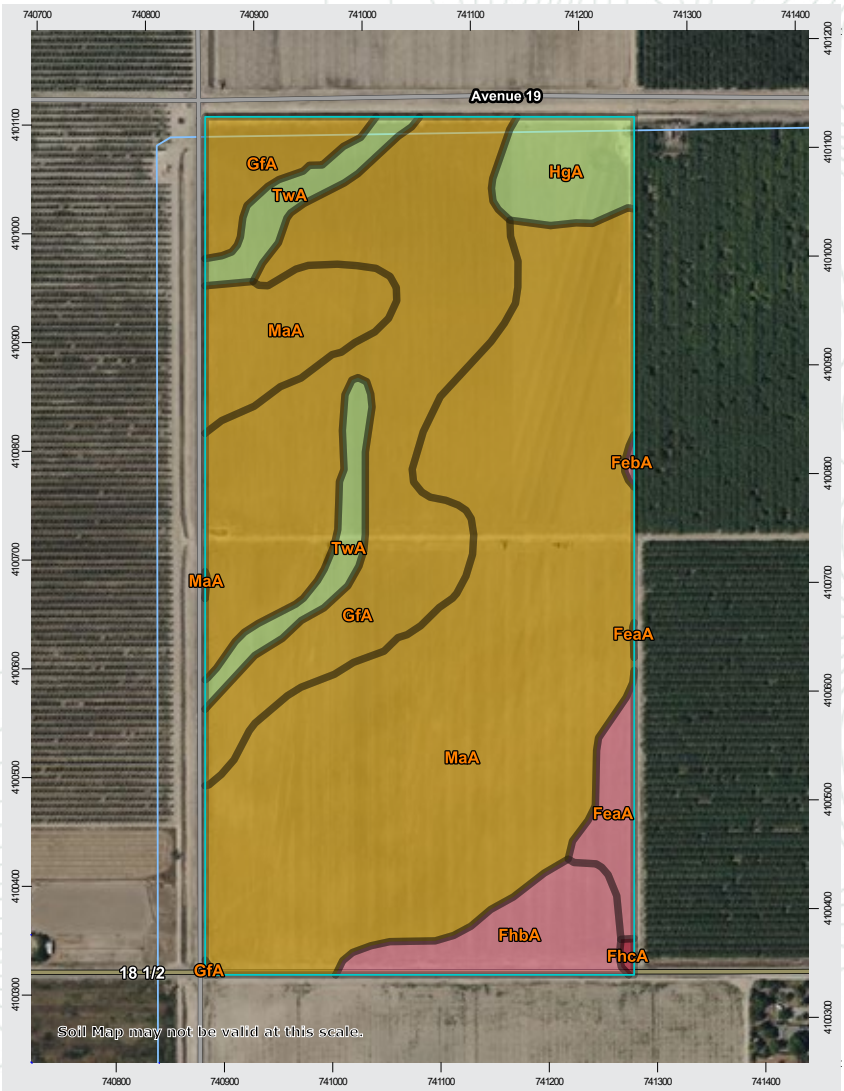
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SOILS MAP

| California Revised Storie Index (CA) | |
|--------------------------------------|---|
| Map unit symbol | Map unit name |
| MaA | Madera fine sandy loam, 0-3% slopes |
| GfA | Grangeville fine sandy loam, deep over hardpan, 0-1% slopes |
| FhbA | Fresno, El Peco, and Lewis soils, moderately saline-sodic, 0-1% slopes |
| TwA | Tujunga loamy sand, 0-3% slopes |
| HgA | Hanford sandy loam, moderately deep and deep over hardpan, 0-3% slopes |
| FeaA | Fresno and El Peco fine sandy loams, slightly saline-sodic, 0-1% slopes |
| FebA | Fresno and El Peco fine sandy loams, moderately saline-sodic, 0-1% slopes |
| FhcA | Fresno, El Peco and Lewis soils, strongly saline-sodic, 0-1% slopes |



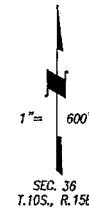
PARCEL MAP

DAIRYLAND FARM SUB. NO. 2
M.B. VOL. 4 PGS. 11-13 (05)

23-11

Tax Area Code
54-000

NOV - 3 2005



ORIGINAL
IN BLUE

NOTE: This map is for assessment purposes only and is not intended for interpretation of boundary rights, zoning regulations or land division.

05304-0-09 CLR

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

Assessor's Map No. 23-11
County of Madera, Calif.
1054



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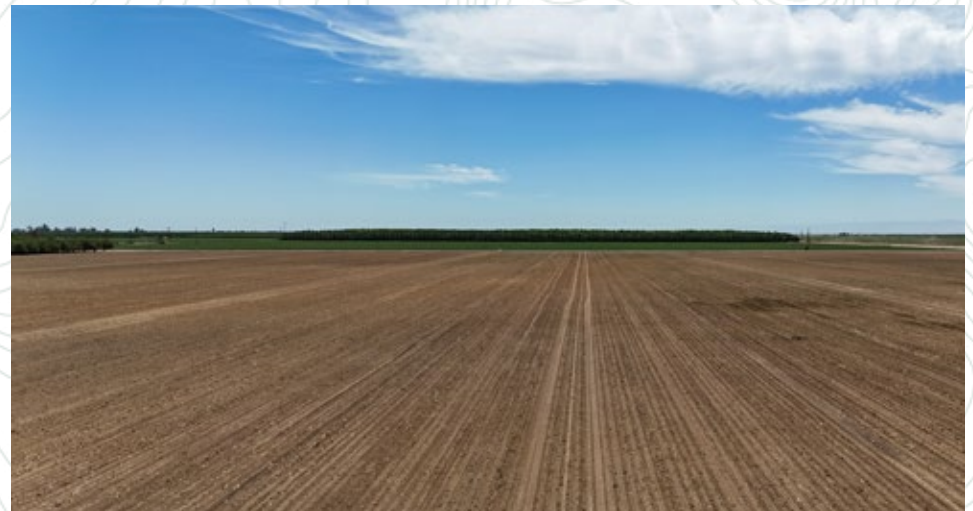
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PROPERTY PHOTOS



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**OFFICES SERVING
THE CENTRAL VALLEY**

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