

# ANTONIO RANCH

Madera County, California

44.73± Acres

\$1,000,000  
(\$22,357/Acre)



- San Joaquin River Frontage
- Residential Development Potential
- Columbia Canal Company



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# ANTONIO RANCH

44.73± Acres  
Madera County, CA



## PROPERTY OVERVIEW





## PROPERTY INFORMATION

### DESCRIPTION

The Antonio Ranch offering consists of 44.73± acres of open ground located on River Drive between the San Joaquin River and Columbia Canal just outside Firebaugh. This is a unique opportunity to purchase farmland on the San Joaquin River that is adjacent to the Firebaugh City Limits and within the Sphere of Influence. Future development opportunities for this property may include planting permanent crops or building your custom dream home.

### LOCATION

7114 River Drive, Firebaugh, CA 93622.

### LEGAL

Madera County APN: 042-010-034.

Located in a portion of Section 28, Township 12S, Range 14E, M.D.B.&M. Due to the property's proximity to the San Joaquin River, it is located within a FEMA flood zone.

### ZONING

RRS - Residential, Rural, Single-Family District, Madera County.  
The property is not enrolled in a Williamson Act Contract.

### PLANTINGS

Historically the property has been farmed to approximately 22± plantable acres of row crops.

### WATER

The property currently receives surface water from the Columbia Canal Company for 30.14± acres. The canal runs along the northeastern portion of the parcel.

### SOILS

Predominantly Grade 2 – Good soils suitable for a variety of plantings.  
Foster loams, 0 to 1 percent slopes  
Columbia fine sandy loam, 0 to 1 percent slopes  
Riverwash

### BUILDINGS

There are two (2) small homes on the property being sold in as is condition (no value is allocated).

### PRICE/TERMS

\$1,000,000 cash at the close of escrow.



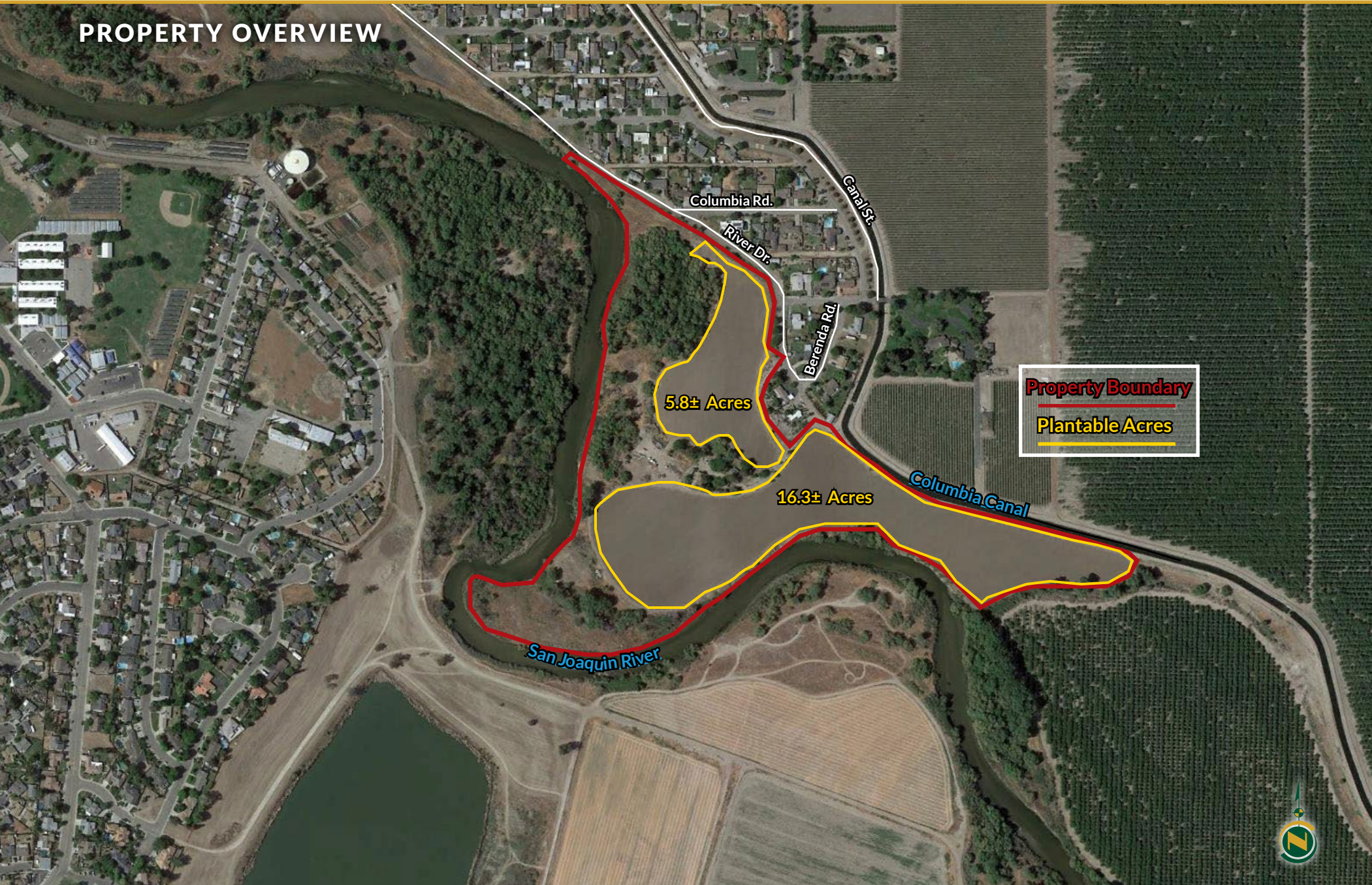


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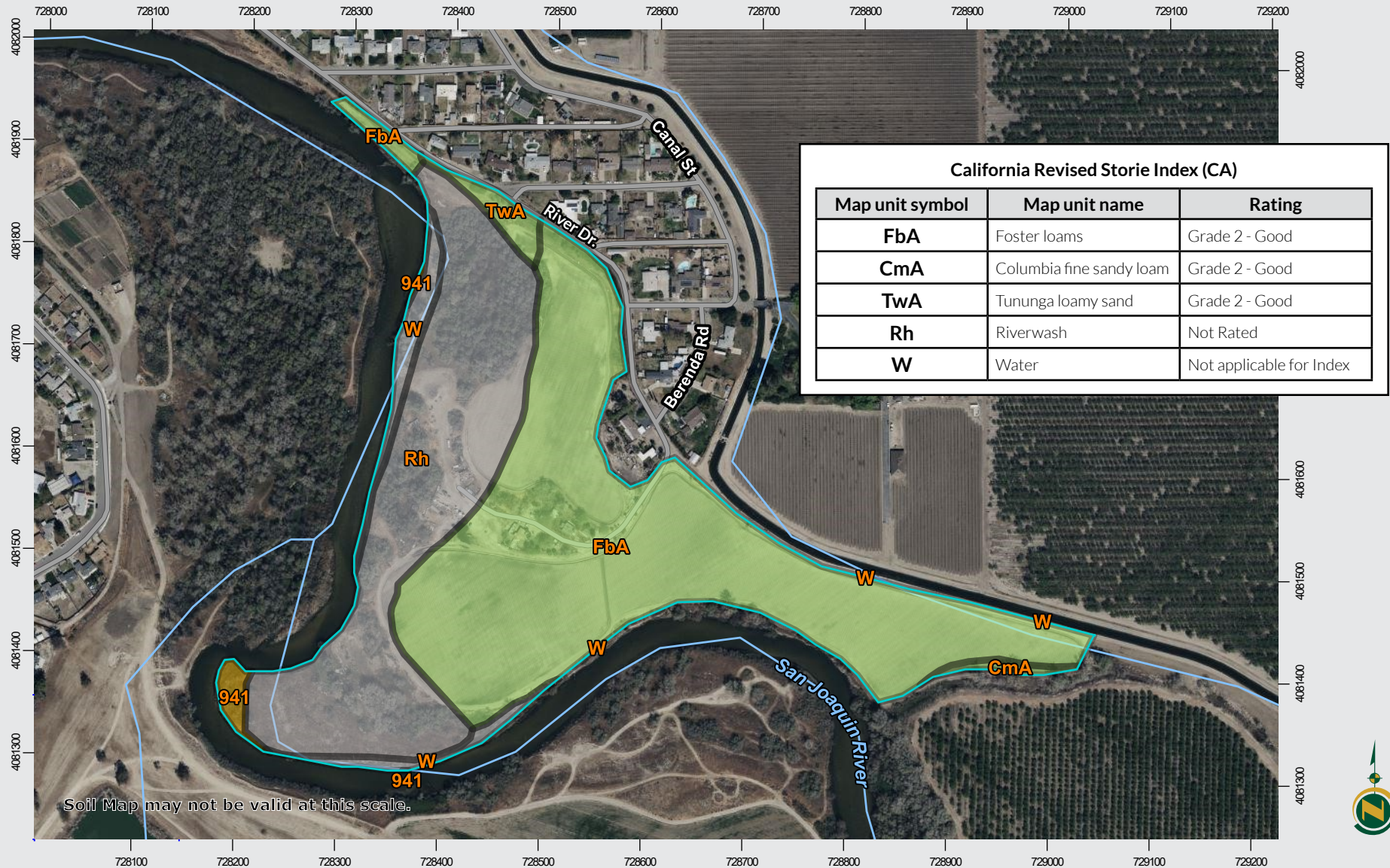


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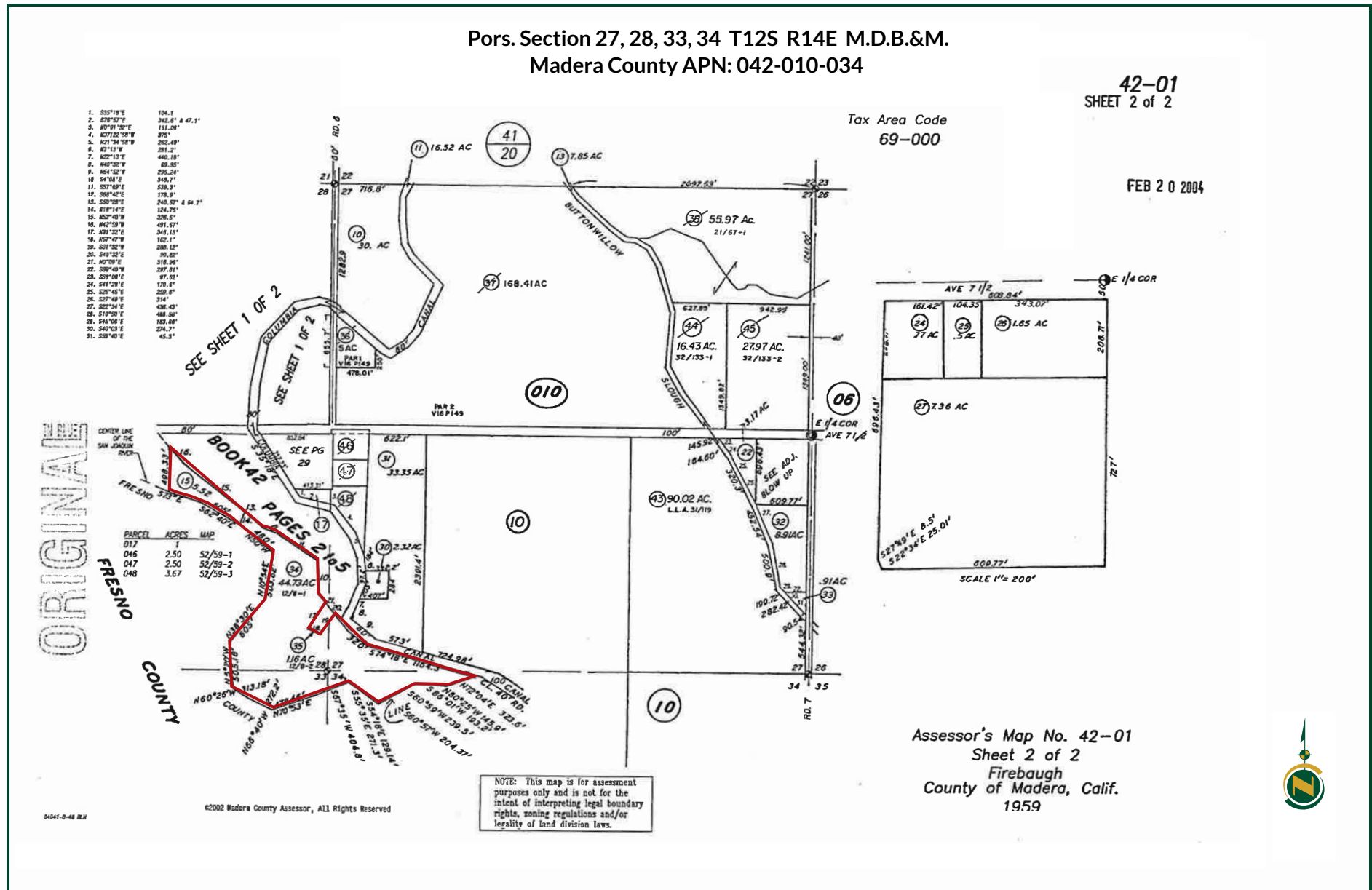
44.73± Acres  
Madera County, CA



## SOILS MAP



## PARCEL MAP



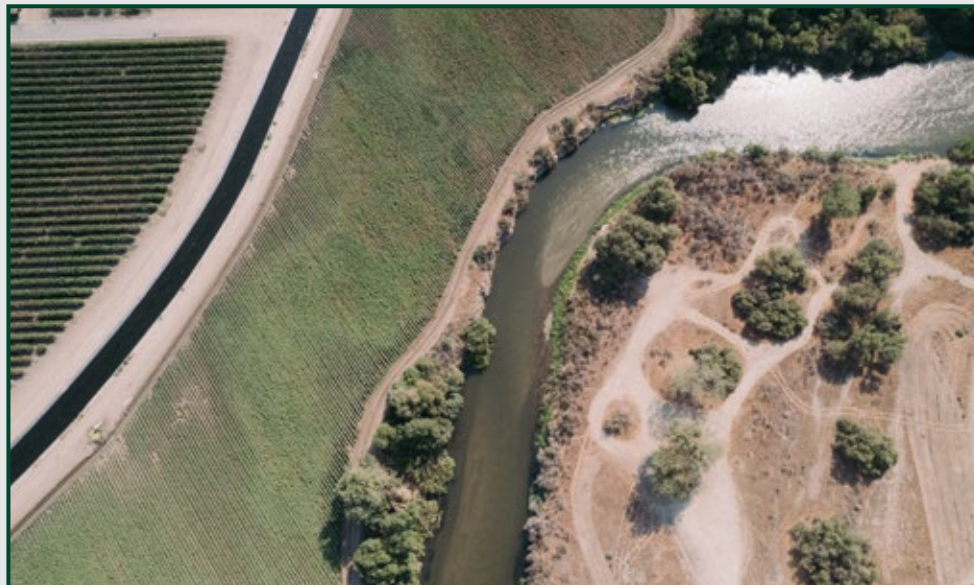


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## PROPERTY PHOTOS





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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.*



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