

YOUNG FIG ORCHARD

Madera County, California

80± Acres

\$1,374,000
(\$17,175/Acre)



- Chowchilla Water District • Water Sharing Agreement • Two Fig Varieties



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Exclusively Presented by:



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Madera County, CA



PROPERTY LOCATION



Also for Sale

- 1 El Rancho Brenda - 380.33± Acs.
- 2 Sun River Orchards - 320.00± Acs.
- 3 Chowchilla Figs - 78.96± Acs.
- 4 MRD Fig Ranch - 151.25± Acs.

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PROPERTY INFORMATION

LOCATION	This young fig orchard is located NE of the city limits of Chowchilla.
LEGAL	80.00± assessed acres. Madera County APN's: 030-042-002
PLANTINGS	38± acs. Black Mission figs 40.60± acs. Sierra Figs
PRODUCTION	Available upon request.
WATER	Within Chowchilla Water District The property is within and part of a Water Agreement covering approximately 1,600 acres. The Water Agreement operates the wells, pipelines, basins and pumps for the benefit of all parties. (Available upon request)
SOILS	See soils map.
PRICE/TERMS	\$1,374,000 cash at close of escrow. Buyer to reimburse seller for cultural costs incurred towards the 2023 growing crops.

SOILS MAP

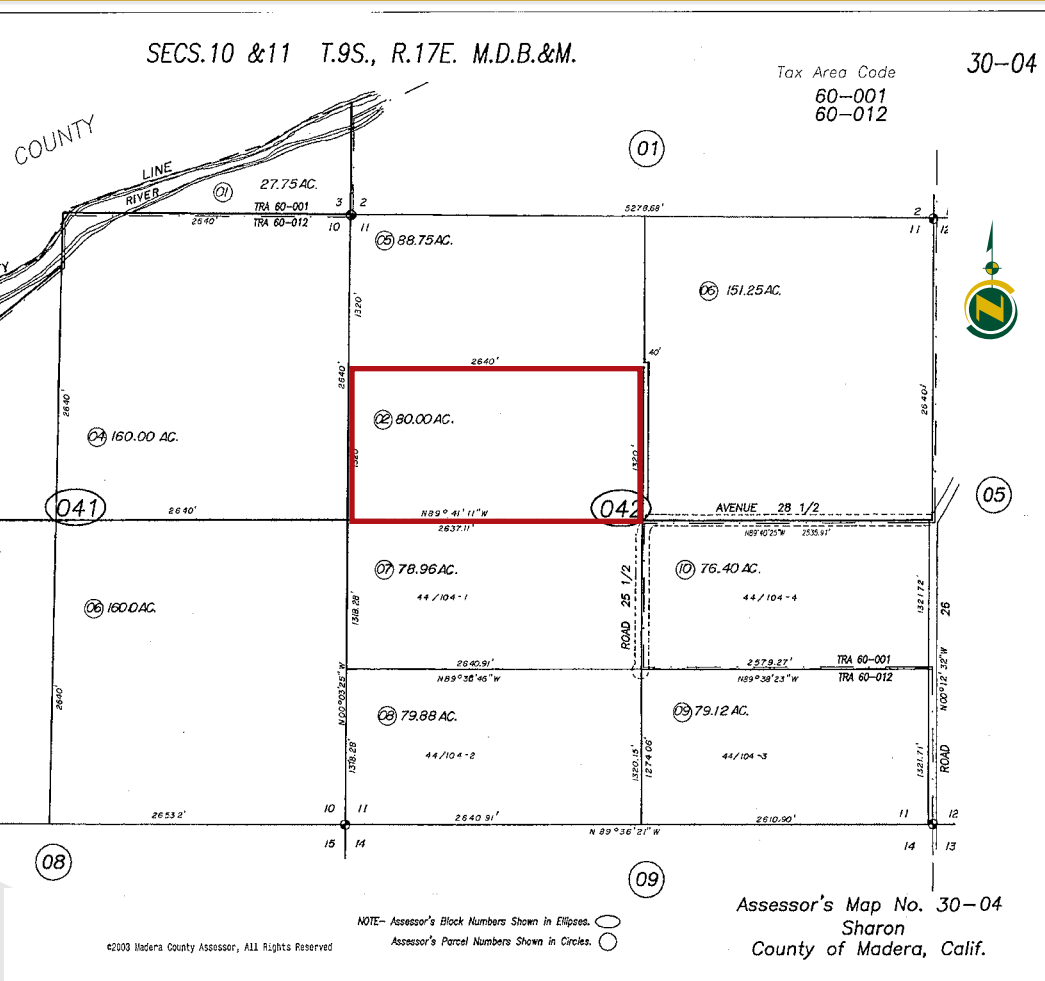


California Revised Storie Index (CA)

Map unit symbol	Map unit name
CuB	Cometa sandy loams, 3-8% slopes
CuC	Cometa sandy loams, 8-15% slopes
HfA	Hanford sandy loam, 0-3% slopes
MtC	Montpellier coarse sandy loam, 8-15% slopes
SaA	San Joaquin sandy loam, 0-3% slopes
WfC	Whitney fine sandy loam, 8-15% slopes

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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.