

BONITA RANCH & ESTATE

Madera County, California

148.32± Acres

\$5,000,000
(\$33,711/Acre)



- Two sources of water
- MID (56± acres) + 2 ag pumps & wells
- Beautiful custom home & shop
- 10± miles west of Freeway 99



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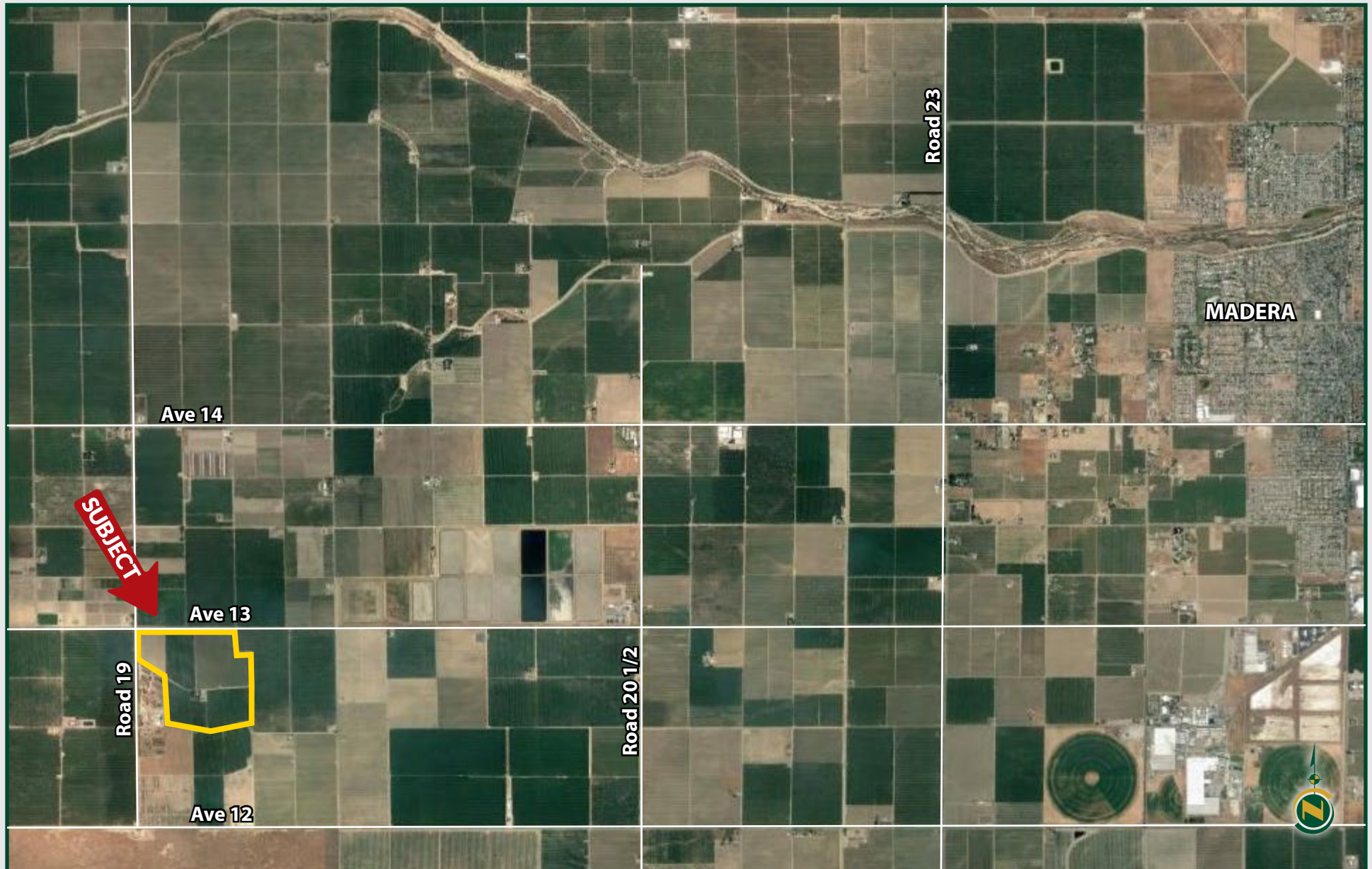


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PROPERTY LOCATION



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PROPERTY INFORMATION

DESCRIPTION

The Bonita Ranch and Estate consists of 148.32± acres planted to a variety of almonds and Barbera vines. It contains a beautiful 3,400+ square foot custom home, and 2,800± square foot shop. The home is situated in a park like setting surrounded by mature Redwood trees on 1± acre. The large metal shop has 3 rollup doors with plenty of room for equipment storage on a 1.5± acre yard.

LOCATION

The subject property is located on the southeast corner of Avenue 13 and Road 19, approximately 8 miles west of the City of Madera. Physical address: 19290 Avenue 13, Madera, CA 93637.

LEGAL

| <u>Madera Co. APN</u> | <u>Acres</u> | <u>Improvements</u> |
|-----------------------|--------------|----------------------|
| 045-171-008 | 56.23± | Almonds, home & shop |
| 045-171-010 | 45.28± | Almonds |
| 045-171-011 | 46.81± | Vines |

The parcels are zoned ARE-40, Agricultural Rural Exclusive - 40 acres, and all parcels are enrolled in the Williamson Act contract. Located in a portion of Section 35, T11S, R16E, M.D.B.&M.

PLANTINGS

| Location | Acres | Plantings | Variety | Planted |
|----------|-------|-----------|--------------------|---------|
| Block 1 | 18± | Almonds | Independence | 2020 |
| Block 2 | 28± | Almonds | Butte/Wood Colony | 2015 |
| Block 3 | 47± | Vineyard | Barbera | 1994 |
| Block 4 | 28± | Almonds | Monterey/Nonpareil | 2015 |
| Block 5 | 25± | Almonds | Butte/Padre | 2015 |

PRODUCTION

Available upon request

SOILS

See soils map

WATER

The southern parcel, APN: 045-17-008, is in the Madera Irrigation District, within the Madera Irrigation District GSA and currently receives water when available. The northern two parcels, APNs: 045-171-010 and 045-171-011 are not within the district and are located within the county of Madera GSA-Madera.

Drip, micro sprinklers, and flood irrigation is provided by two (2) agricultural pump and wells and a lift pump from MID.

- 75 HP pump and well, 580' deep, 800± GPM, per last test 12/2021 (located in Block 3)
- 30 HP pump and well, 400' deep, 580± GPM, per last test 12/2021 (located in Block 5)
- 5 HP lift pump from MID with an average of 900-1,100 GPM (located in Block 4)

Two (2) domestic wells service the home & shop/yard. The original well drilled in 1997 is 320' deep & the newer well drilled in 2021 is 500' deep.

BUILDINGS

3,434± square foot custom home, 6 bedrooms, 3 baths, two (2) living and dining rooms, game room, and attached 2 car garage. The large kitchen, 2 baths, and laundry room were remodeled in 2011 featuring granite countertops with stone backsplashes, large tile floors with custom inlays in the kitchen and hall.

2,800± square foot metal shop (40' x 70') with 3 rollup doors on a 1.5± acre yard area.

Horse/livestock corrals are located between the shop and home shaded by large redwood trees.

PRICE/TERMS

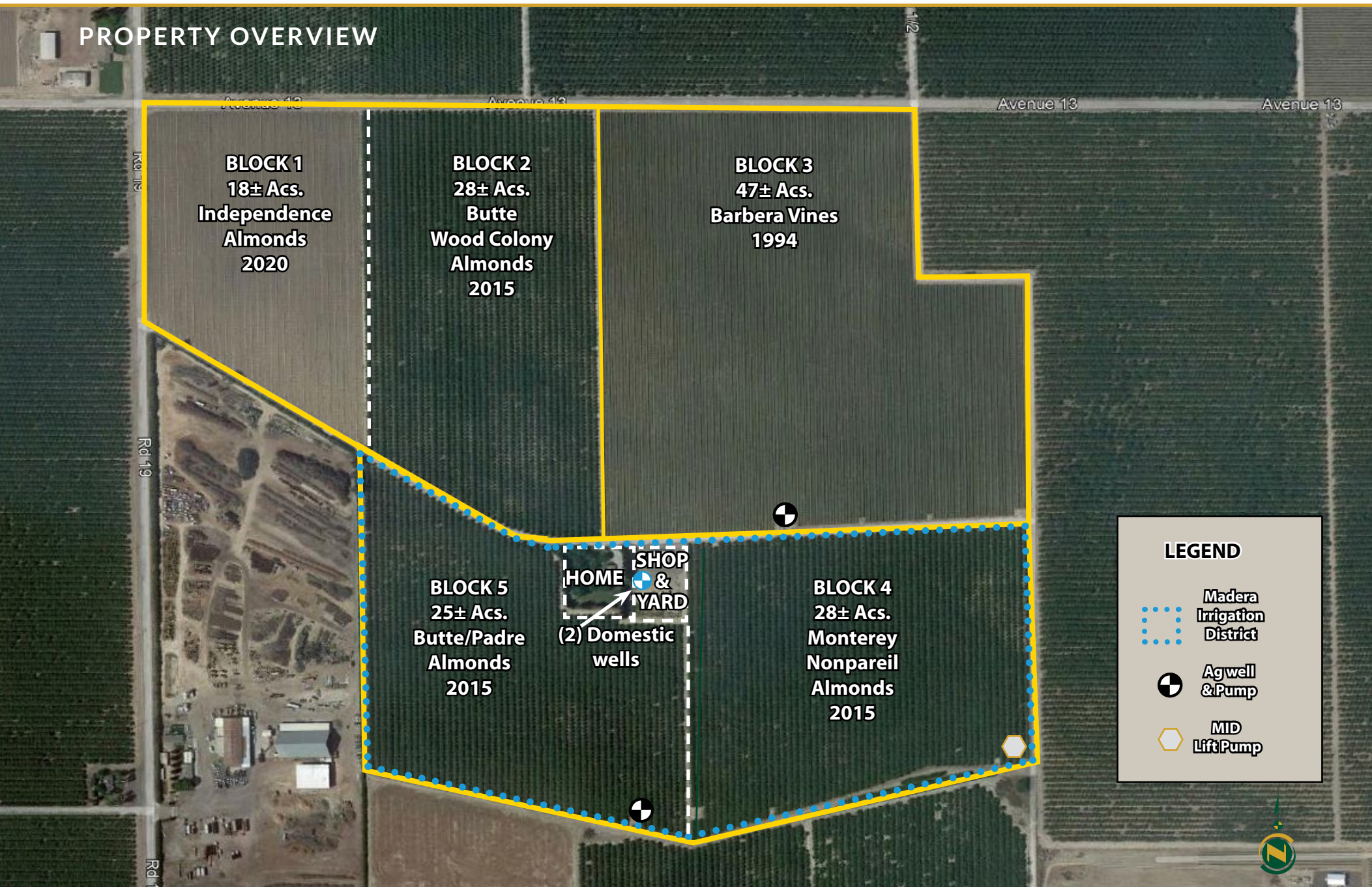
\$5,000,000 cash at the close of escrow. 2022 crops are negotiable with reimbursement to Seller for cultural costs.

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PROPERTY OVERVIEW

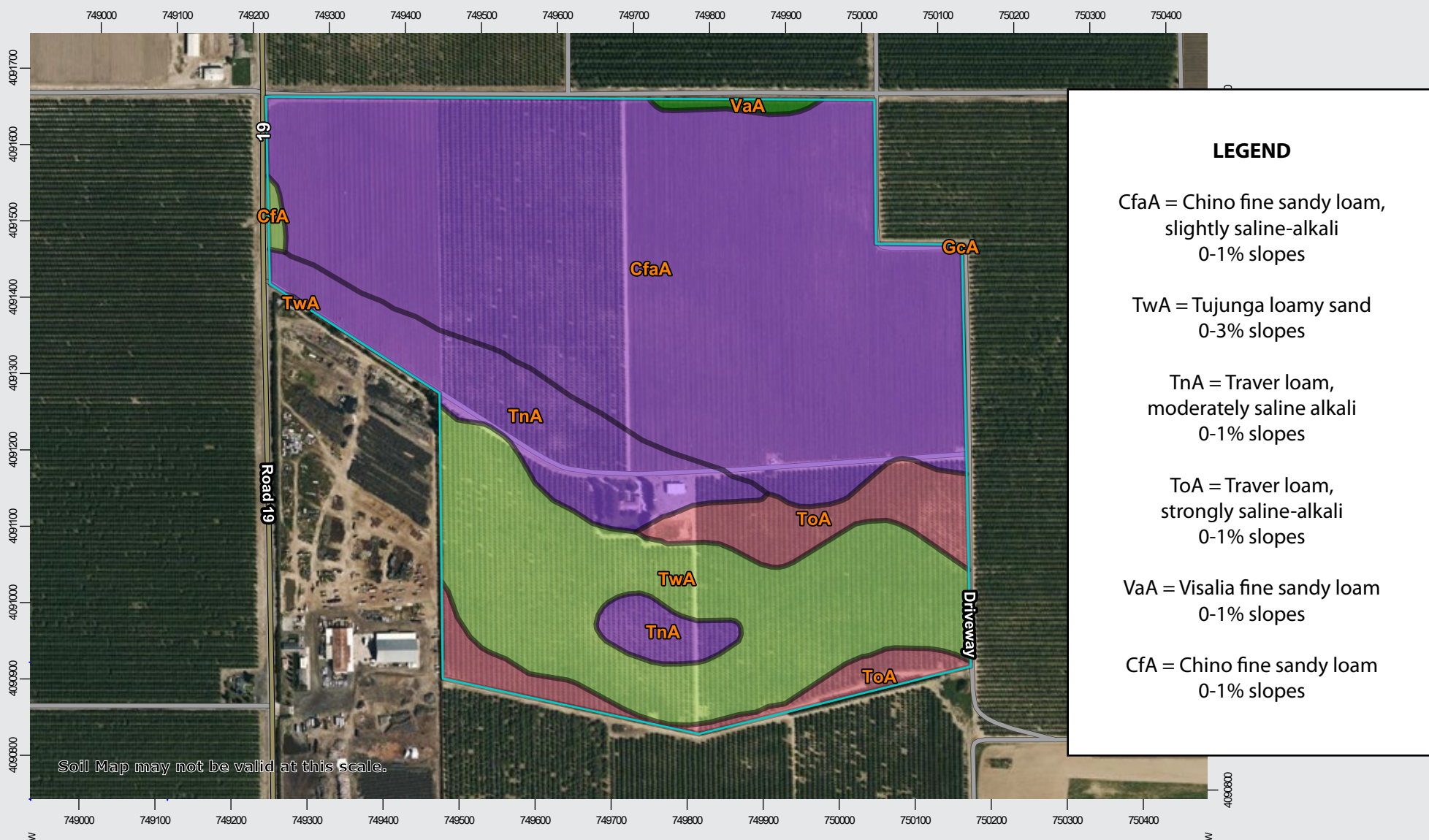


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SOILS MAP



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PROPERTY PHOTOS - 18± ACS. INDEPENDENCE ALMONDS PLANTED IN 2020



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PROPERTY PHOTOS - 28± ACS. MONTEREY, NONPAREIL ALMONDS PLANTED IN 2015
53± ACS. BUTTE/PADRE, WOOD COLONY ALMONDS PLANTED IN 2015



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PROPERTY PHOTOS - 47± ACS. BARBERA VINES PLANTED IN 1994



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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 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.