

BERENDA CWD RANCHES

Madera County, California

721.48± Acres

\$13,586,460

(\$18,831/Acre)



- Chowchilla Water District
- Owned Solar
- Mixed Variety Almonds
- Mature & Young Almonds
- Riparian Rights
- 50± Ac. Annual Solar Lease Revenue



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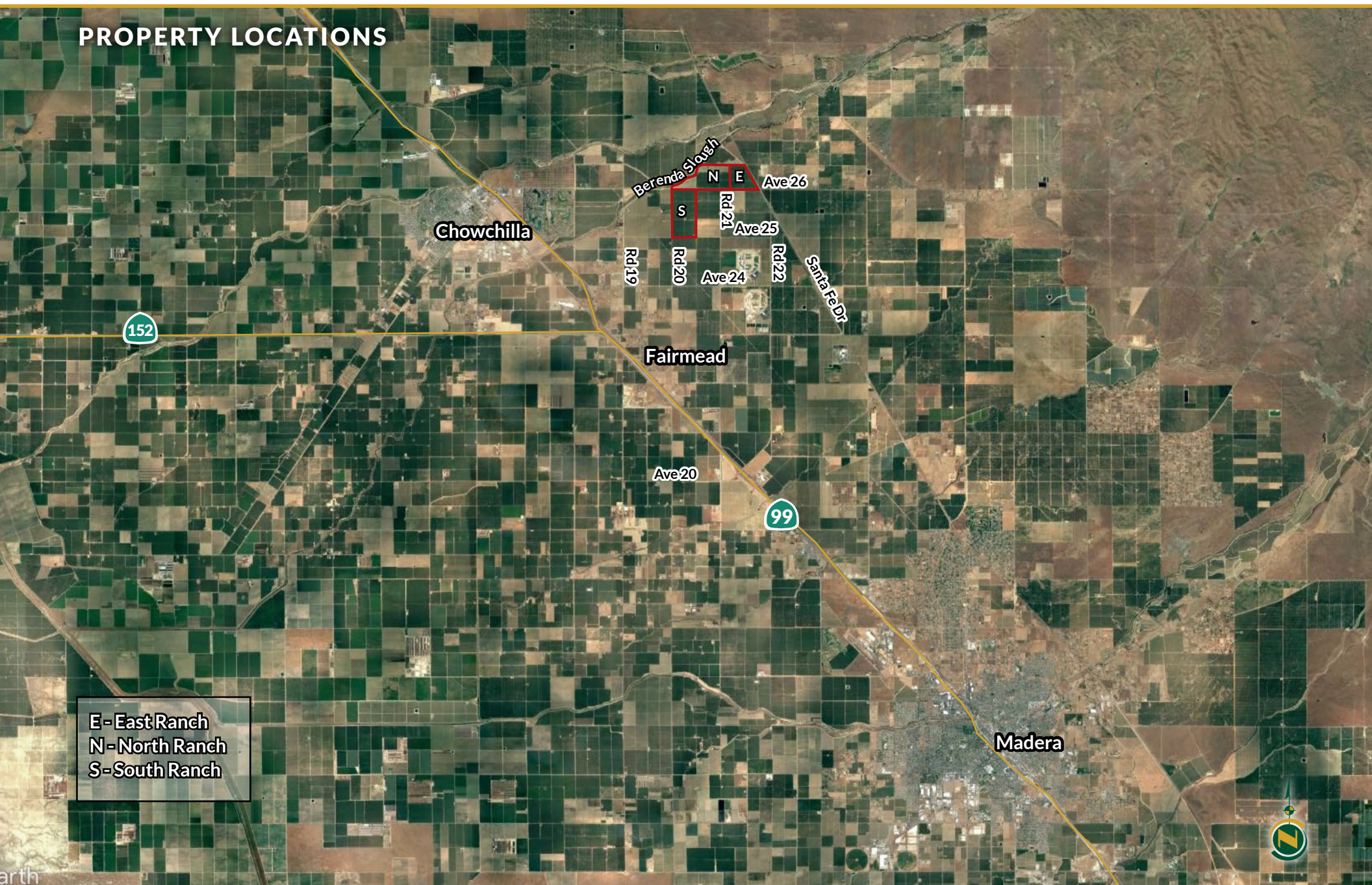


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PROPERTY LOCATIONS



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DESCRIPTION

The Berenda Ranches consist of three contiguous ranches, the North (280± acres), East (123± acres), and South (318.48± acres) Ranch totaling 721.48± acres. Both the North and South Ranches have permanent plantings and the East Ranch is predominantly open land.

LOCATION

The North and East Ranches are located on the north side of Avenue 26, between Road 26 and Santa Fe Drive. The South Ranch is located on the SEC of Avenue 26 and Road 20.

Property Address: 20481 Avenue 26, Chowchilla, CA 93610

LEGAL

Madera County APNs: 030-161-001, 030-111-009, 030-111-010 & 030-112-005 (Subject to change)

Located in a portion of Section 24, 19, 25 Township T9S, Range 16E, 17E, M.D.B.&M.

ZONING

Zone AE (Agricultural Exclusive)

The property is not located within the Williamson Act.

WATER

The 280± acre North Ranch is in and receives water from Chowchilla Water District. The North Ranch also has Riparian Rights out of Berenda Slough. The entire ranch is irrigated by dual line drip or microsprinklers. The East and South Ranch are located in the Madera County GSA and do not receive surface water. There are 7 operating deep wells on the entire property ranging from 100-200 HP. The North Ranch has one new 200 HP well, an existing 200 HP, and a 100 HP well. The South Ranch has two 200 HP wells and a 100 HP well. The East Ranch has one 100 HP pump/well. All the wells, ranches and three reservoirs are inter-connected.

SOLAR

South Ranch Solar: Two (2) solar facilities owned by the Sellers currently sized for a combined 344.5 kwh and producing 512,000± kwh annually with a potential to offset PG&E by \$92,000± annually. There is also a lease on 50± acres of open land with a solar company starting construction in September, 2023 with an expected completion by June, 2024. The lease will pay \$1,000/acre annually with a 1.5% yearly escalator.

PRICE/TERMS

\$13,586,460 (\$18,831/ acre) cash at the close of escrow. The property may be sold in three separate blocks with the list price allocation below and upon completion of the new tentative parcel map.

North Ranch (280± acres) - \$7,800,000 (\$27,857 / acre)

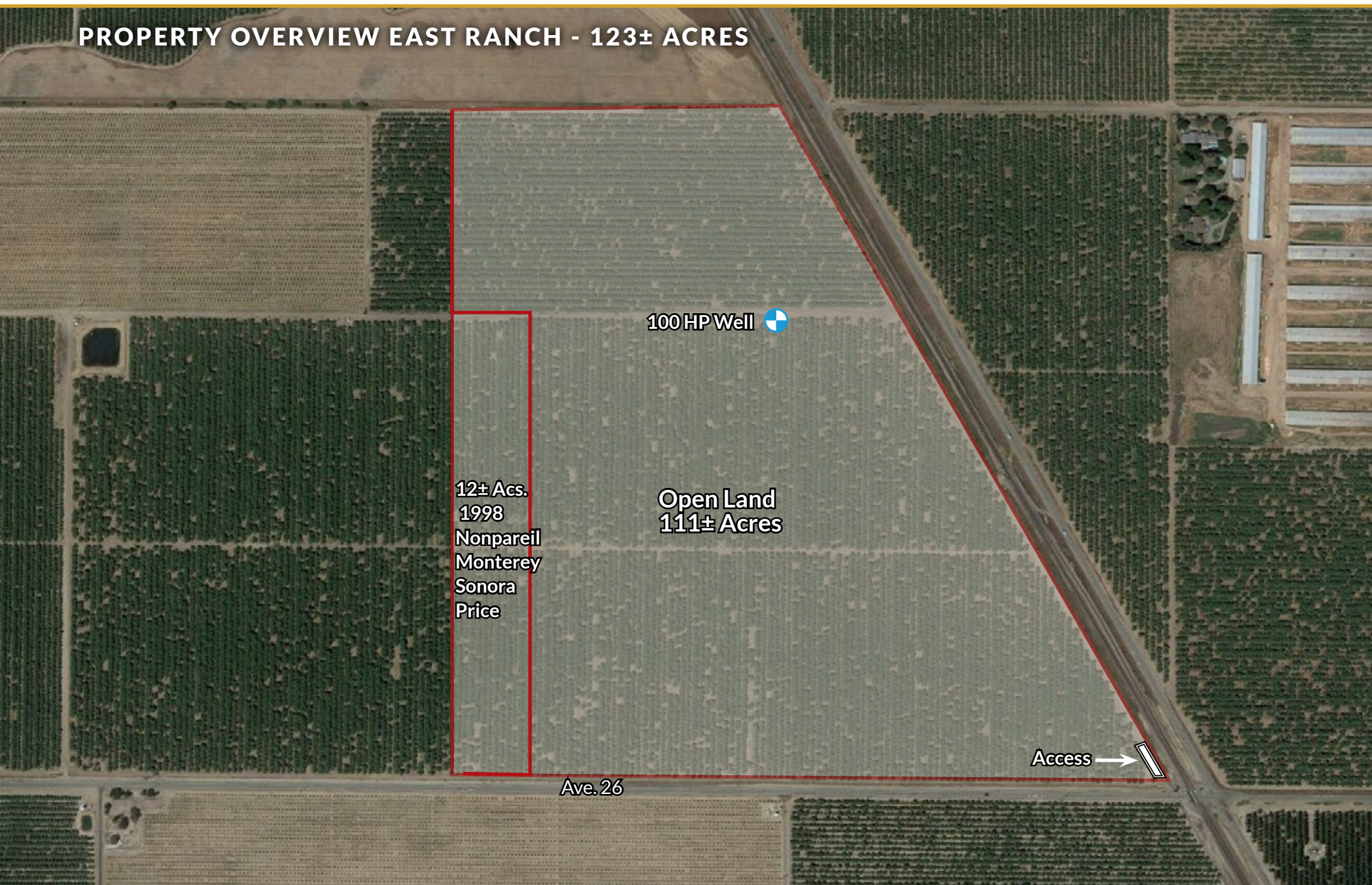
East Ranch (123± acres) - \$1,168,500 (\$9,500 / acre)

South Ranch (318.48± acres) - \$4,617,960 (\$14,500 / acre)

Buyer to reimburse Seller for cultural costs toward the 2023 crop.



PROPERTY OVERVIEW EAST RANCH - 123± ACRES

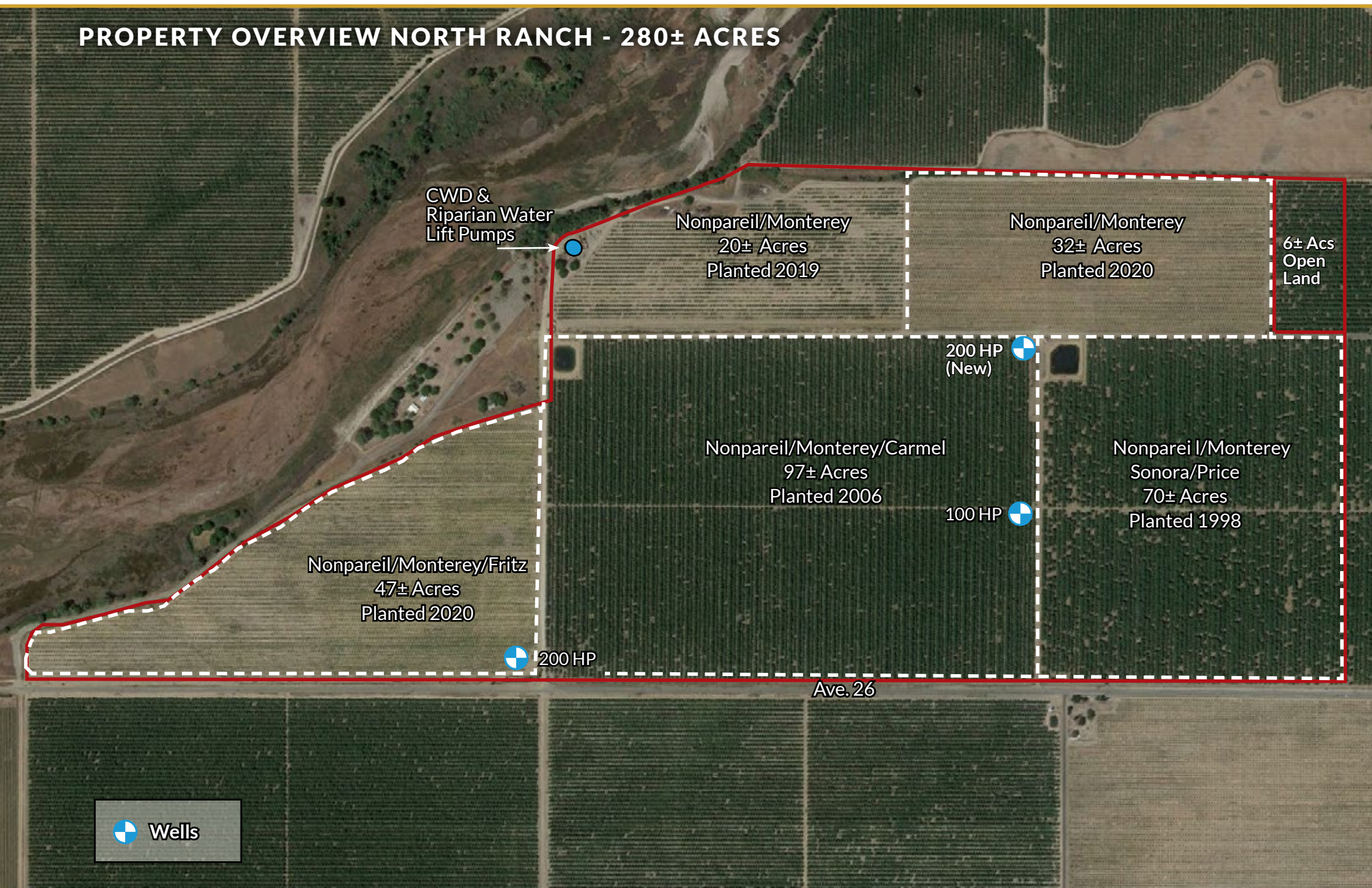


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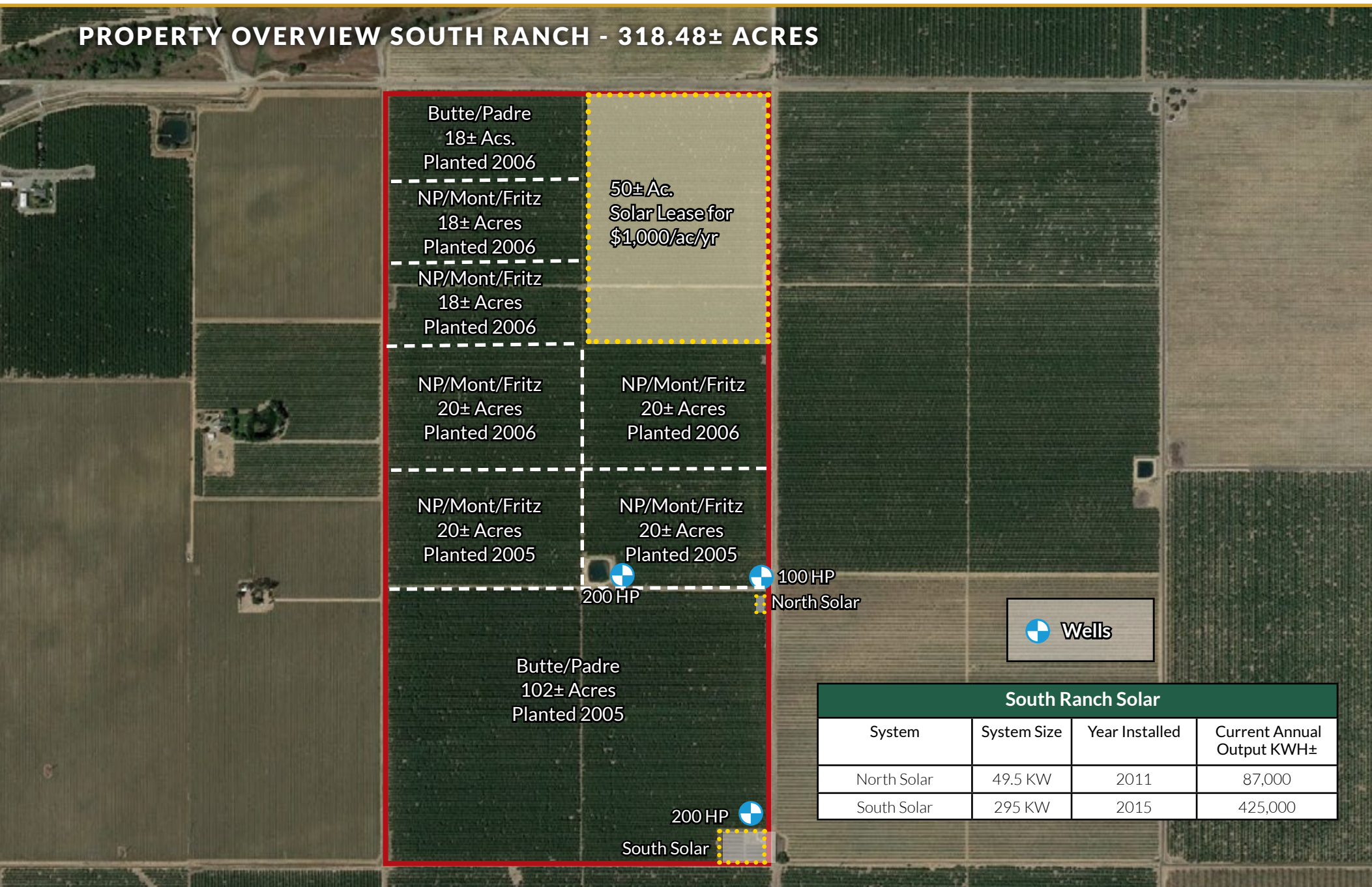
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PROPERTY OVERVIEW NORTH RANCH - 280± ACRES



PROPERTY OVERVIEW SOUTH RANCH - 318.48± ACRES



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Chowchilla Water District (CWD) is dedicated to providing quality water and services to the agricultural growers and communities in portions of Madera and Merced Counties. Dependable deliveries and efficient water management practices are not only policy but promises that CWD has kept for over sixty years.

The Chowchilla Water District was formed in 1949 for the purpose of furnishing a supplemental water supply for agriculture within its boundaries. Until that time, the District had been part of the Madera Irrigation District.

The District receives water from two sources; Madera Canal and Buchanan Dam with the average water run from May to September. The District utilizes portions of the Chowchilla River, Ash Slough and Berenda Slough to convey irrigation water to the District's irrigation water distribution system, which consists of 150 miles of unlined canals and 49 miles of pipeline. There are over 950 turnouts where irrigation water is delivered to water-users. The District utilizes various water management techniques and facilities to deliver water efficiently and accurately to its water-users. These facilities include; measurement weirs, water meters, rated canal gates, regulating reservoirs and ponds, long-crested weirs, ITRC flap gates and the District's SCADA system. All water released to the District, delivered to water-users and leaving the District is measured and recorded in the District's database.

Since its inception, the District has provided consistent and reliable surface water to its constituents, resulting in improvements to groundwater conditions. The District services over 400 landowners on 85,000 acres of land in southern Merced and northern Madera counties.

Service Area: 85,000+ acres

GSA: Chowchilla Water District

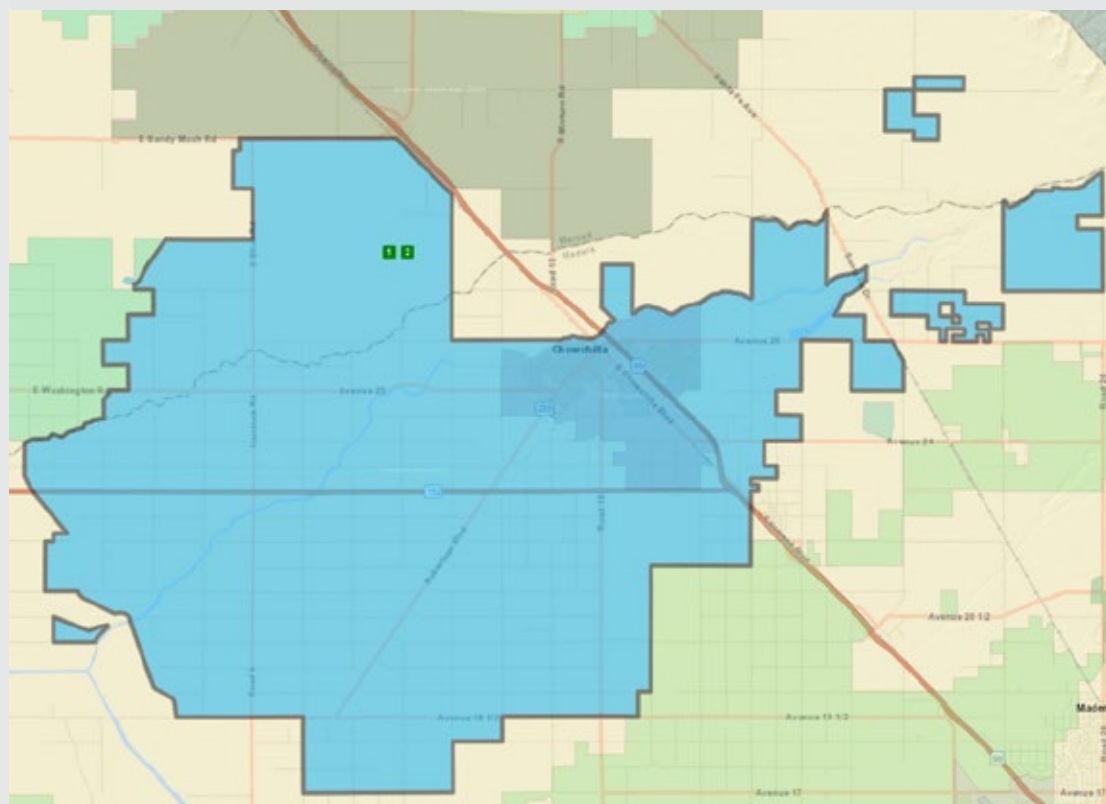
Joint GSP Partners: Triangle T Water District,
Madera County, County of Merced, Chowchilla

Year Formed: 1949

Irrigated Size: 65,000± acres

Landowner's Served: 400±

Counties Served: Madera & Merced



District and GSA Contact

Brandon Tomlinson
Acting General Manager
559-665-3747
btomlinson@cwdwater.com

Address:

327 S. Chowchilla Blvd., Chowchilla, CA 93610

District Website:

<http://www.cwdwater.com/index.php>

GW Sustainability Plan:

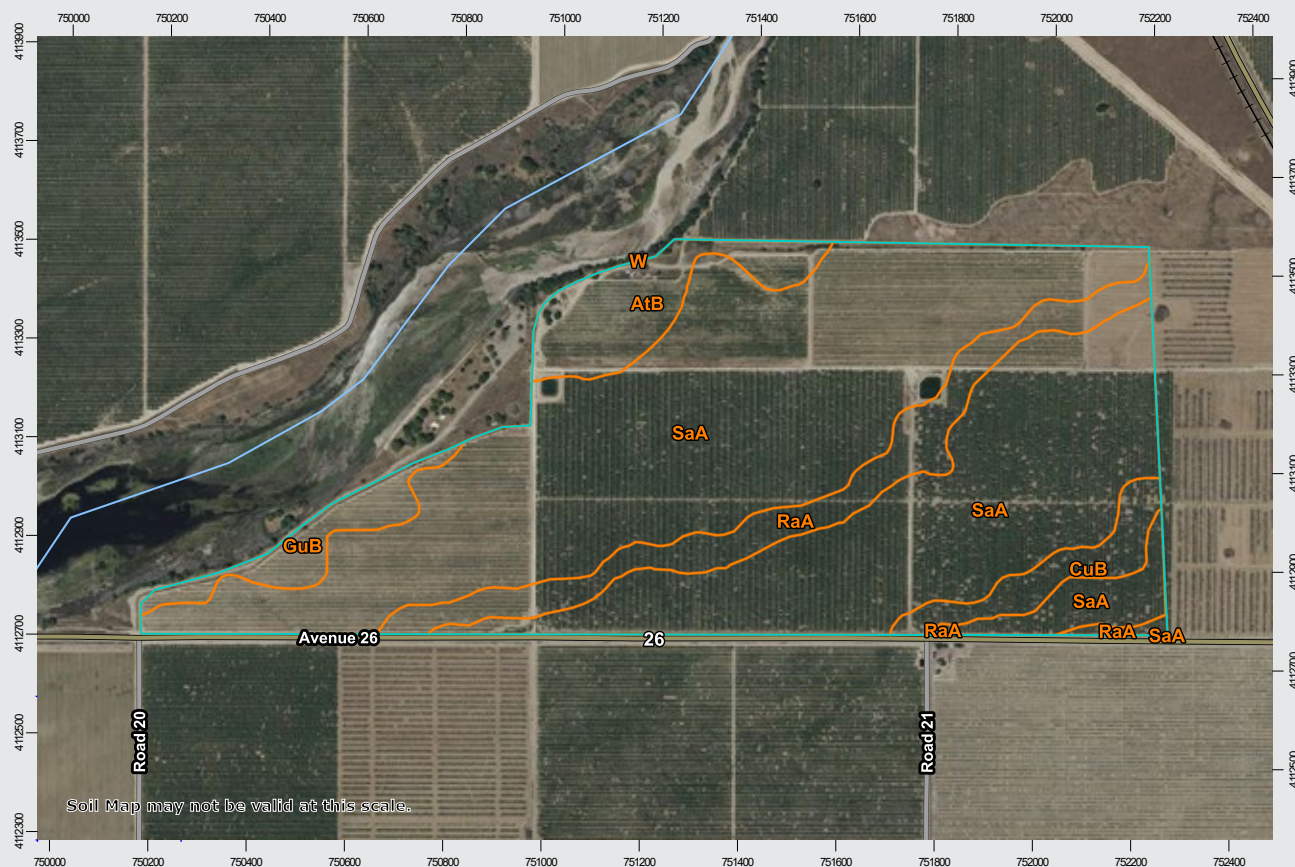
https://www.maderacountywater.com/wp-content/uploads/2019/08/ChowchillaSubbasin_GSP_20190805-1.pdf

SOILS MAP - EAST RANCH

California Revised Storie Index (CA)	
Map unit symbol	Map unit name
SaA	San Joaquin sandy loam, 0-3% slopes, MLRA 17
CuB	Cometa sandy loams, 3-8% slopes
RaA	Ramona sandy loam, 0-3% slopes



SOILS MAP - NORTH RANCH



California Revised Storie Index (CA)

Map unit symbol	Map unit name
SaA	San Joaquin sandy loam, 0-3% slopes, MLRA 17
RaA	Ramona sandy loam, 0-3% slopes
AtB	Atwater loamy sand, 3-8% slopes, MLRA 17
GuB	Greenfield sandy loam, 3-8% slopes
CuB	Cometa sandy loams, 3-8% slopes



SOILS MAP - SOUTH RANCH



California Revised Storie Index (CA)

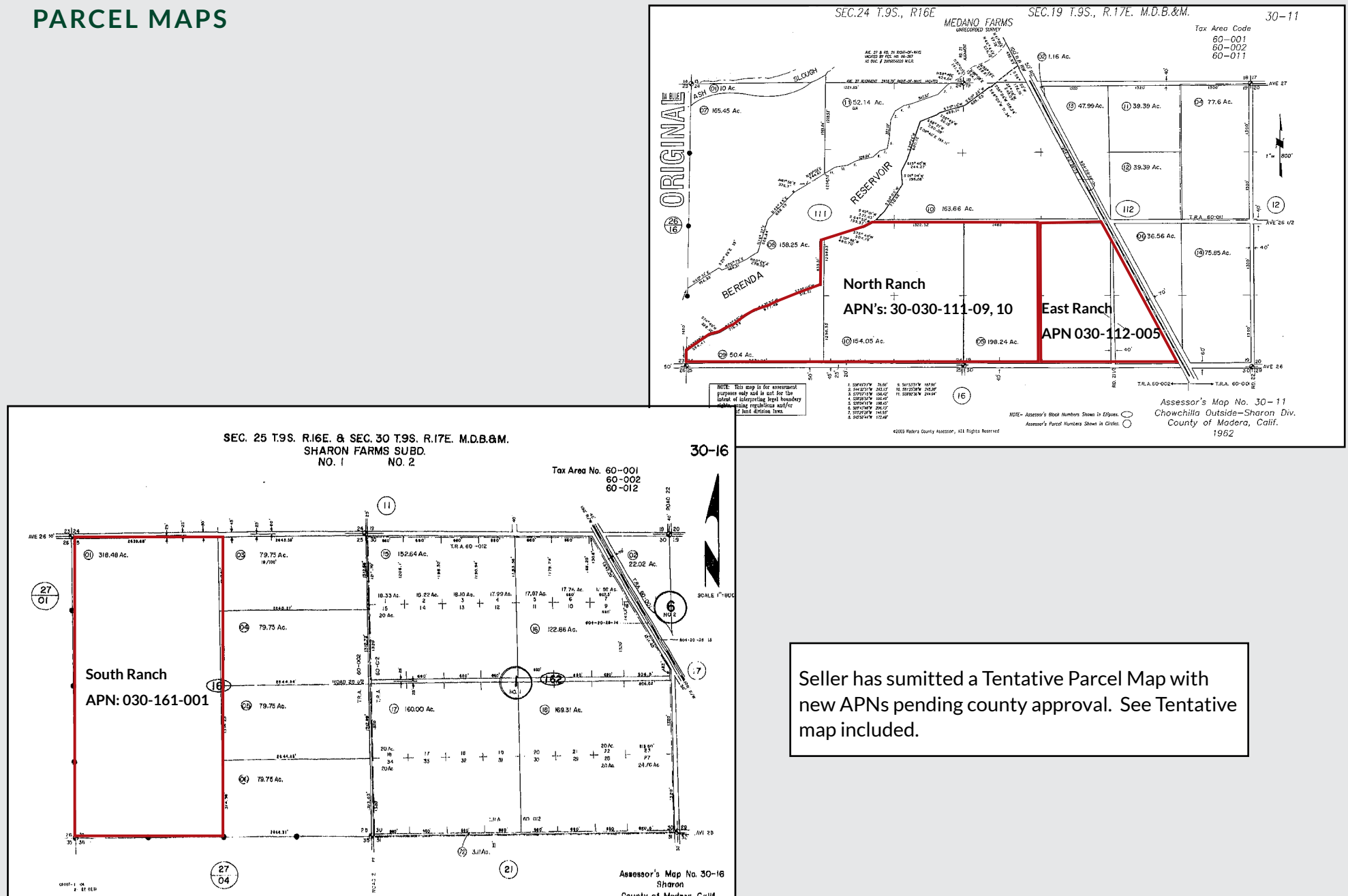
Map unit symbol	Map unit name
SaA	San Joaquin sandy loam, 0-3% slopes, MLRA 17
CuB	Cometa sandy loams, 3-8% slopes
AsA	Alamo clay, 0-1% slopes
RaA	Ramona sandy loam, 0-3% slopes
GvA	Greenfield sandy loam, moderately deep and deep over hardpan, 0-3% slopes

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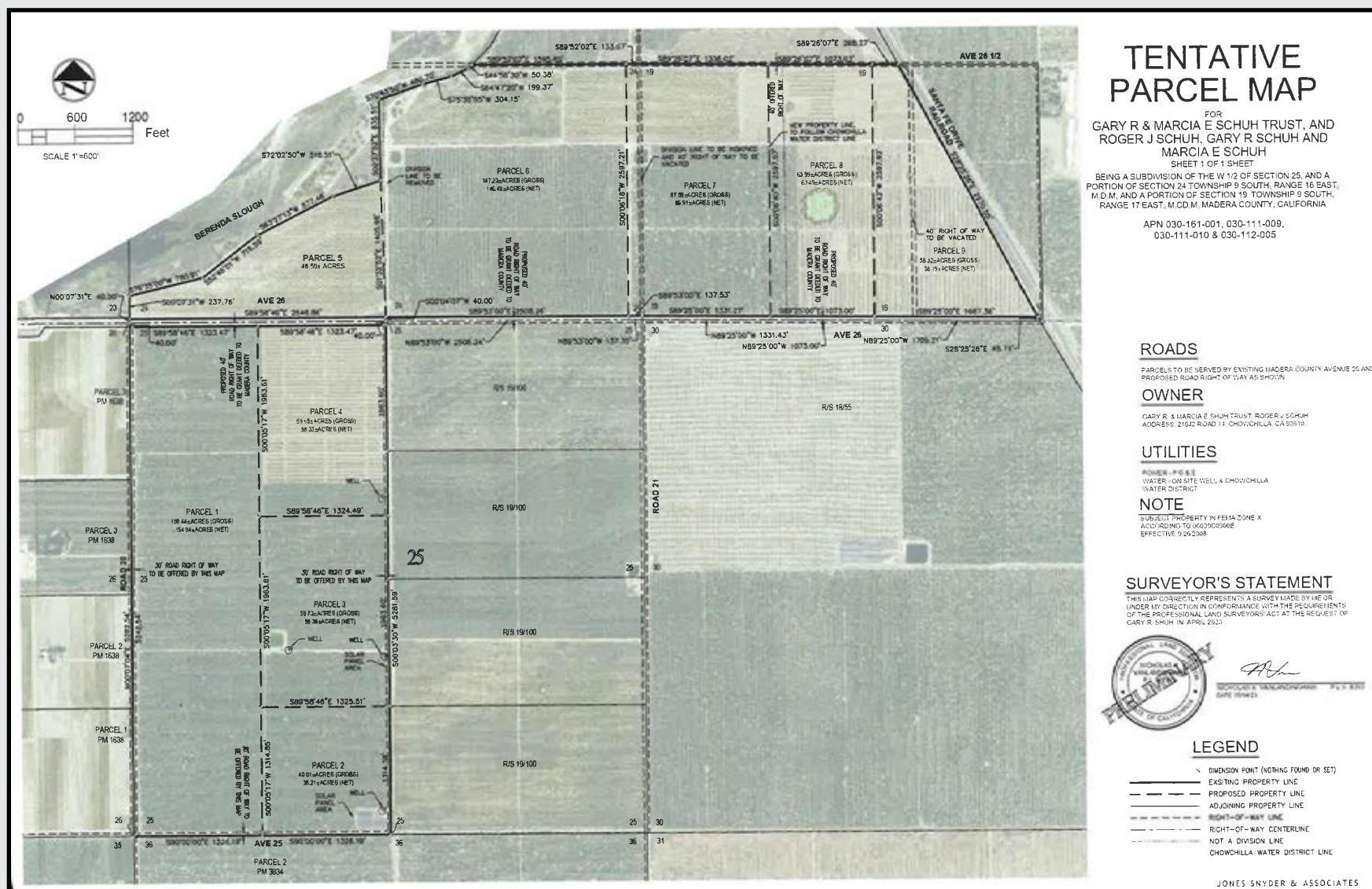


PARCEL MAPS



Seller has submitted a Tentative Parcel Map with new APNs pending county approval. See Tentative map included.

TENTATIVE PARCEL MAP (PENDING COUNTY FINAL APPROVAL)



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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.