

WEST RIVER RANCH VINEYARD & HOMES

Madera County, California

\$1,900,000 (\$55,998/acre)



33.93± Acres

- San Joaquin River frontage w/beach area & floating dock
- Large ranch home & cottage/guest house
- 20± acre vineyard
- Additional acreage available

EXCLUSIVELY PRESENTED BY:

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DRE #00020875

WEST RIVER RANCH VINEYARD & HOMES

33.93± Acres, Madera County, CA



PROPERTY OVERVIEW



PLANTINGS

10,563± vines consisting of approximately 20± acres planted to Thompson Seedless grapes with steel posts.

LOCATION

Conveniently located just 8 miles from the El Paso Shopping Center at Herndon Avenue and Freeway 99 in Fresno, the property is situated on the southside of Avenue 5 ½ west of Road 29 ½ in Madera County. Main home address: 29496 Avenue 5 ½ Madera CA, 93637; guest home address: 29314 Avenue 5 ½, Madera, CA 93637.

PROPERTY INFORMATION

DESCRIPTION

The River Ranch Vineyard and Homes offering includes 20± acres planted to Thompson Seedless grapes a lovely 2,082± SF ranch home and a 1,260± SF cottage/guest house. The property is fenced with 6' cyclone fencing on the east, west and north ends of the property. A new wrought iron electric gate installed at the main driveway in 2021.

29496 Avenue 5 1/2 - Single Story Ranch Home, 3BR/2BA, 2,082± SF, built in 1977.

Features include:

- New Private Gate to Property
- Alarm System, stained glass windows at entry & family room, central vacuum system
- Kitchen & Dinette {Granite counters, Passthrough window with Bar to Patio, 36" glass cooktop, 36" SubZero Refrigerator/Freezer, tile flooring, walk-in pantry}
- Living Room & Dining Room {18" travertine flooring, coffered ceiling, wooden blinds}
- Family Room/Great Room {LG woodburning fireplace, cedar wood beam vaulted ceiling, paddle fan, slider to patio, karastan carpeting}
- Master Bedroom {vaulted ceiling & indirect lighting, walk-in closet & linen, paddle fan, slider to patio, karastan carpeting.
- Master Bathroom ensuite {granite counters & shower, jacuzzi sculptured shower 36" x 40", tile flooring}
- Other Bedrooms {paddle fans, wooden blinds, karastan carpeting}
- Guest Bathroom {tub/shower, linen closet, door to backyard}
- Laundry Room - off garage with built-in sink, granite counter & 10 feet of built-in cabinets
- Garage = 2 spaces
- Yard - beautifully landscaped, covered patio with 2 paddle fans
- Rent = \$1,850, Leased through 08/31/2021

Cottage / Guest Home - Single Story Ranch Home, 1BR/2BA, 1,260sf, built in 1977.

Features include:

- Large Great Room {vaulted ceiling and paddle fan}
- Kitchen and nook
- Bedroom {paddle fan and large closet}
- Office {built-in desk, drawers and bookcase}
- Bathroom {tub and shower}
- 2nd Bathroom {shower stall}
- Laundry Room {indoor with sink} +
- Domestic well for this homesite
- 1,092± tractor barn, 660± SF tool barn, and 120± SF Tuff Shed
- 1,400± feet of river frontage on the San Joaquin River
- 325± SF of beach area & floating dock
- Pond

WATER/IRRIGATION

(1) Agricultural well with 20 HP pump, 3 Phase, 200V, drilled to 136 feet with 8" casing.

(2) Domestic wells: 3 HP Jacuzzi Submersible with 250 gallon tank, drilled to 130 feet with 8" casing and a 5 HP Jacuzzi Submersible with 500 gallon tank, drilled to 92 feet with 8" casing. The vineyard is irrigated by dripline.

PRICE/TERMS

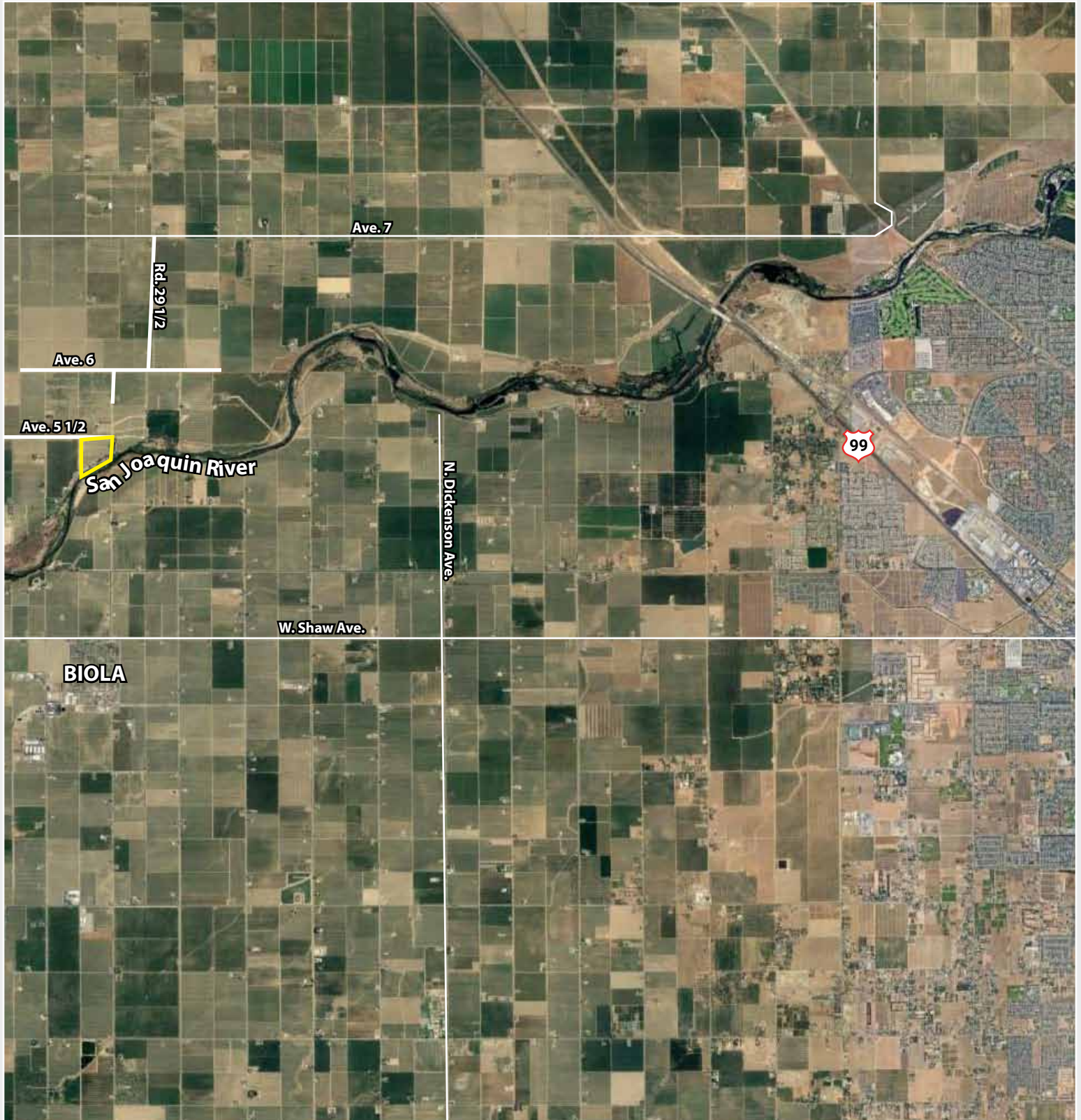
\$1,900,000 cash at the close of escrow. The 2021 crop is excluded from the sale. Farm equipment available to purchase. Adjacent parcels available to purchase.

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PROPERTY LOCATION



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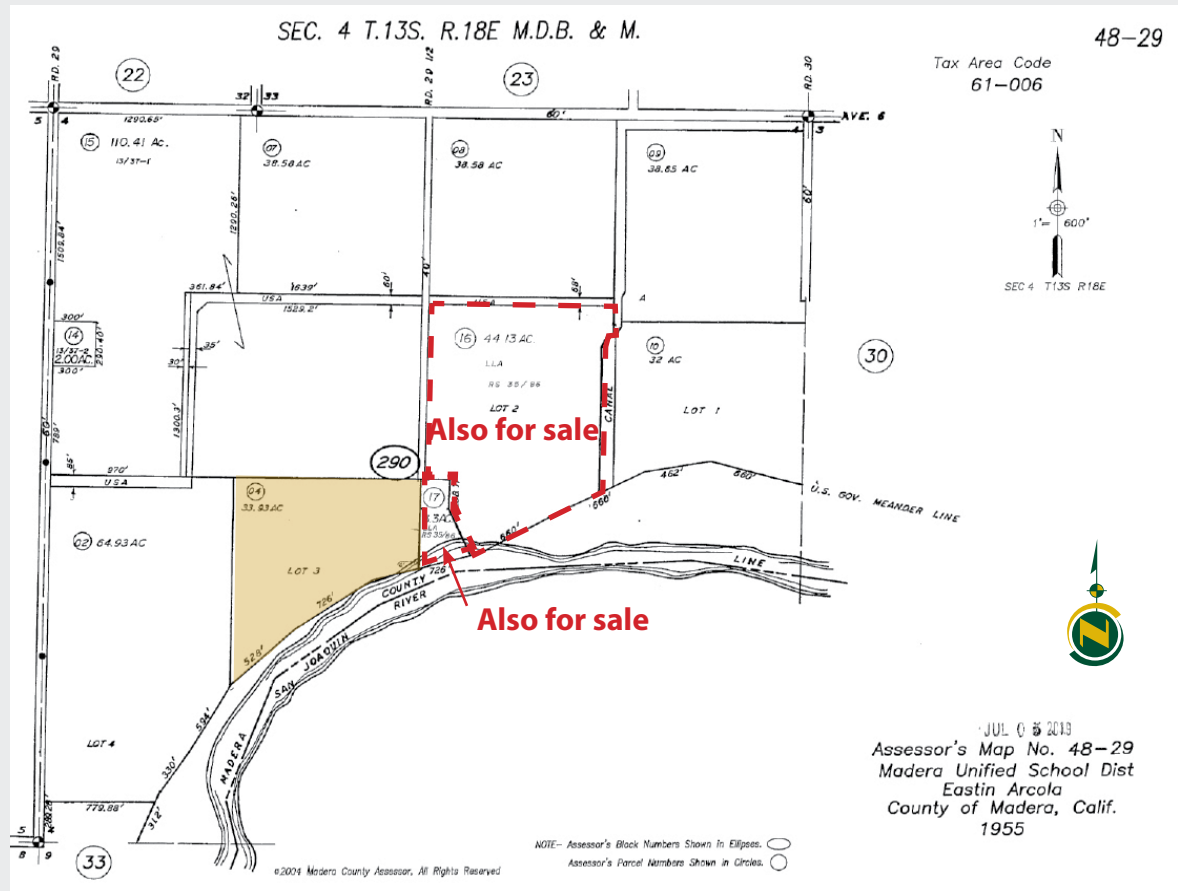


PARCEL MAP

LEGAL DESCRIPTION

Madera County APN
048-290-004

Located in a portion
of Section 4, Township
13S, Range 18E,
M.D.B.&M.
This parcel is not
located within the
Williamson Act
Contract.



SOILS MAP

SOILS LEGEND

HeB = Hanford gravelly sandy loam
3 to 8% slopes

TzB = Tujunga and Hanford soils, channeled
0 to 8% slopes

HfA = Hanford sandy loam
0 to 3% slopes



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PROPERTY PHOTOS - MAIN HOME

29496 AVE. 5 1/2, MADERA, CA 93637



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PROPERTY PHOTOS - COTTAGE/GUEST HOME

29314 AVE. 5 1/2, MADERA, CA 93637



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STATE MAP

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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.



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