

FOR SALE



**PEARSON
REALTY**

AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

Madera Gardens Ranch



**57.49± Assessed Acres
Madera County, California**

**Exclusively Presented By:
Pearson Realty**

- Young Pistachio Plantings
- Madera Sphere of Influence
- New Irrigation Pump in 2015



CALIFORNIA'S LARGEST AG BROKERAGE FIRM

www.pearsonrealty.com

CA BRE #00020875



Madera Gardens Ranch

57.49± Assessed Acres

\$1,800,000
(\$31,310 Per Acre)

LOCATION:

The northwest corner of Avenue 17 and Road 27, Madera, CA. Situated within the Madera Sphere of Influence approximately 1/2 mile north of the Madera city limits.

LEGAL:

The S 1/2 of the NE 1/4 of the SE 1/4 and the SE 1/4 of the SE 1/4 of Section 1, T11S, R17E.
Madera County APN's: 036-140-036 & 044.

ZONING:

Currently zoned AR-5 (Agricultural Rural 5 acre district) and designated AR (Agricultural Residential) in the Madera County General Plan. The property is not under a Williamson Act contract.

PLANTINGS:

<u>Net Acres</u>	<u>Variety</u>	<u>Crop</u>	<u>Age</u>	<u>Spacing</u>	<u>Rootstock</u>
37.3±	Golden Hills	Pistachios	2014	22' x 14'	UCB #1
17.0±	Open land (to be planted to pistachios in Spring, 2016)				

PRODUCTION:

Available upon request.

WATER:

(1) 30 HP irrigation pump and well.
Drip irrigation.

SOILS:

San Joaquin sandy loams, 0 to 3% slopes
Cometa sandy loams, 3 to 8% slopes
Alamo clay, 0 to 1% slopes
Cometa sandy loams, 0 to 3% slopes

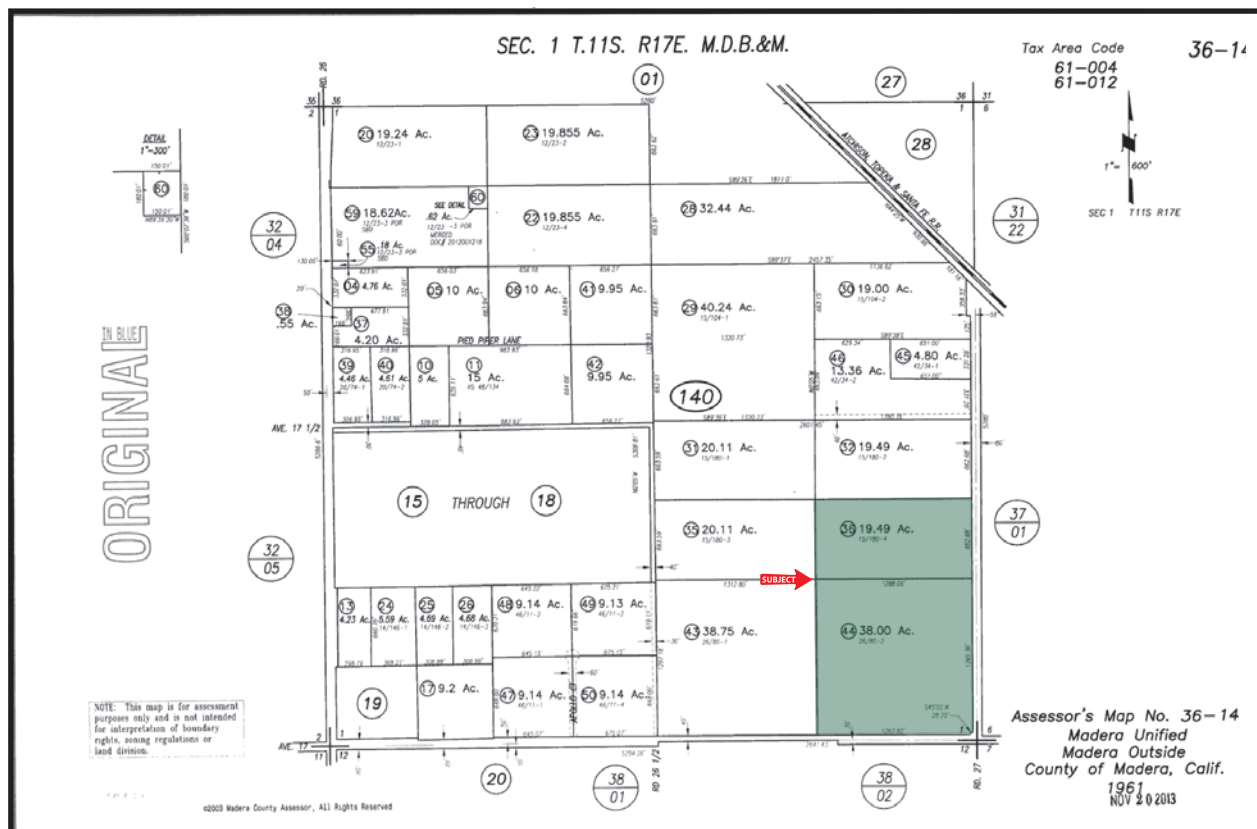
**BUILDINGS/
EQUIPMENT:**

None.

PRICE/TERMS:

\$1,800,000 cash at the close of escrow.

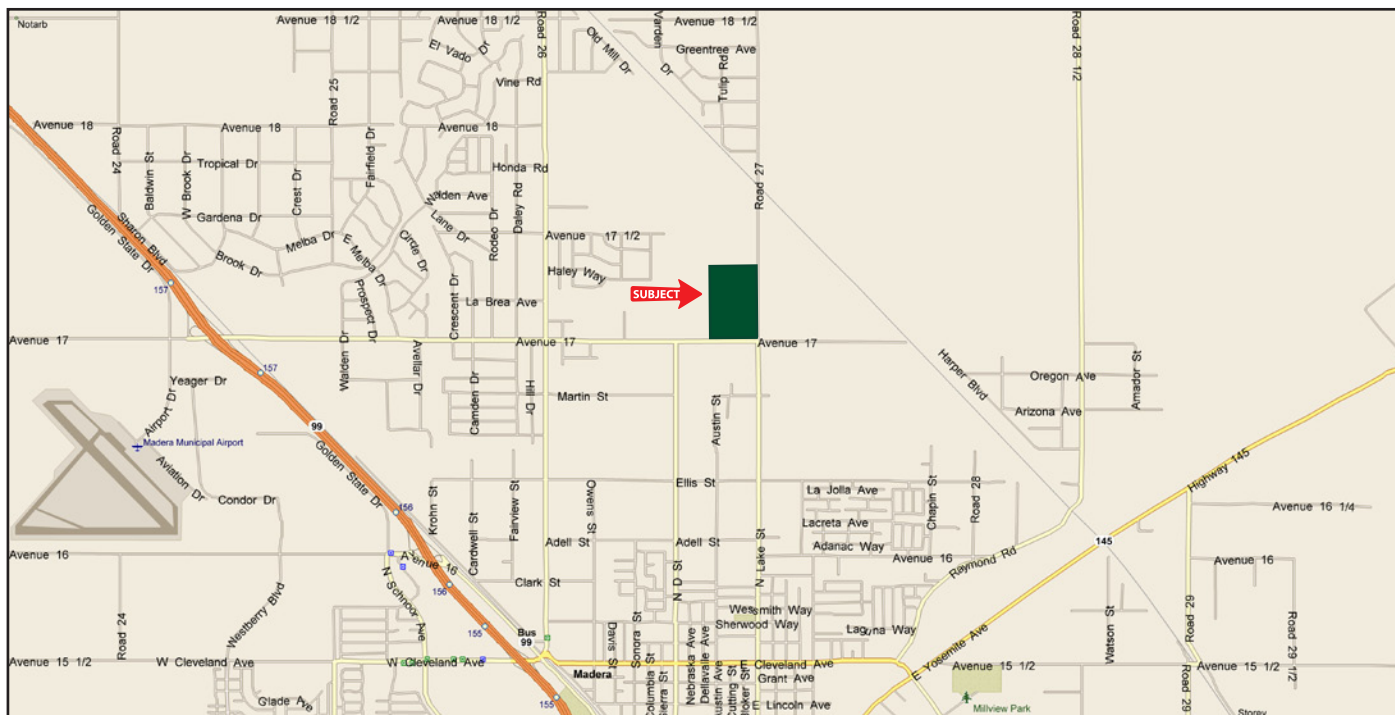
ASSESSOR'S PARCEL MAP



PROPERTY PHOTOS



LOCATION MAP



REGIONAL MAP



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7480 N. Palm Ave, Ste 101
Fresno, CA 93711
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3447 S. Demaree Street
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1801 Oak Street, Ste 121
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We believe the information contained herein to be correct. It is obtained from sources which we regard as reliable, but we assume no liability for errors or omissions. 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.



57.49± ACRE MADERA GARDENS RANCH

