

AVENUE 8 VINEYARD, HOME & SHOP

75.80± Assessed Acres

Madera County, California

\$2,275,000

(\$30,013/Acre)



- Madera Irrigation District
- Flood and Single Line Drip
- 2,300± sq.ft. Ranch Home
- Metal Shop



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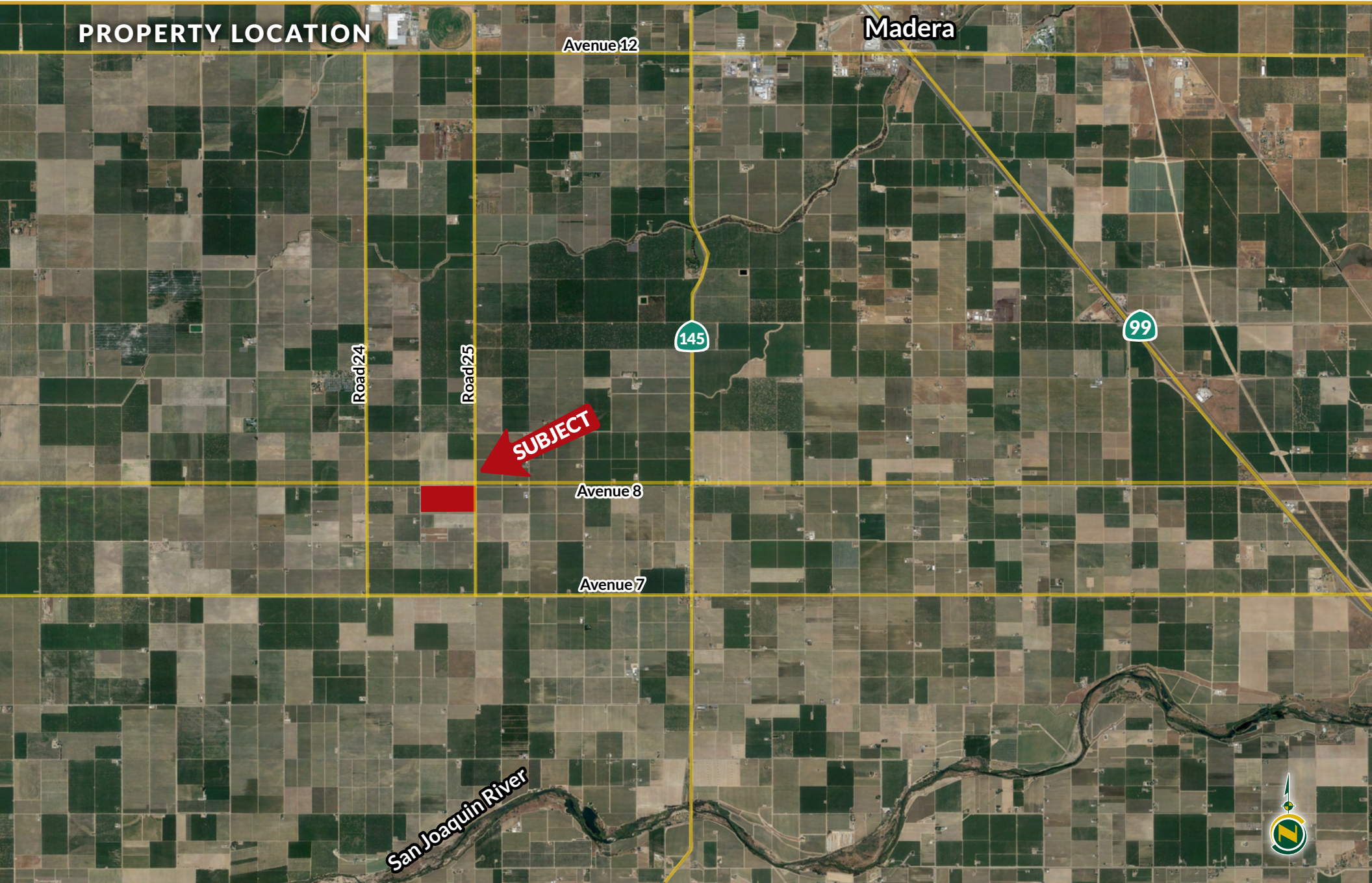


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PROPERTY LOCATION



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PROPERTY INFORMATION

LOCATION

The southwest corner of Avenue 8 and Road 25, approximately 5 miles southwest of the city of Madera, in Madera County (Address: 24706 Avenue 8, Madera, CA 93637).

LEGAL

Madera County APN: 040-021-018, 040-021-019
Portion of the N1/2 of the NE1/4 of Section 27, Township 12S, Range 17E, M.D.B&M.

ZONING

ARE-40, Agricultural Rural Exclusive - 40 acre minimum parcel size.
The property is NOT enrolled in the Williamson Act.

PLANTINGS

A mature Thompson Seedless vineyard with metal stakes and a 2-wire trellis.
The vineyard was planted on 12' x 7' spacing.

PRODUCTION

Available upon request.

WATER

Madera Irrigation District water.
(1) 50HP Irrigation pump and well
(1) Domestic submersible pump and well
(1) Filter Station
Includes both flood and drip irrigation.

SOILS

See soils map on a separate page.

BUILDINGS

A spacious 2,300± sqft home built in 1965. The nice 3 bedrooms, 2 bath residence also features a covered patio and detached garage.

A 70'x40' metal shop building with concrete floors and 2 large roll-up truck doors.

PRICE/TERMS

\$2,275,000 all cash at the close of escrow. The 2024 crop is included in the sale with reimbursement to the Seller for cultural costs incurred through the close of escrow.

EQUIPMENT

Inquire about a list of equipment which is available to purchase separately, though not included in the sale.

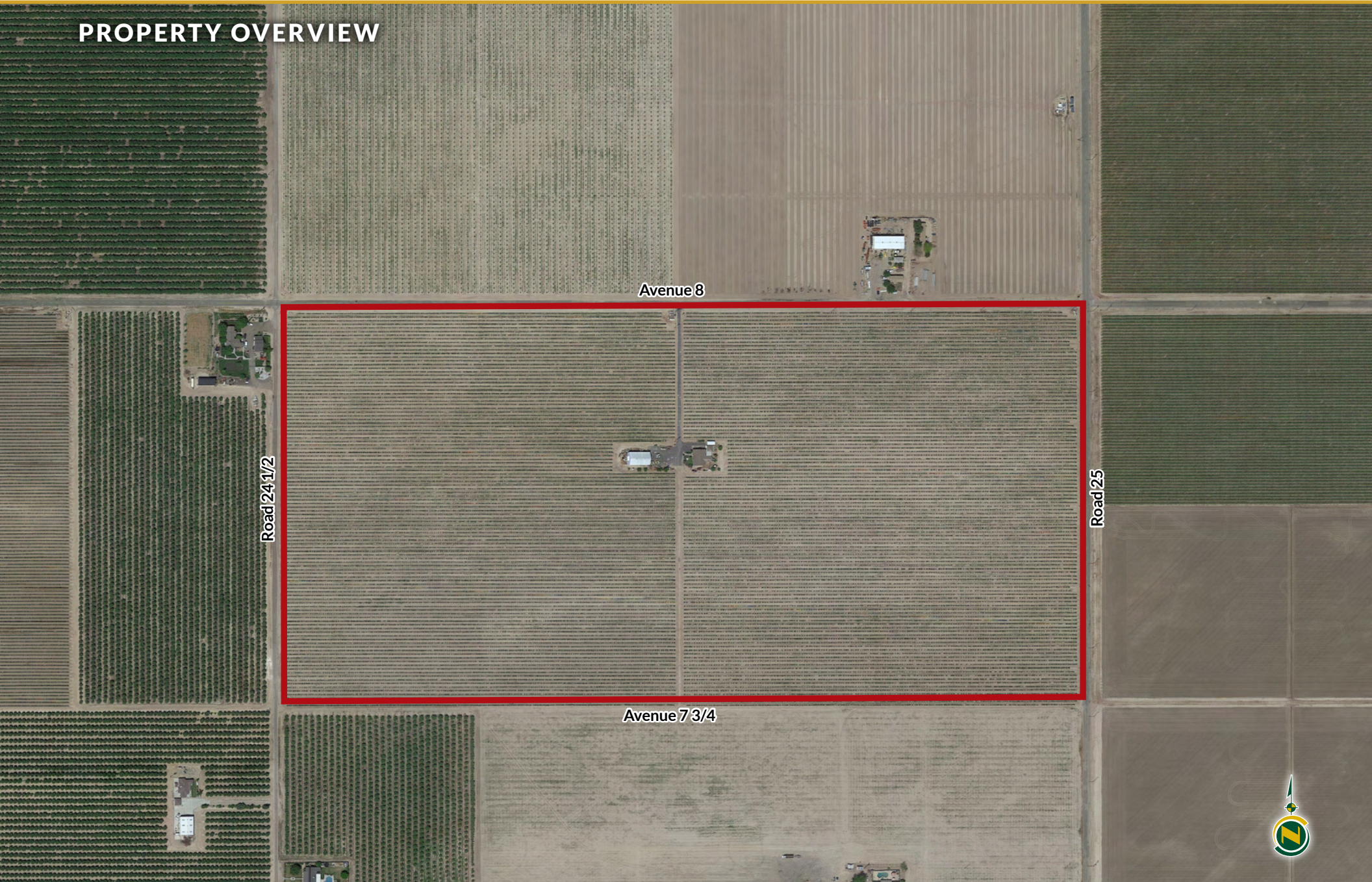


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PROPERTY OVERVIEW

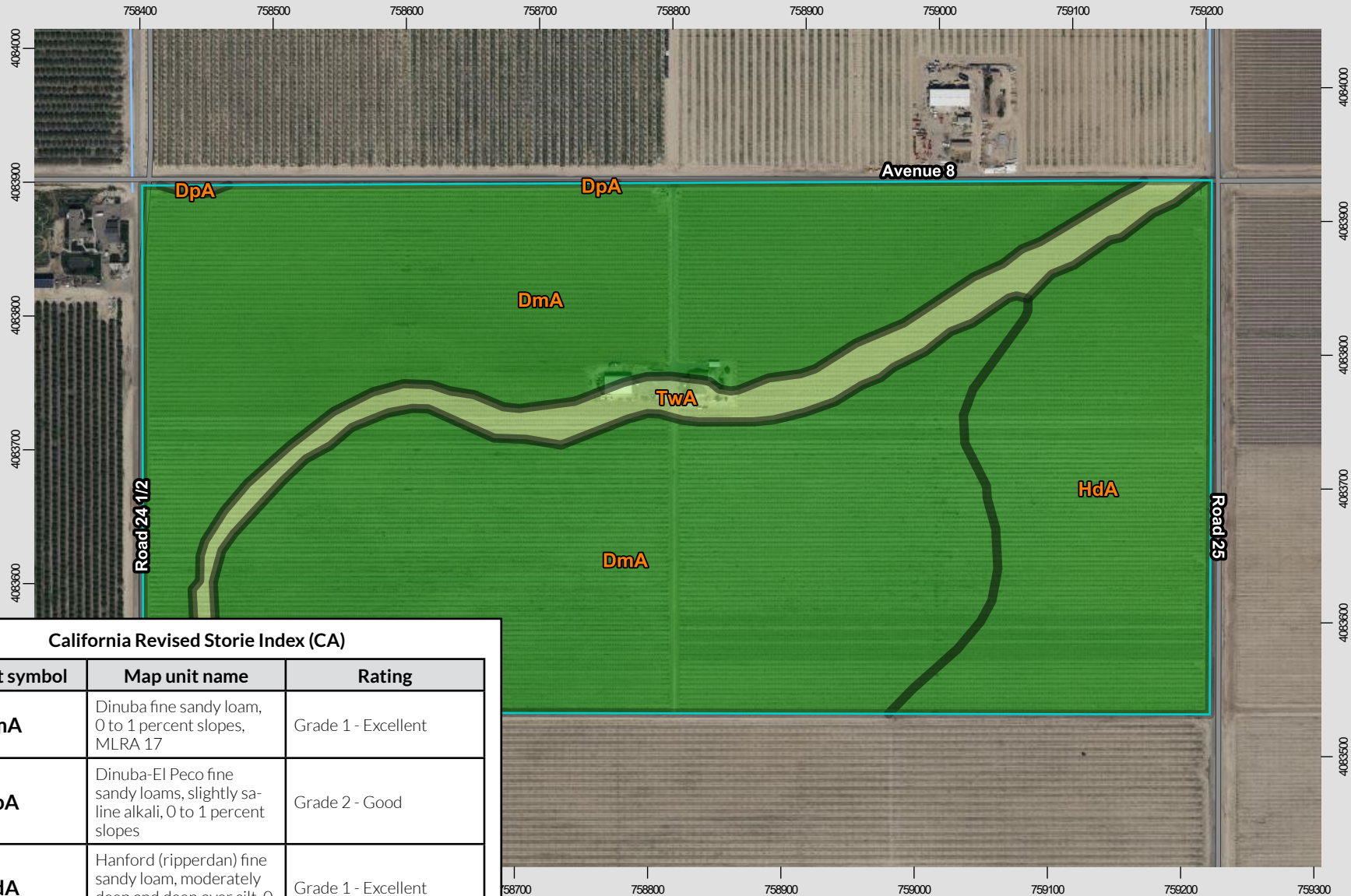


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SOILS MAP



California Revised Storie Index (CA)

Map unit symbol	Map unit name	Rating
DmA	Dinuba fine sandy loam, 0 to 1 percent slopes, MLRA 17	Grade 1 - Excellent
DpA	Dinuba-El Peco fine sandy loams, slightly saline alkali, 0 to 1 percent slopes	Grade 2 - Good
HdA	Hanford (ripperdan) fine sandy loam, moderately deep and deep over silt, 0 to 3 percent slopes	Grade 1 - Excellent
TwA	Tujunga loamy sand, 0 to 3 percent slopes	Grade 1 - Excellent

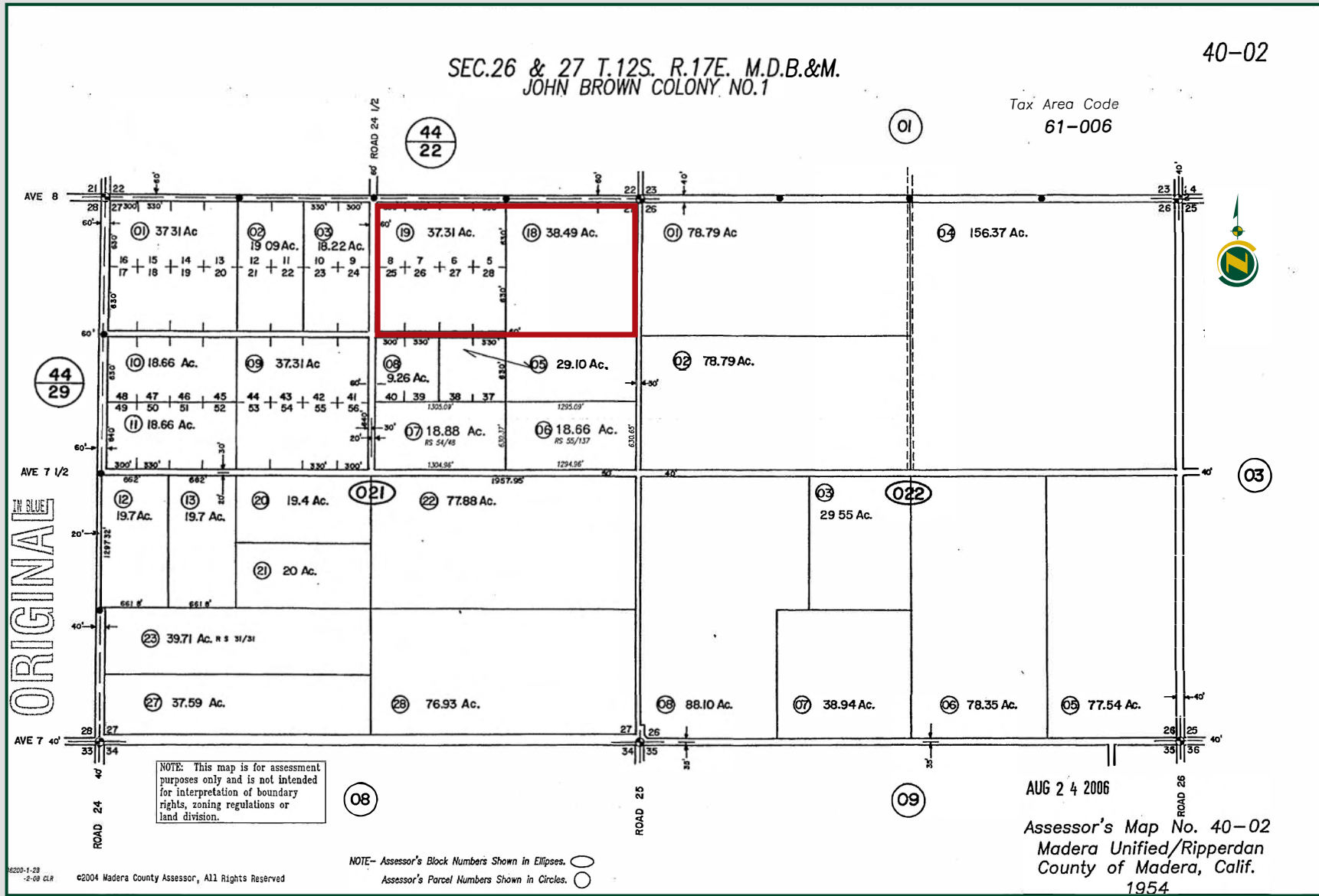


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PARCEL MAP



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PROPERTY PHOTOS

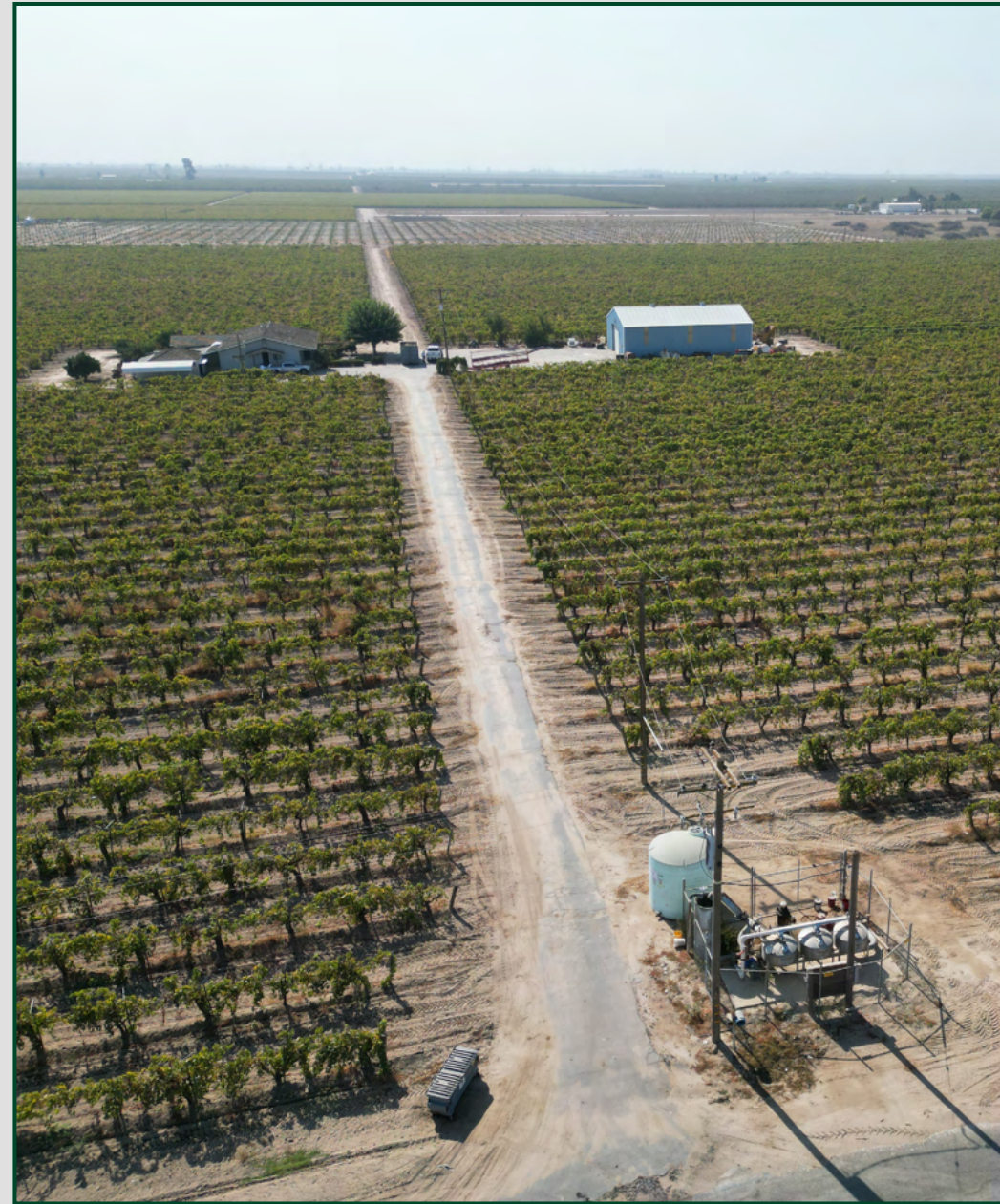


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Water Disclosure: The Sustainable Groundwater Management Act (SGMA) was passed in 2014, requiring groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. SGMA may limit the amount of well water that 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.