

ROGERS RANCH

Madera County, California

178.73± Acres

\$6,500,000
(\$36,367/Acre)



• Madera Irrigation District • Both Young & Producing Almond Trees • Houses, Barns & Shop • (2) Two Ag Wells



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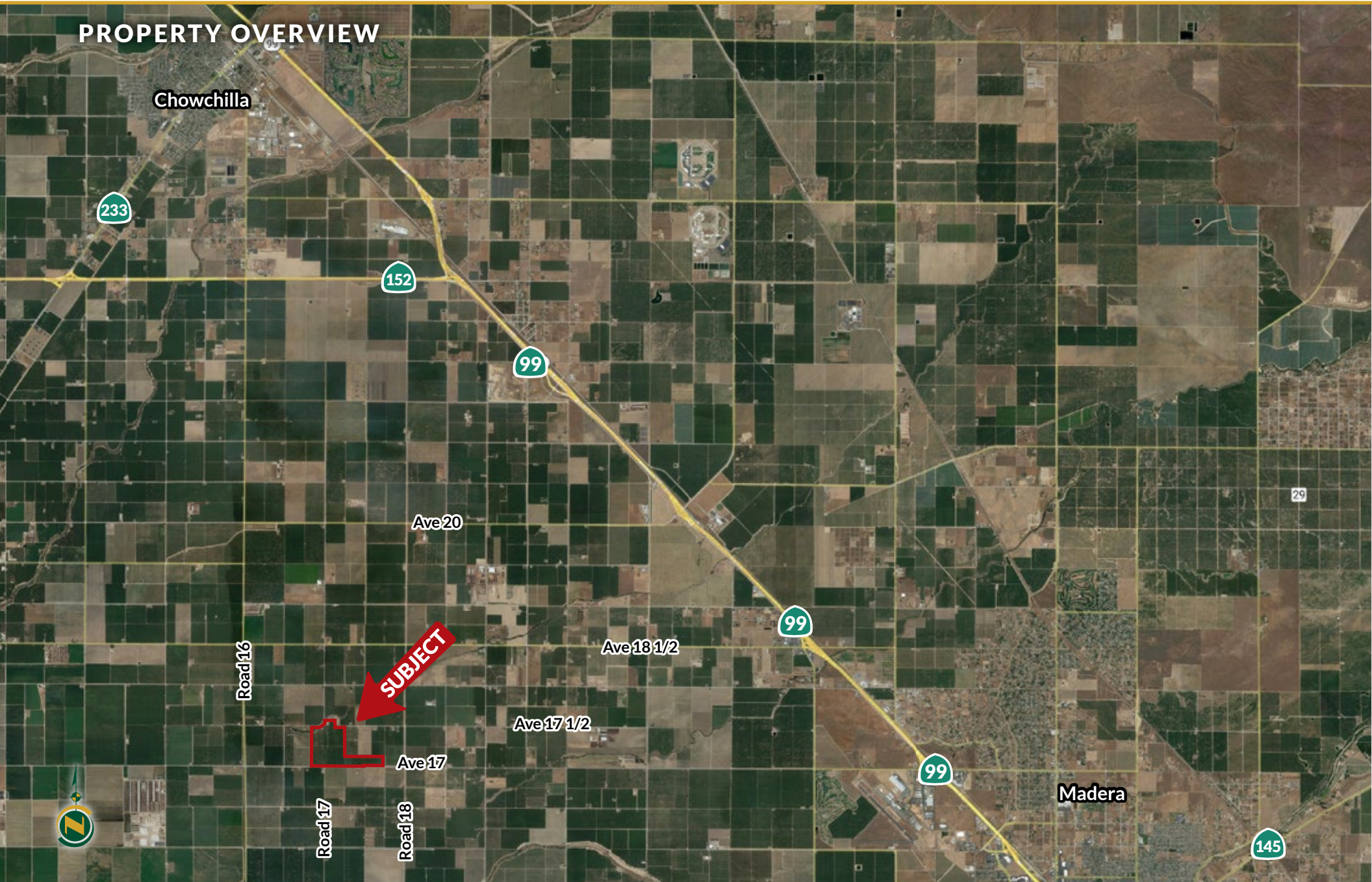


ROGERS RANCH

178.73± Acres
Madera County, CA



PROPERTY OVERVIEW



PROPERTY INFORMATION

DESCRIPTION

The Rogers Ranch consists of 168± planted acres of Nonpareil, Aldridge, Wood Colony, Shasta, Carmel, and Monterey almond varieties. The ranch is situated in the desirable Madera Irrigation District and entitled to surface water deliveries. The ranch is supported by four (4) diesel storage tanks, two (2) storage barns, one (1) metal shop, and one (1) covered mixing station.

LOCATION

The property is located on the north side of Ave 17 approximately 1± miles east of Rd 16 in Madera County.

LEGAL

Madera County APNs: 028-100-010, 028-110-014, 028-110-021
Located in a portion of Sections 4 & 5, Township 11S, Range 16E, M.D.B&M.

The property is enrolled in the Williamson Act.

ZONING

ARE-40 (Agricultural, Rural, Exclusive, 40 acre minimum).

PLANTINGS

Block	Acres	Age	Varieties	Crop	Rootstock
1	46±	2016	NP/WC/Ald	Almonds	Hansen
2	22±	2018	NP/WC/Ald	Almonds	Hansen
3	32±	2022	Shasta	Almonds	Hansen
4	32±	2003	NP/Carmel	Almonds	Hansen
5	36±	2008	NP/Mont	Almonds	Hansen

*10.73± acres roads, avenues, canal & farmsteads

WATER/IRRIGATION

The ranch is located within Madera Irrigation District and entitled to receive surface water via a turnout and booster pump in the northwest corner of the ranch. There is an additional turnout in the southeast corner that is not in use. In addition to the MID water, there are two (2) ag wells (one diesel and one propane) on the property used to irrigate the ranch via buried dual line drip on blocks 1-2 & 4-5. Block #3 is irrigated via microsprinklers. The irrigation system is fully automated through Wiseconn. There is a third ag well on the property that is currently non-operable as well as a domestic well that supplies the two ranch homes and the shop.

SOILS

Please refer to included soils map.

BUILDINGS

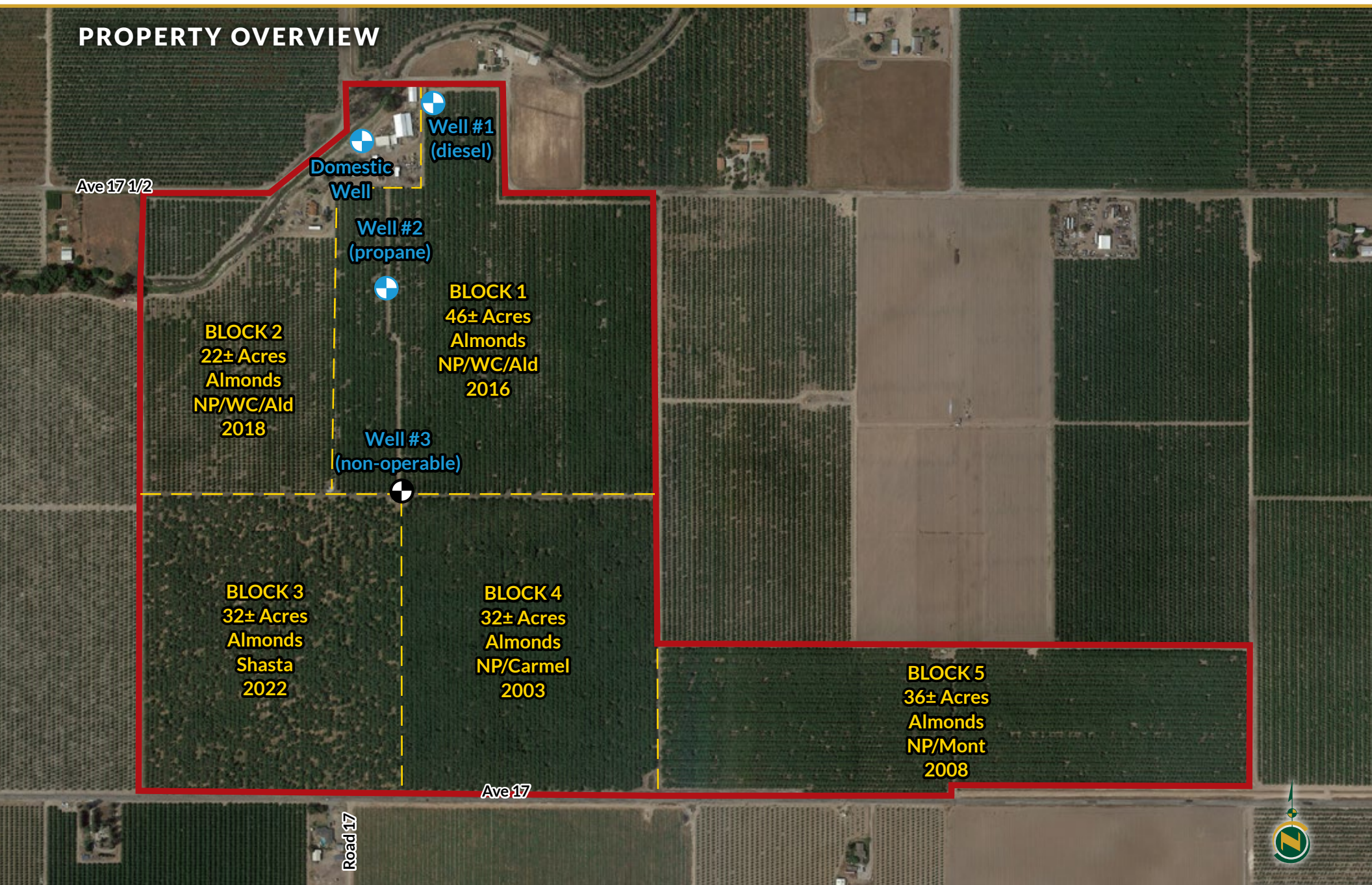
2 ranch homes
- One home with a long term lease
- One home is used for employee housing and currently rented for \$400 per month on a month-to-month basis
4 Diesel Storage Tanks
2 Storage Barns
1 Metal Shop
1 Covered Mixing Station

PRICE/TERMS

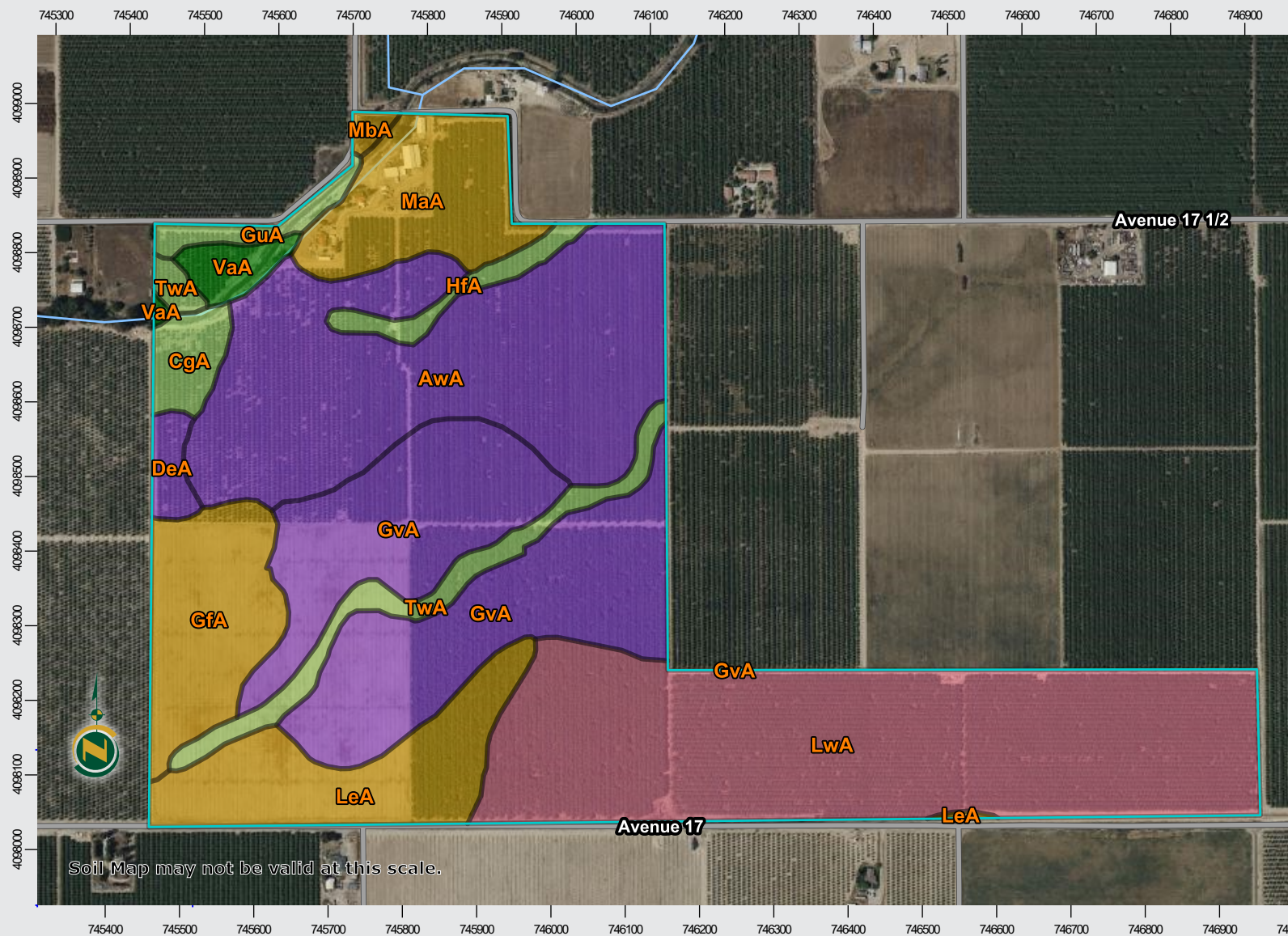
\$6,500,000 (\$36,367/acre) cash at the close of escrow. Buyer to reimburse Seller for all cultural costs incurred towards the 2023 almond crop.

*Financing options available, contact listing agent for additional information.

PROPERTY OVERVIEW



SOILS MAP



California Revised Store Index (CA)

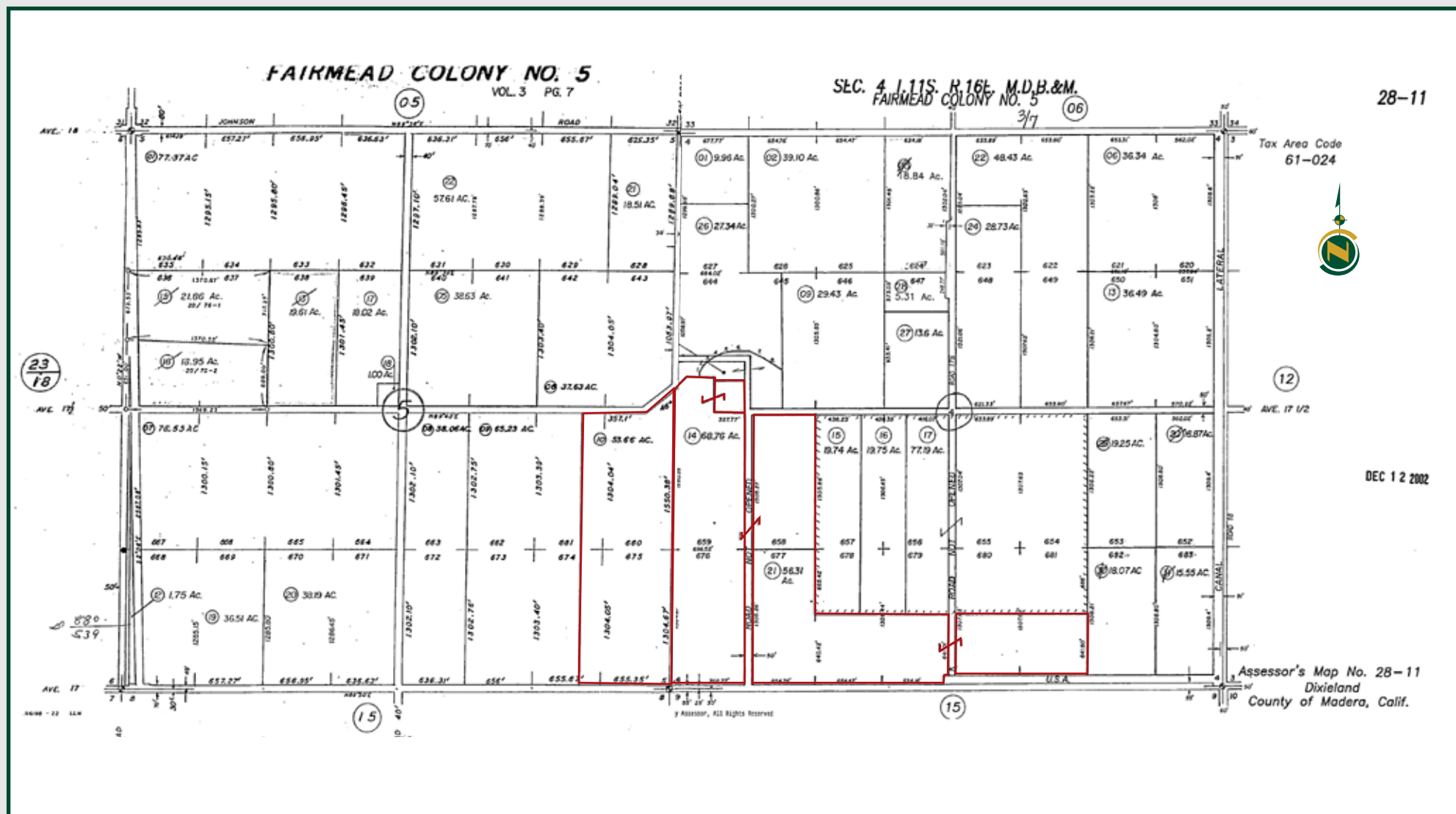
Map unit symbol	Map unit name
AwA	Atwater loamy sand, moderately deep and deep over hardpan, 0 to 3 percent slopes
CgA	Chino loam, 0 to 1 percent slopes
DeA	Delhi sand, 0 to 3 percent slopes, MLRA 17
GfA	Grangeville fine sandy loam, deep over hardpan, 0 to 1 percent slopes
GuA	Greenfield sandy loam, 0 to 3 percent slopes
GvA	Greenfield sandy loam, moderately deep and deep over hardpan, 0 to 3 percent slopes
HfA	Hanford sandy loam, 0 to 3 percent slopes
LeA	Lewis loam, slightly saline-alkali, 0 to 1 percent slopes
LwA	Lewis loam, moderately saline-alkali, 0 to 1 percent slopes
MaA	Madera fine sandy loam, 0 to 3 percent slopes
MbA	Madera loam, 0 to 3 percent slopes
TwA	Tujunga loamy sand, 0 to 3 percent slopes
VaA	Visalia fine sandy loam, 0 to 1 percent slopes

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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 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.