

# ***FOR SALE***



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## **San Joaquin River Open *With Riparian Water Rights***



**254.66± Acres  
Madera County, California**

- **Riparian Water Rights**
- **Farm land with fish ponds**
- **(3) irrigation wells**
- **Located along San Joaquin River**

**Exclusively Presented By:  
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CA BRE #00020875



# San Joaquin River Open

## *With Riparian Water Rights*

254.66± Acres

\$5,730,000

(\$22,500/Ac.)

**LOCATION:**

3/8-mile east of Road 35, lying along the north side of the San Joaquin River. Located north across the river from the City of Fresno.

**ACCESS:**

Access easement along a dirt road from the west side of the property (see map).

**LEGAL:**

Portions of Sections 27 & 28, T12S, R19E, M.D.B.&M. Madera County APNs: 048-212-009 & 049-091-007.

**ZONING:**

ARE-20 (Agricultural, Rural, Exclusive, Twenty Acre District).  
POS (Public Open Space District).

**LAND USE:**

Open farmland with fish ponds. The property includes over 1 mile of river frontage. Future potential development land.

**WATER:**

Riparian water rights out of the San Joaquin River provided by a Water Holding Contract issued by the Bureau of Reclamation in 1944.  
There are (3) irrigation wells with no motors, condition unknown.

**SOILS:**

Cajon loamy sand, 0-1% slopes.  
Grangeville fine sandy loam, slightly saline-alkali 0-1% slopes.  
Tutunga and Hanford soils, channeled, 0-8% slopes.  
Hanford gravelly sandy loam 3-8% slopes.  
Grangeville fine sandy loam, 0-3% slopes, MLRA 17.  
Hanford (Ripperdan) fine sandy loam, moderately deep and deep over silt, 0-3% slopes.  
Wunjey very fine sandy loam, moderately saline-alkali, 0-1% slopes.  
Hanford fine sandy loam, moderately deep and deep over hardpan, 0-1% slopes.  
Tujunga soils, channeled, 0-9% slopes.  
Delhi sand, 3-8% slopes, MLRA 17.  
Riverwash.

**BUILDINGS:**

Older shop building in need of repairs.

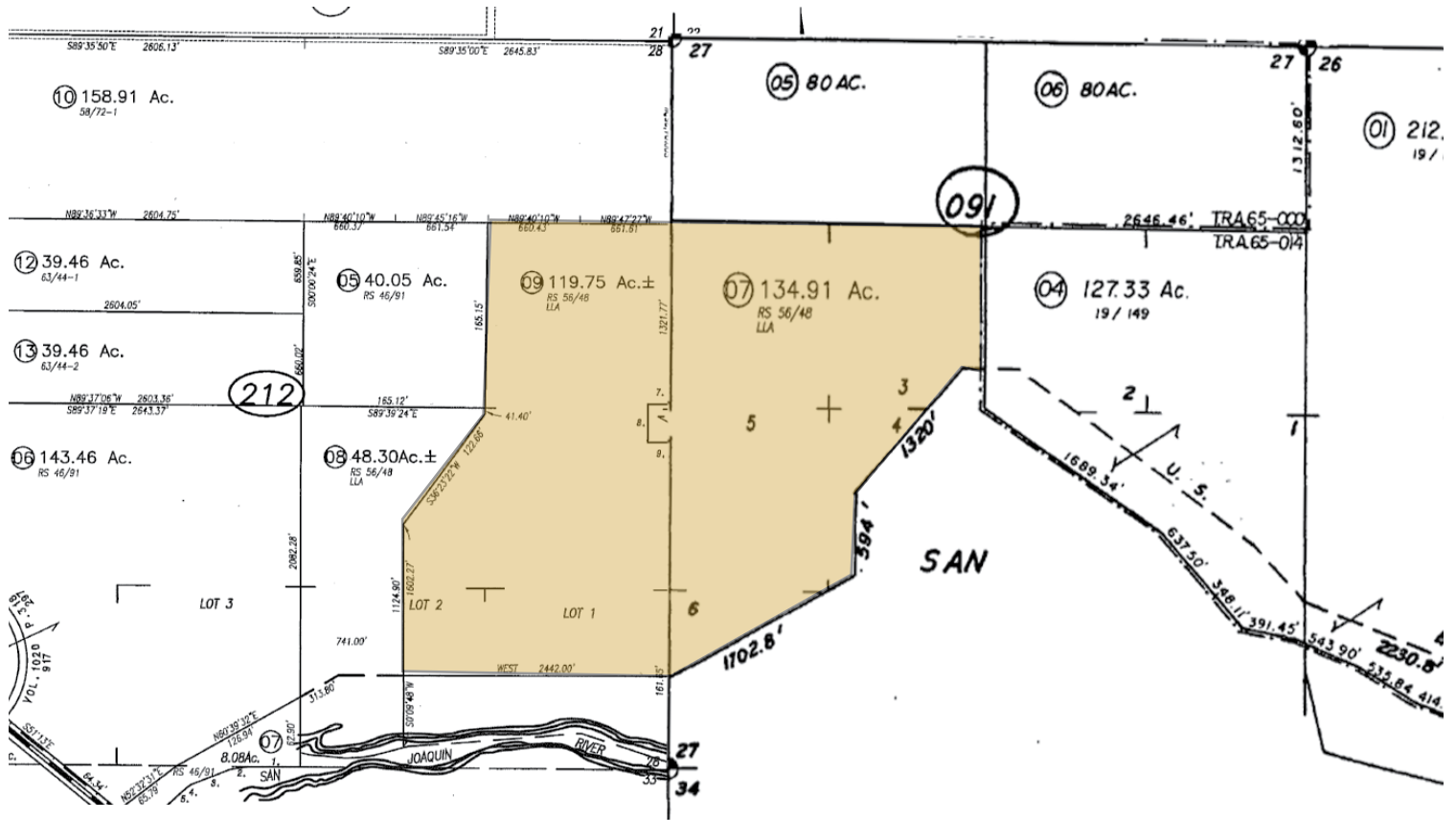
**IMPROVEMENTS:**

None.

**PRICE/TERMS:**

\$5,730,000 cash at the close of escrow.

# ASSESSOR'S PARCEL MAP

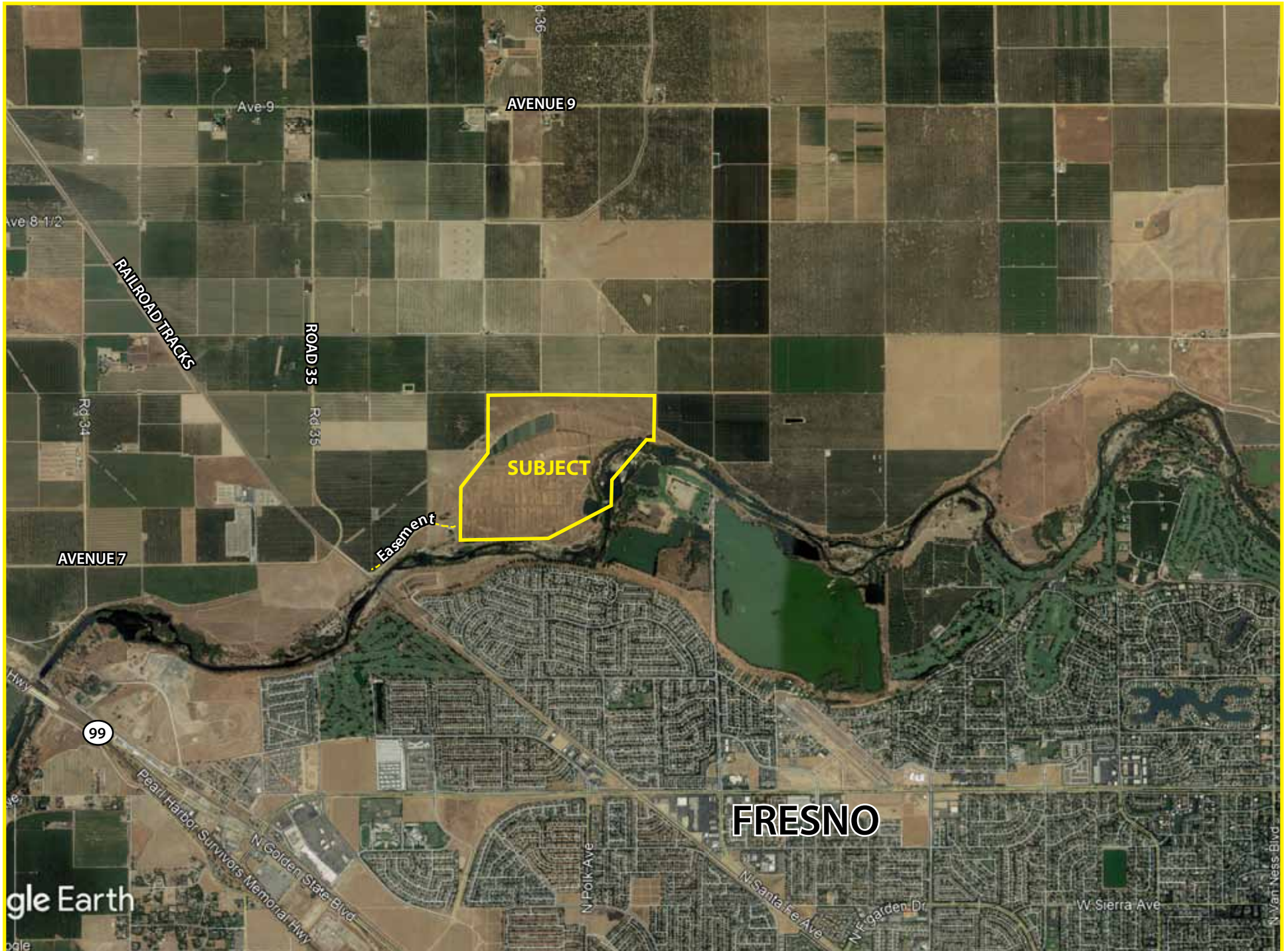


## PROPERTY PHOTO





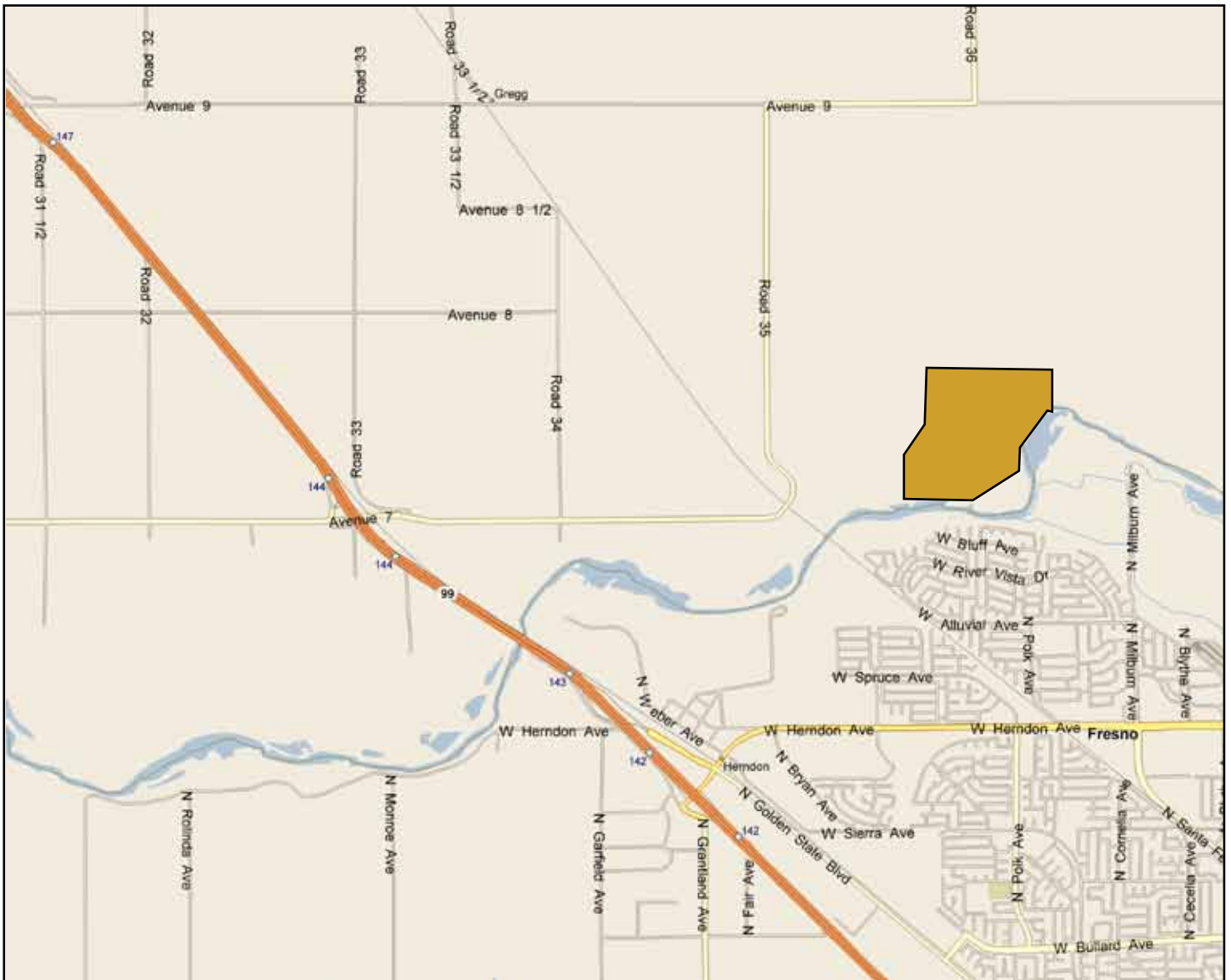
**254.66± SAN JOAQUIN RIVER OPEN WITH RIPARIAN WATER RIGHTS**







## LOCATION MAP



**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

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