

MADERA RANCHOS CITRUS

Madera County, California

26.9± Acres

\$1,400,000
(\$52,045/Acre)



- Madera Irrigation District
- Planted to Mature Navels
- Fan Jet Irrigation



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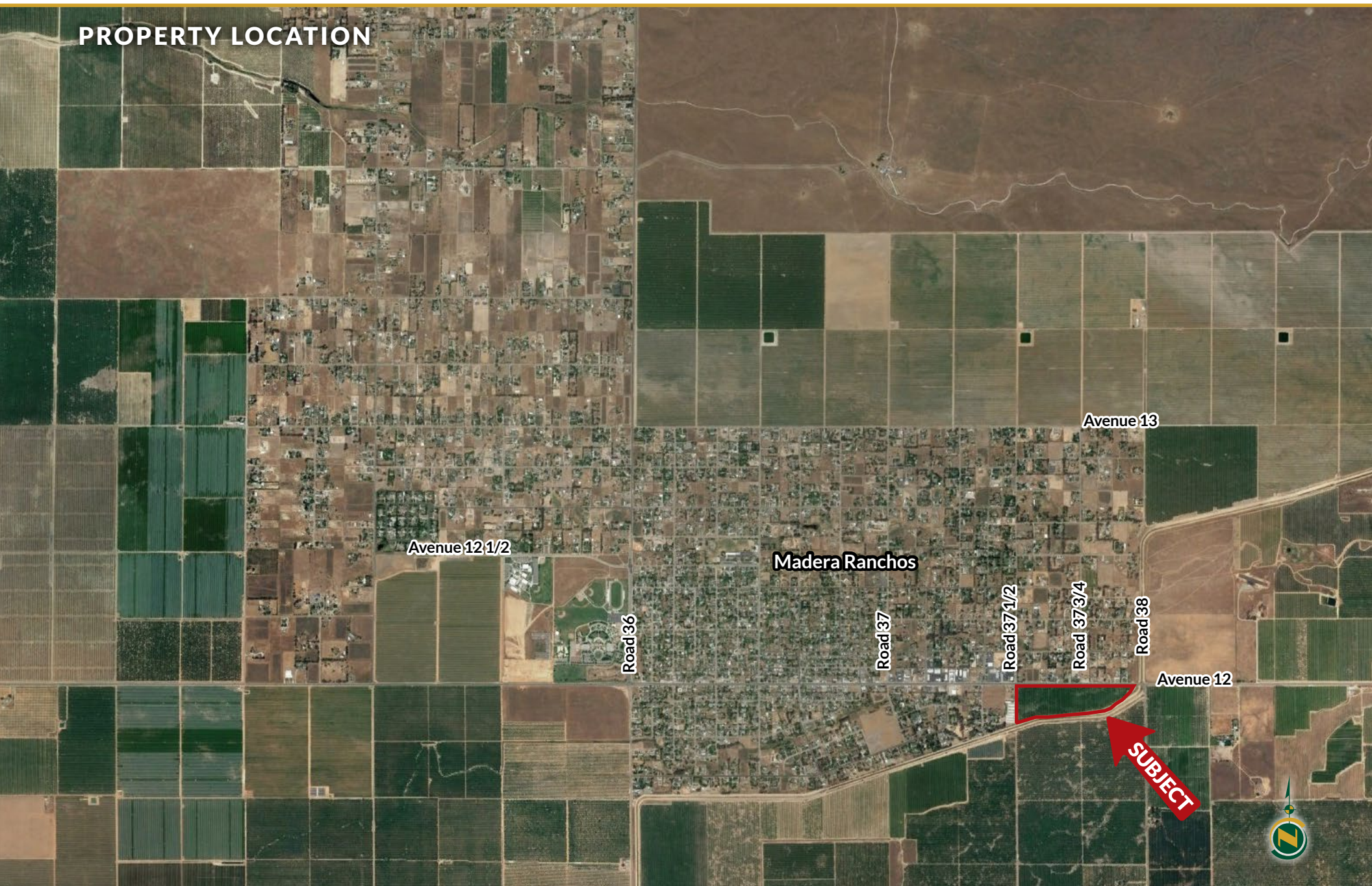


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PROPERTY LOCATION



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Madera County, CA



PROPERTY INFORMATION

LOCATION

The south side of Avenue 12, just west of Road 38 in Madera Ranchos, CA.

LEGAL

A portion of the NE 1/4 of Section 2, T12S, R19E, M.D.B.& M. Madera County APN: 049-590-009. The property is not enrolled in the Williamson Act.

ZONING

RRS - Residential, Rural, Single Family District.

PLANTINGS

Mature Navels

PRODUCTION

Available upon request

WATER

Madera Irrigation District

(1) 75 HP irrigation pump & well

(1) 20 HP booster pump

(1) return pump

(1) filter station with fan jet irrigation

WIND MACHINE

(1) propane wind machine

PRICE/TERMS

\$1,400,000 cash at the close of escrow. Buyer to reimburse Seller for cultural costs incurred towards the growing crops through the close of escrow.



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PROPERTY OVERVIEW

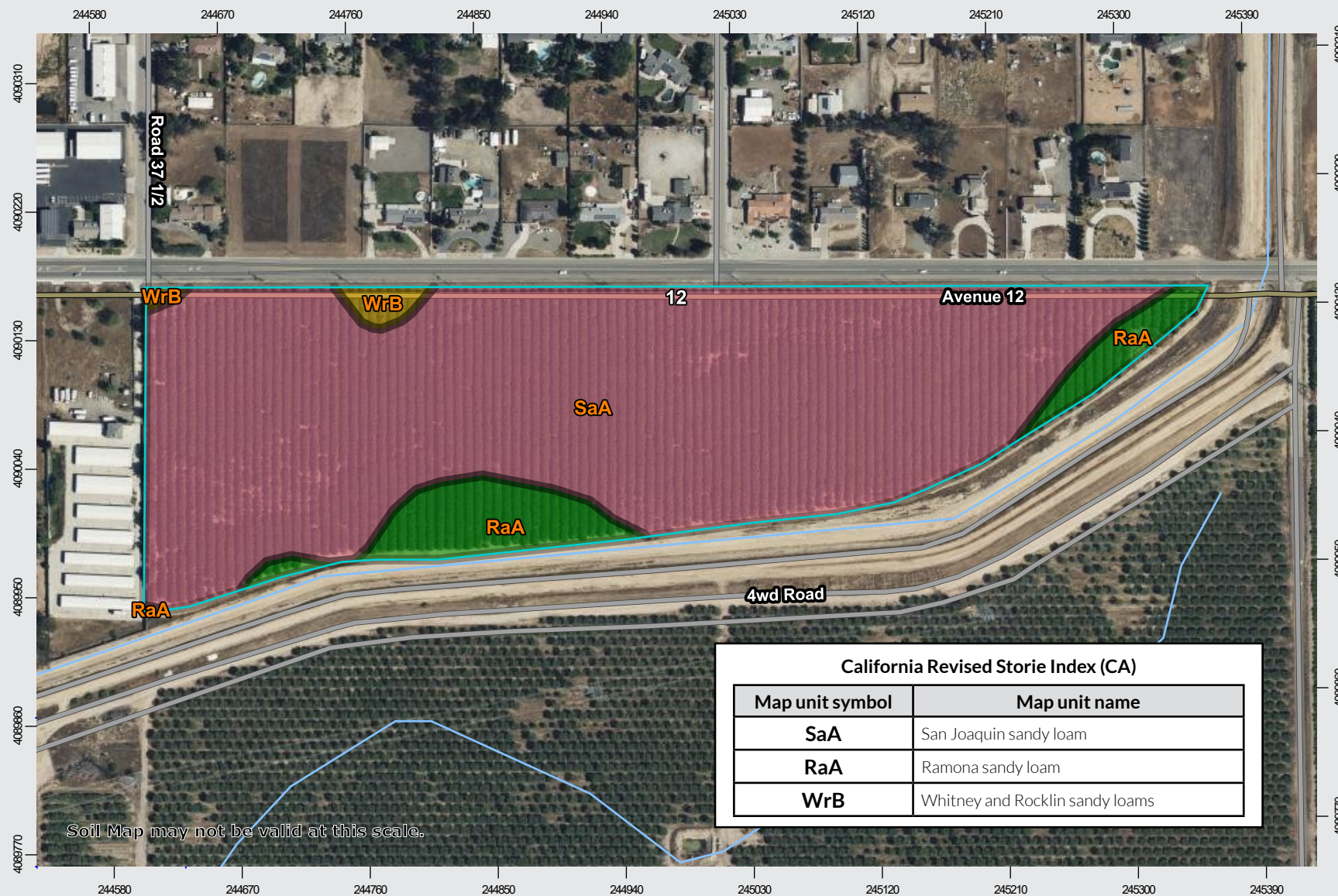


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SOILS MAP

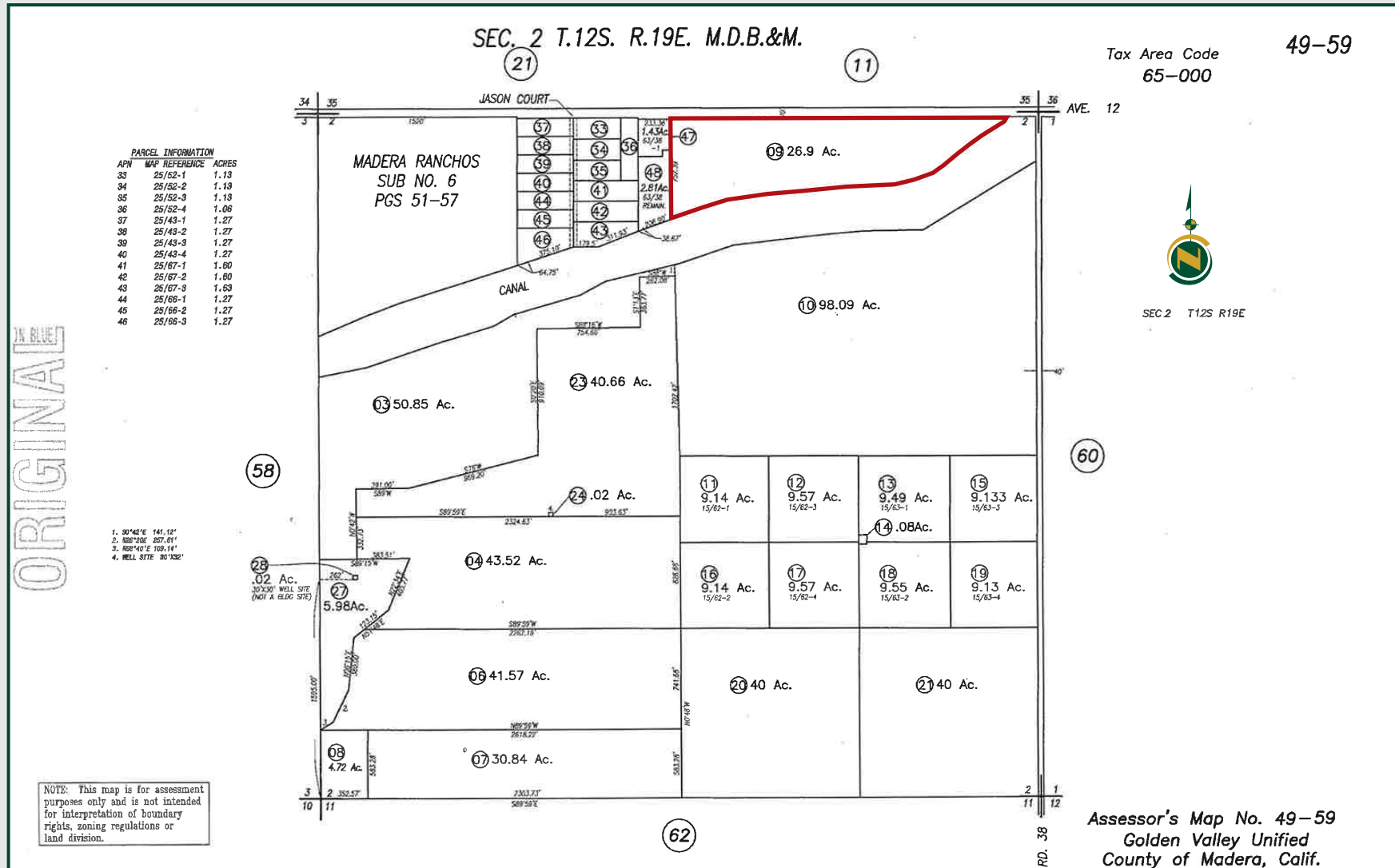


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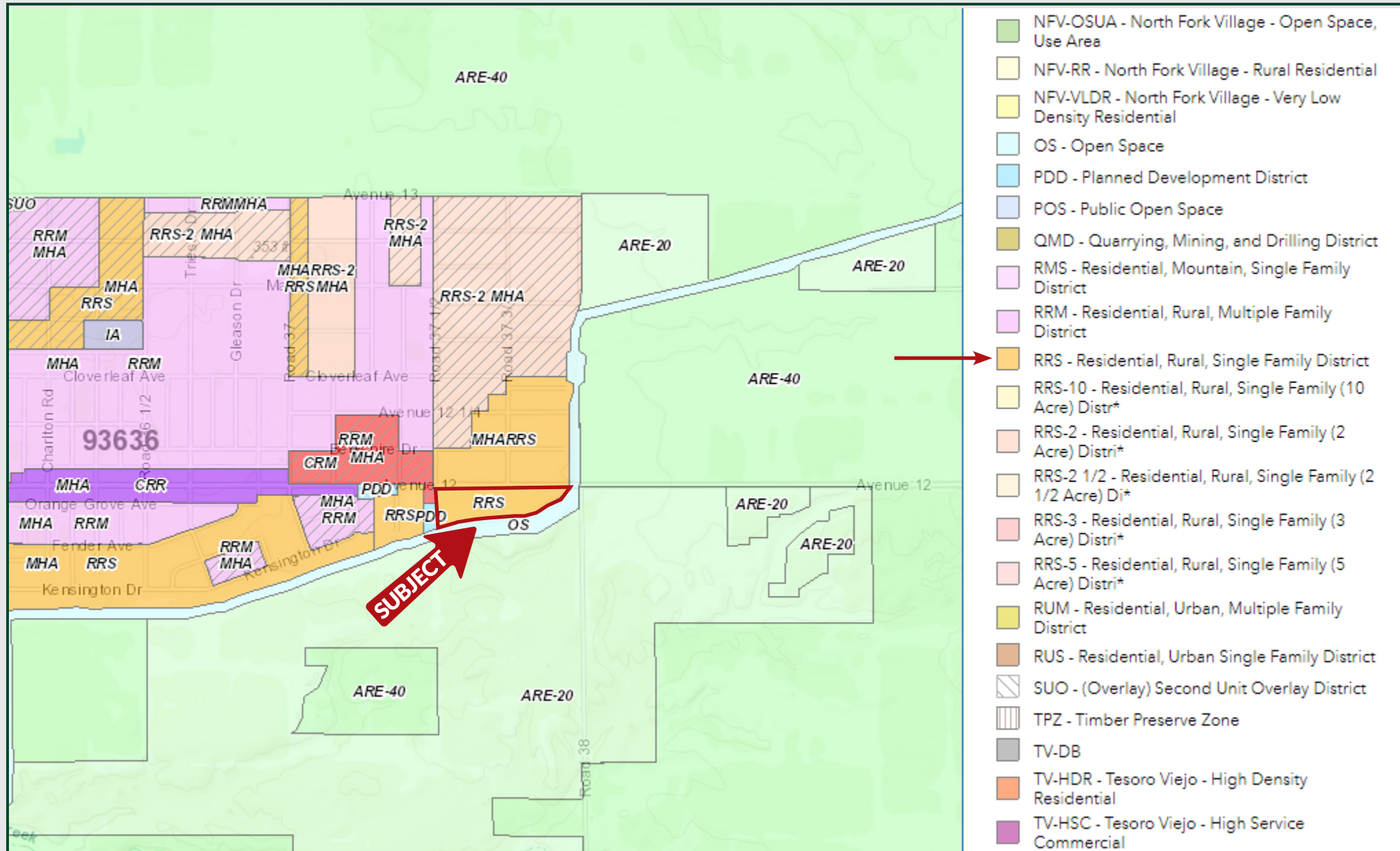
PARCEL MAP



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ZONING 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.