

# MADERA I.D. WINE GRAPES & HOMES

Madera County, California

77.01± Acres

\$2,200,000

(\$28,568/ acre)



- Producing wine grape vineyard in Madera I. D.
- Adequate soils for permanent plantings
- Depreciation benefits
- Two sources of water



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Madera County, CA



## PROPERTY LOCATION



## PROPERTY INFORMATION

### DESCRIPTION

This is a great opportunity to purchase a producing mature wine grape vineyard located just north of Madera on the NWC of Rd. 17 & Ave. 18 1/2 that receives Madera Irrigation District water. The vineyard is irrigated via district water and a 150 HP ag well. The soils and location may be suitable for, but not limited to, almonds, pistachios, other grape varieties, treefruit, or row crops. The 2 houses located on the property are included in the sale.

### LEGAL

Madera County APN's: 028-050-004 and 005. Located in a portion of Section 32, T10S, R16E, M.D.B.&M.

### ZONING

AE-40 (Agricultural Exclusive 40 acres parcel minimum)  
The property is located within the Williamson Act.

### WATER/IRRIGATION

Single line drip  
Madera Irrigation District  
(1) 150 HP agricultural well  
(1) Filter station

### SOILS

Lewis loam, 0-1% slopes; Madera fine sandy loam, 0-3% slopes

### BUILDINGS & EQUIPMENT

(2) residences currently being rented

### PLANTINGS

The property is currently planted to Barbera wine grapes. Production available upon request.

### PRICE/TERMS

\$2,200,000 cash at the close of escrow. Buyer to reimburse seller for 2022 cultural costs.





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## SOILS MAP

### SOILS LEGEND

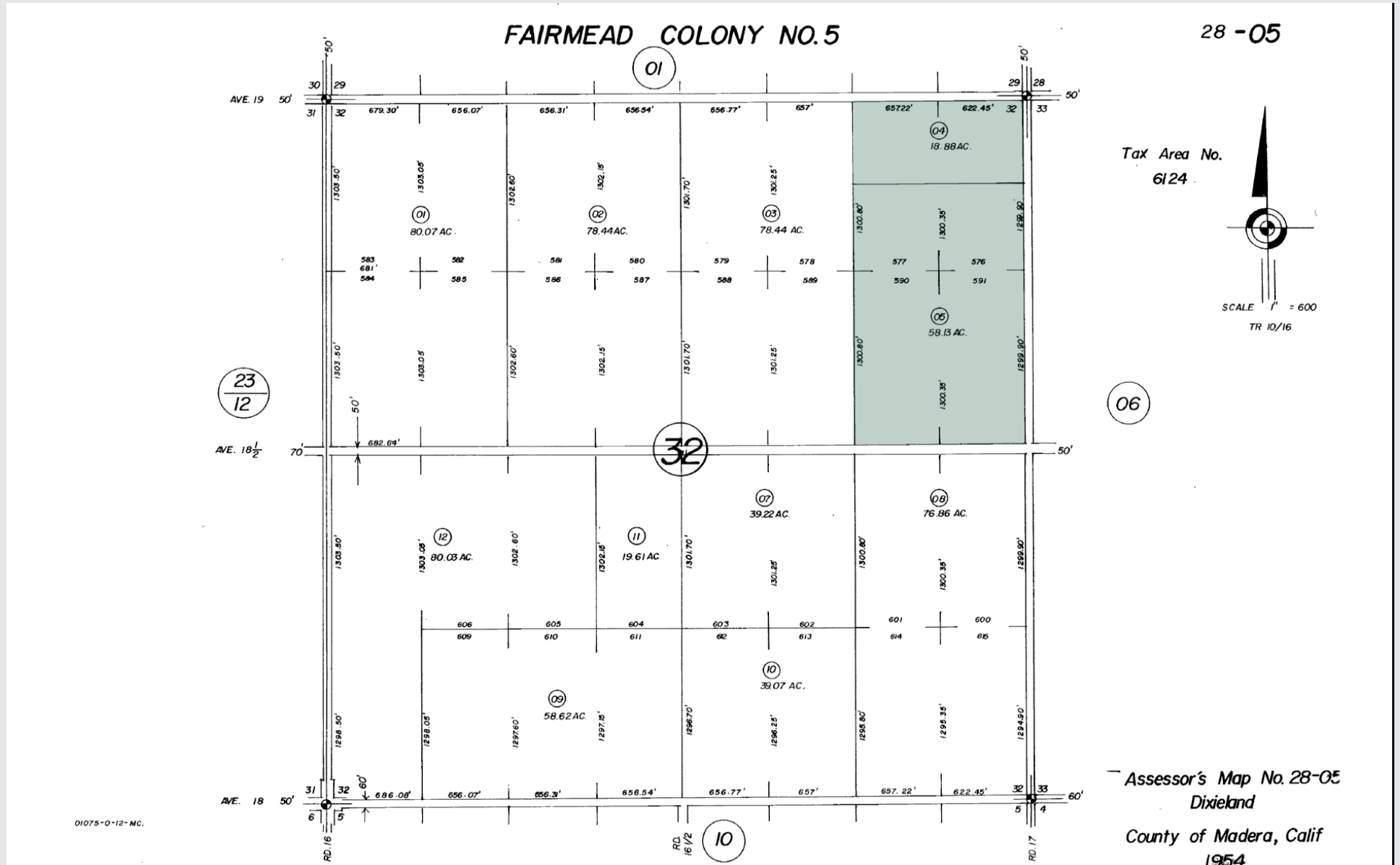
MaA = Madera fine sandy loam  
0 to 3% slopes

LeA = Lewis loam, slightly saline-alkali  
0 to 1% slopes





## PARCEL MAP



## PROPERTY PHOTOS



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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 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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