

Stober Livestock Ranch

68.77± acres
MADERA, CALIFORNIA

SALE PRICE:
\$3,750,000



Elegant home surrounded by a great horse/cattle facility and 25± acres of 2017 planted almonds. Enjoy the quiet of the country life with all of the city conveniences only a short drive away in Madera or Fresno. The property consists of 68.77± acres and includes extensive pipe fencing with an electric gate at the upscale, tree lined front entrance, mobile home, horse stables, hay barn, commodity shelter, solar panel system, riding arenas, round pens and a home filled with top of the line amenities. Gravel and dirt roads provide access across the entire ranch.

EXCLUSIVELY PRESENTED BY:



**PEARSON
REALTY**
AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

www.pearsonrealty.com
CA DRE# 00020875



Stober Livestock Ranch

68.77± acres
MADERA, CALIFORNIA



PROPERTY PHOTOS



Stober Livestock Ranch

68.77± acres
MADERA, CALIFORNIA



OVERVIEW AERIAL



All information contained herein is deemed reliable but not guaranteed by seller nor broker and should be independently verified by potential buyers. We assume no liability for errors or omissions.

ADDITIONAL FACILITY FEATURES

The horse facilities include a 5 stall barn with wash rack, feed room, bathroom and tack room. Each stall includes a covered 24 foot pen and the stalls and pens are equipped with lights and auto water. The barn can accommodate up to 10 horses. There are 5 permanent pastures encompassing approximately 12 acres total.



Four pipe and steel lighted arenas include a 105' x 130' cutting pen built to specifications set by the Pacific Coast Cutting Horse Association for their Aged Event shows, 140' x 140' lope pen, 180' round pen and 90' x 100' additional arena. The ranch has hosted several cutting shows, clinics and practices. There is a 10,000 gallon water tank reserve for the cattle pens.



Stober Livestock Ranch

68.77± acres
MADERA, CALIFORNIA



FACILITY SITE MAP



RESIDENCE

The immaculate 3,000± sq. ft. home was constructed in 2004, renovated in 2016 and is complemented with 20 – 24 ft. ceiling heights, 3-bedrooms, 3 full baths, a separate office, laundry room and a 1,200 sq. ft. garage. Travertine tile and hardwood floors flow throughout.



Also included is a 1,374± sq. ft., 3-bedroom, 2 bath mobile home that has recently been updated. The mobile home has its own septic and 5 HP domestic well. The home and all facilities are serviced by a 294 panel solar system, 240 watts each. The panels are not subject to a lease.



RESIDENCE (CONT.)



The wide open kitchen has extensive granite counter tops and custom cabinetry. Beautiful chandeliers grace the great room of this elegant home. Typical rural utilities are available provided by PG&E, AT&T and other carriers.



This is a perfect ranch for the horse enthusiast who enjoys the amenities provided by this one-of-a-kind home. Every aspect of this ranch is extremely well cared for and expertly manicured.

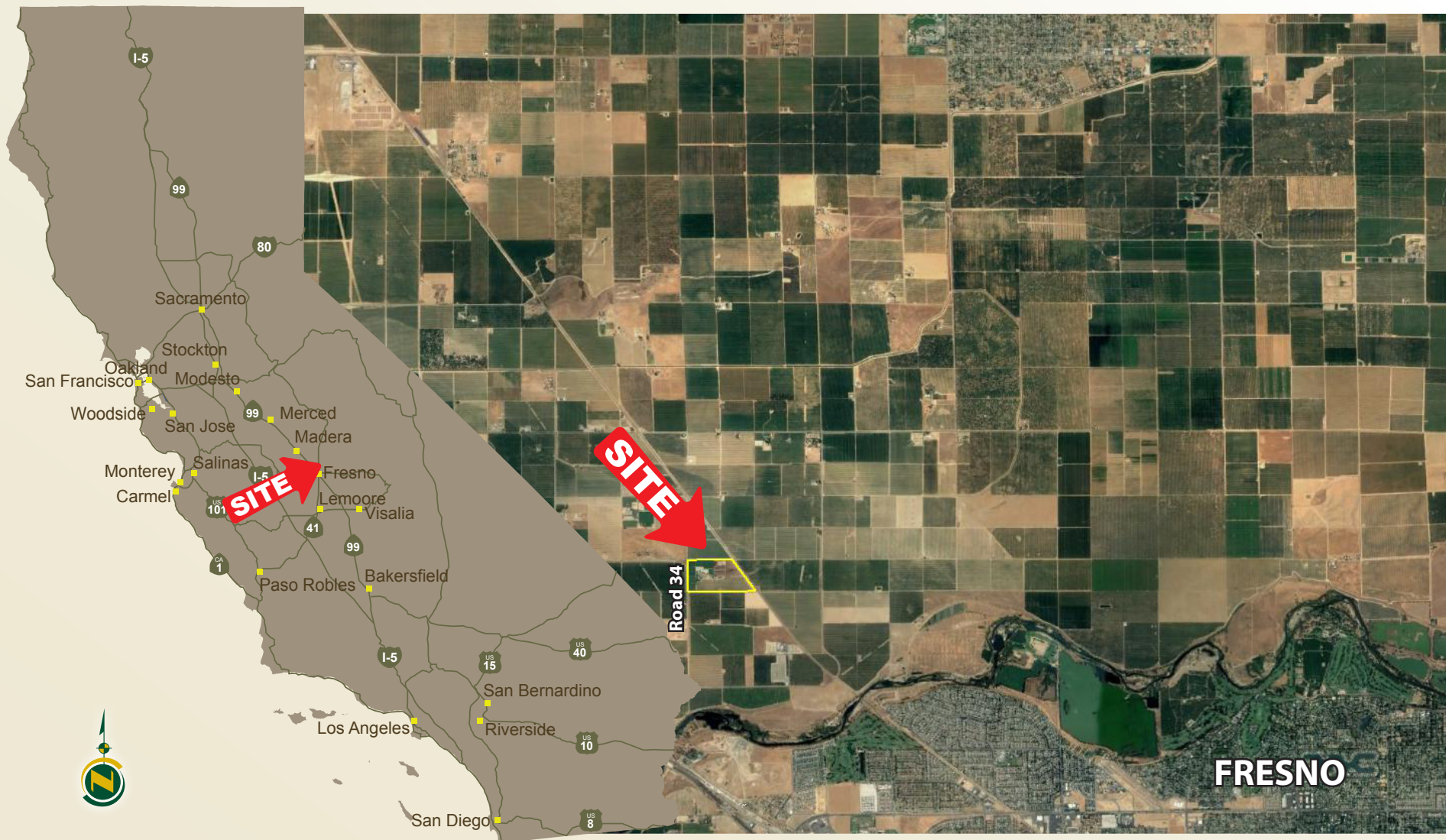
Stober Livestock Ranch

68.77± acres
MADERA, CALIFORNIA



LOCATION

The property is located on the east side of Road 34, north of Avenue 7 | Address: 7757 Road 34, Madera, CA 93636

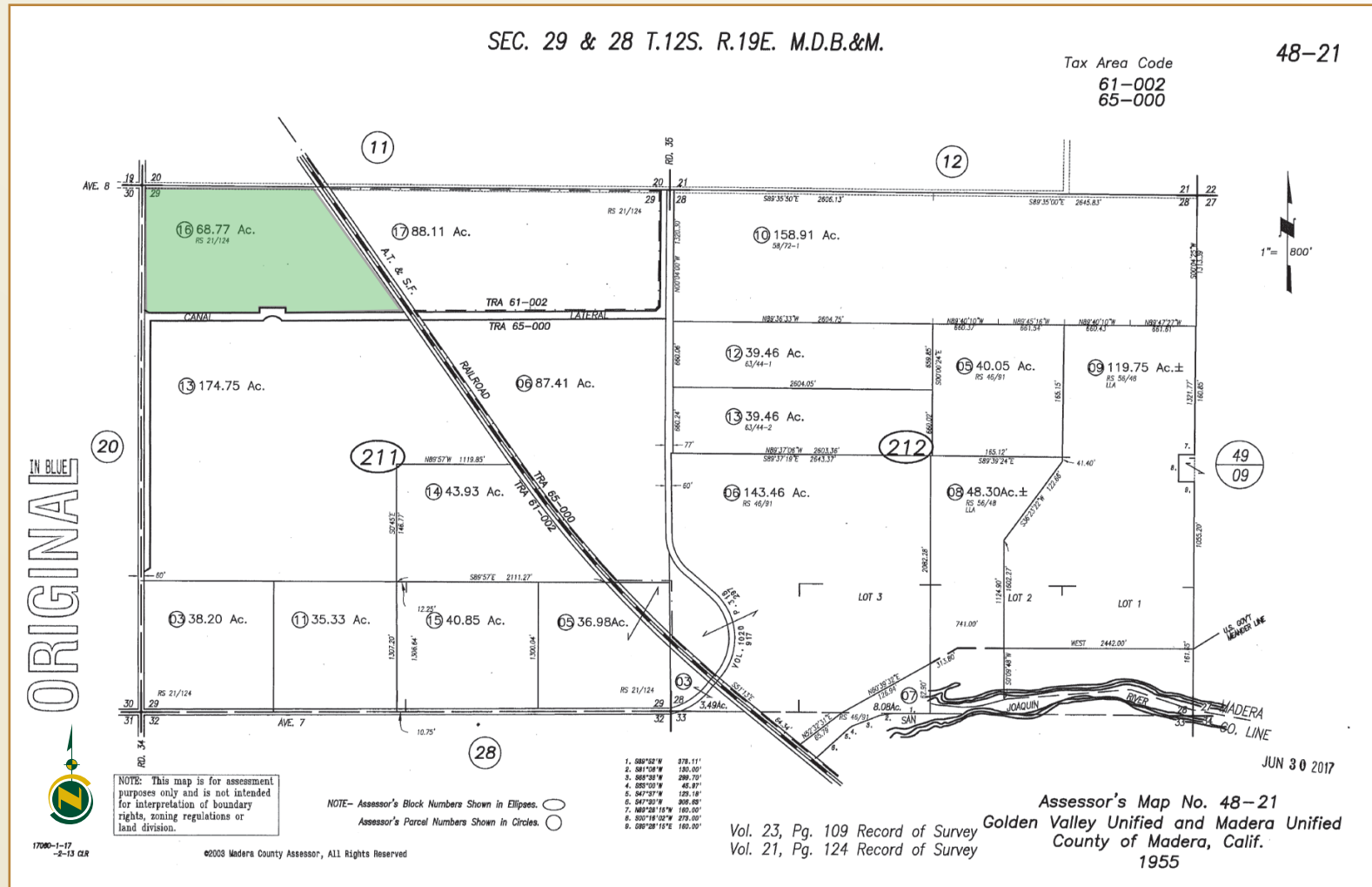


All information contained herein is deemed reliable but not guaranteed by seller nor broker and should be independently verified by potential buyers. We assume no liability for errors or omissions.

LEGAL

68.77± assessed acres located in a portion of Section 29, T12S, R19E, M.D.B.&M.

Madera County APN: 048-211-016. This property lies within the Williamson Act.



WATER AND SOILS

Water:

Madera Irrigation District

(1) 75 HP Irrigation Well and Pump, Approx. 1,000 GPM when last tested

(1) 2 HP Domestic Well & Pump for Main Residence

(1) 5 HP Domestic Well & Pump for Mobile Home & cattle area
10,000 Gal. Water Storage Tank for back up for cattle area.

Entire pasture area is flood irrigated from riser valves.

Soils:

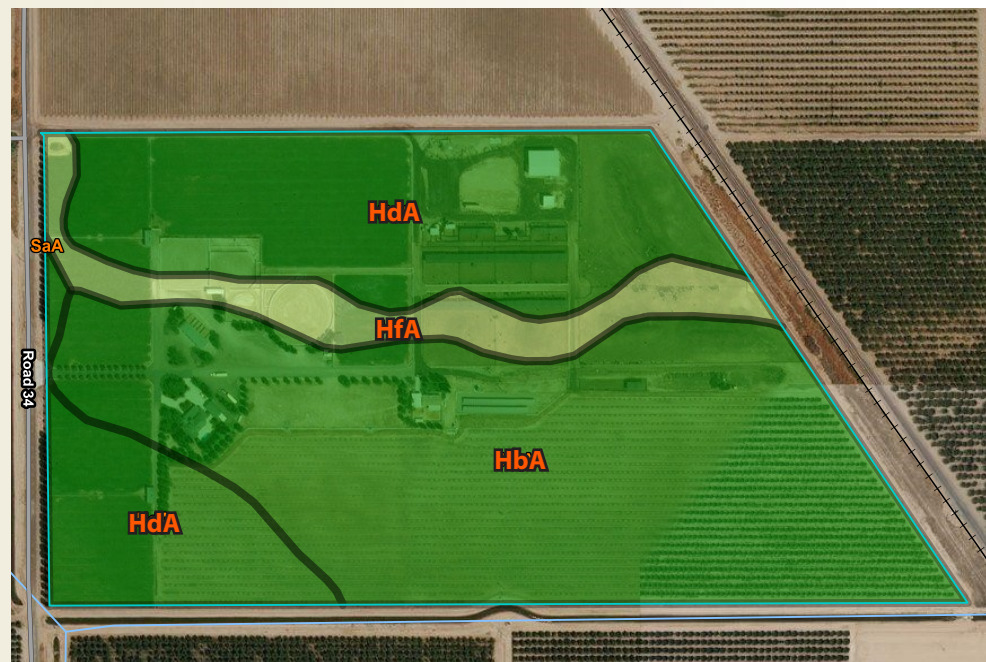
SOILS MAP LEGEND

HbA = Hanford fine sandy loam
moderately deep over deep &
deep hardpan, 0-1% slopes
Grade 1

HdA = Hanford (ripperdan)
fine sandy loam, moderately deep
& deep over silt, 0-3% slopes
Grade 1

HfA = Hanford sandy loam
0-3% slopes
Grade 2

SaA registers as 0 acres



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

Stober Livestock Ranch

68.77± acres
MADERA, CALIFORNIA



PROPERTY PHOTOS



Stober Livestock Ranch

68.77± acres
MADERA, CALIFORNIA



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.



**Download Our
Mobile App!**
pearsonrealty.com/mobileapp

FRESNO
7480 N. Palm Ave.
Suite 101
Fresno, CA 93711
559.432.6200

VISALIA
3447 S. Demaree St.
Visalia, CA 93277
559.732.7300

BAKERSFIELD
4900 California Ave.
Suite 210-B
Bakersfield, CA 93301
661.334.2777