

MRD FIG RANCH

Madera County, California

151.25± Acres

\$2,426,484
(\$16,043±/Acre)



- Chowchilla Water District
- Water Sharing Agreement
- 4 Fig Varieties



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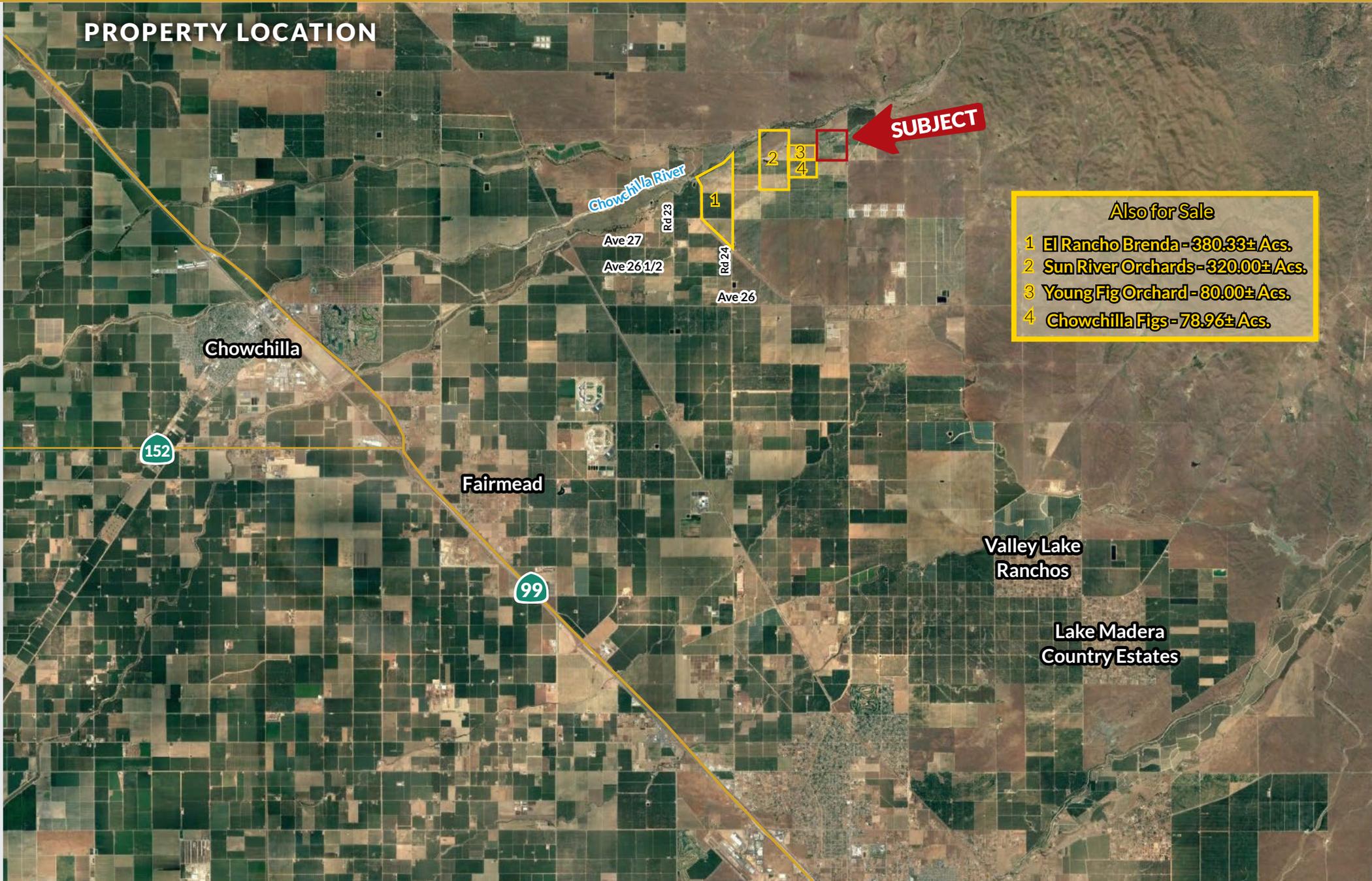


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PROPERTY LOCATION



SUBJECT

- Also for Sale**
- 1 El Rancho Brenda - 330.33± Acs.
 - 2 Sun River Orchards - 320.00± Acs.
 - 3 Young Fig Orchard - 80.00± Acs.
 - 4 Chowchilla Figs - 78.96± Acs.

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PROPERTY INFORMATION

LOCATION

Chowchilla California located north of the intersection of Avenue 27 ½ and Road 26 just 10 miles east from Highway 99.

LEGAL

151.25± assessed acres Madera County APN: 030-042-006

PLANTINGS

20.9± Acres of Conadria Figs
17.2± Acres of Sierra Figs
35.2± Acres of Black Mission Figs
77.6± Acres of Tena Figs

WATER

Chowchilla Water District.
Property is within the Chowchilla Water District. The property is also 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

\$2,426,484 Cash at close of escrow. Buyer to reimburse seller for cultural costs incurred towards the 2023 growing crops.

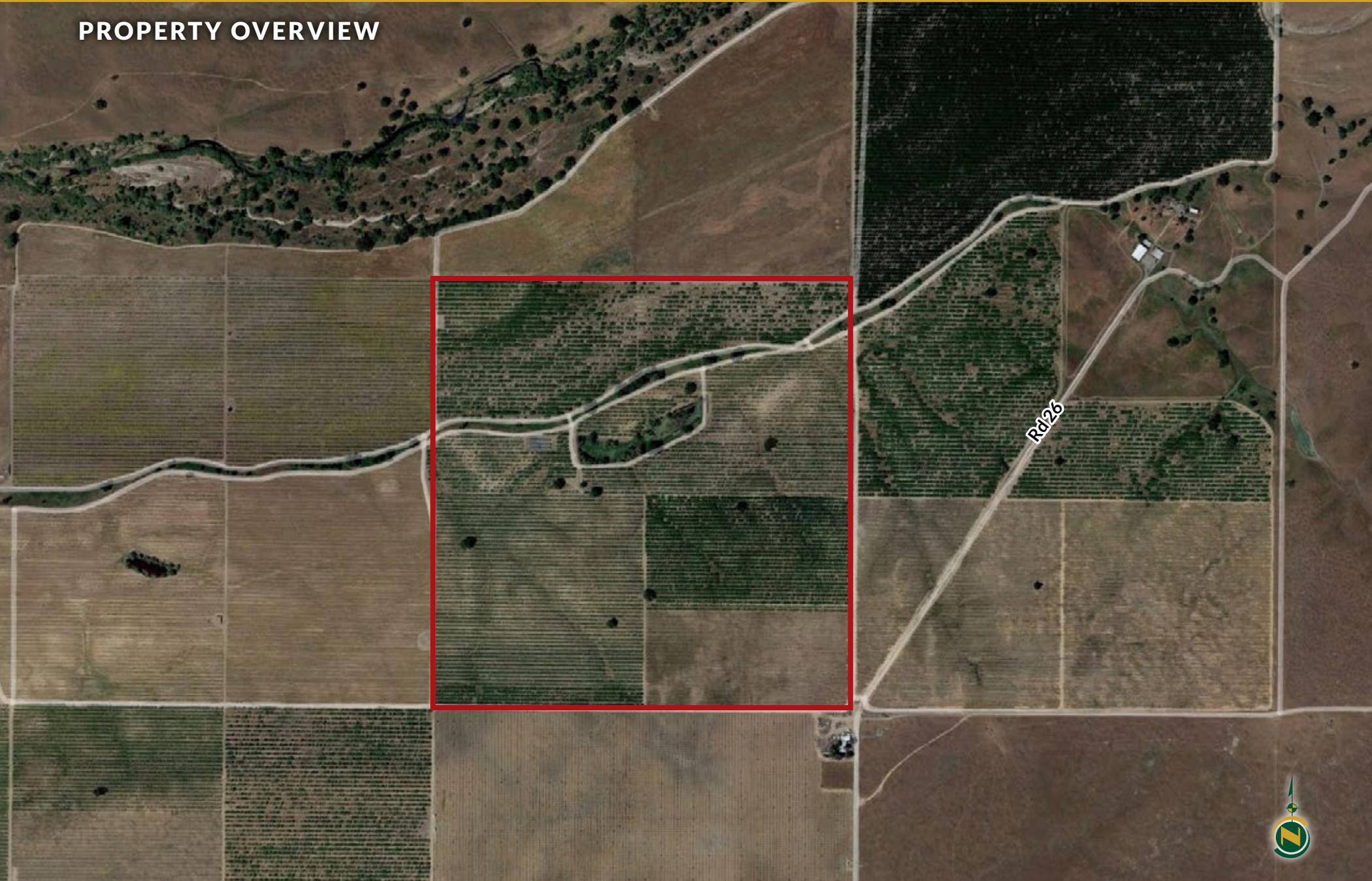


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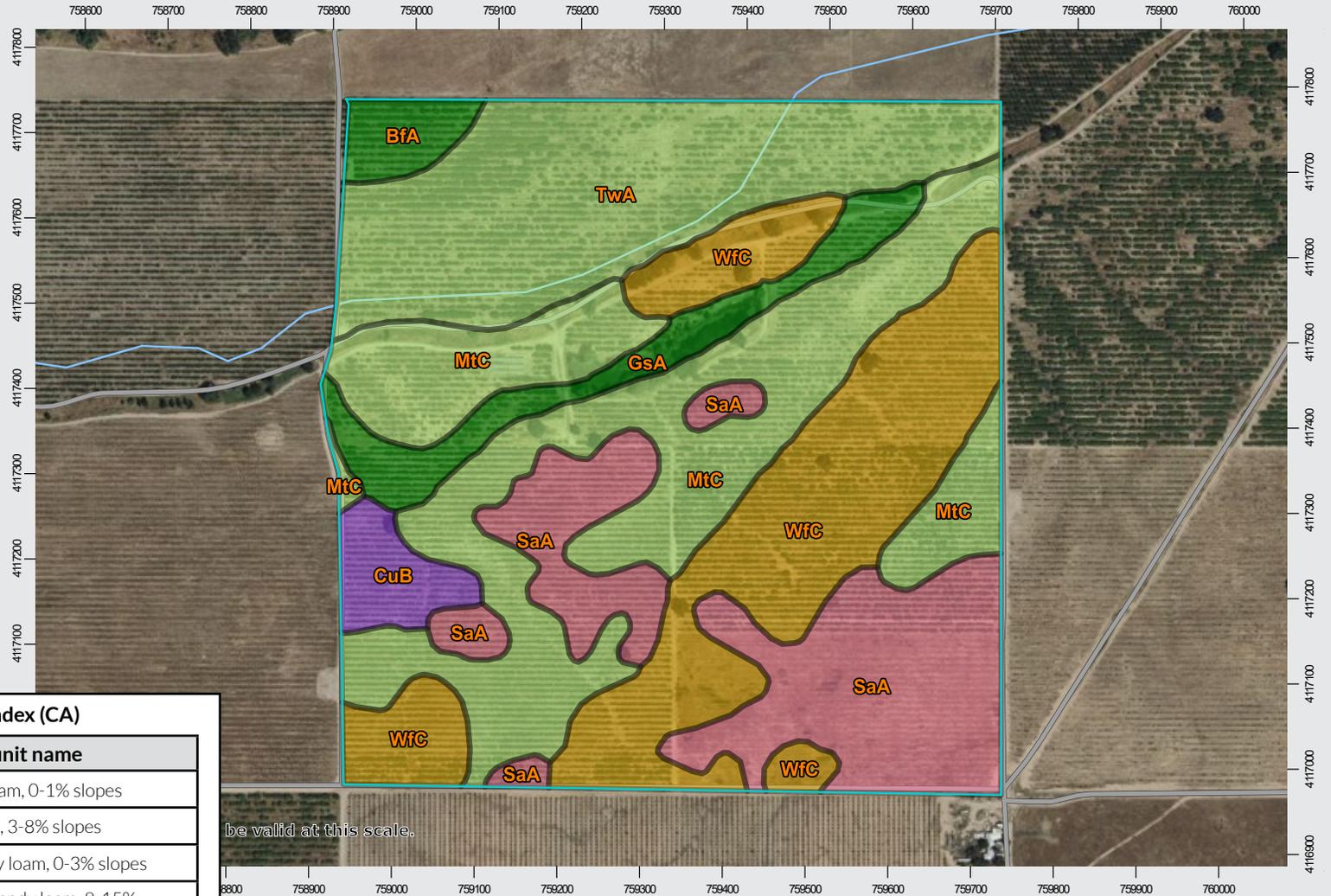
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PROPERTY OVERVIEW



SOILS MAP



California Revised Storie Index (CA)

Map unit symbol	Map unit name
BfA	Borden fine sandy loam, 0-1% slopes
CuB	Cometa sandy loams, 3-8% slopes
GsA	Greenfield fine sandy loam, 0-3% slopes
MtC	Montpellier coarse sandy loam, 8-15% slopes
SaA	San Joaquin sandy loam, 0-3% slopes
TwA	Tujunga loamy sand, 0-3% slopes
WfC	Whitney fine sandy loam, 8-15% slopes

be valid at this scale.



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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.**