

M.I.D. FIGS & OPEN

Madera County, California

556.10± Acres

\$9,504,360

(\$17,091/Acre)

PRICE REDUCED



- Madera irrigation District
- Irrigation Pumps & Wells
- Prime Fig Growing Area
- 3 Separate Ranches



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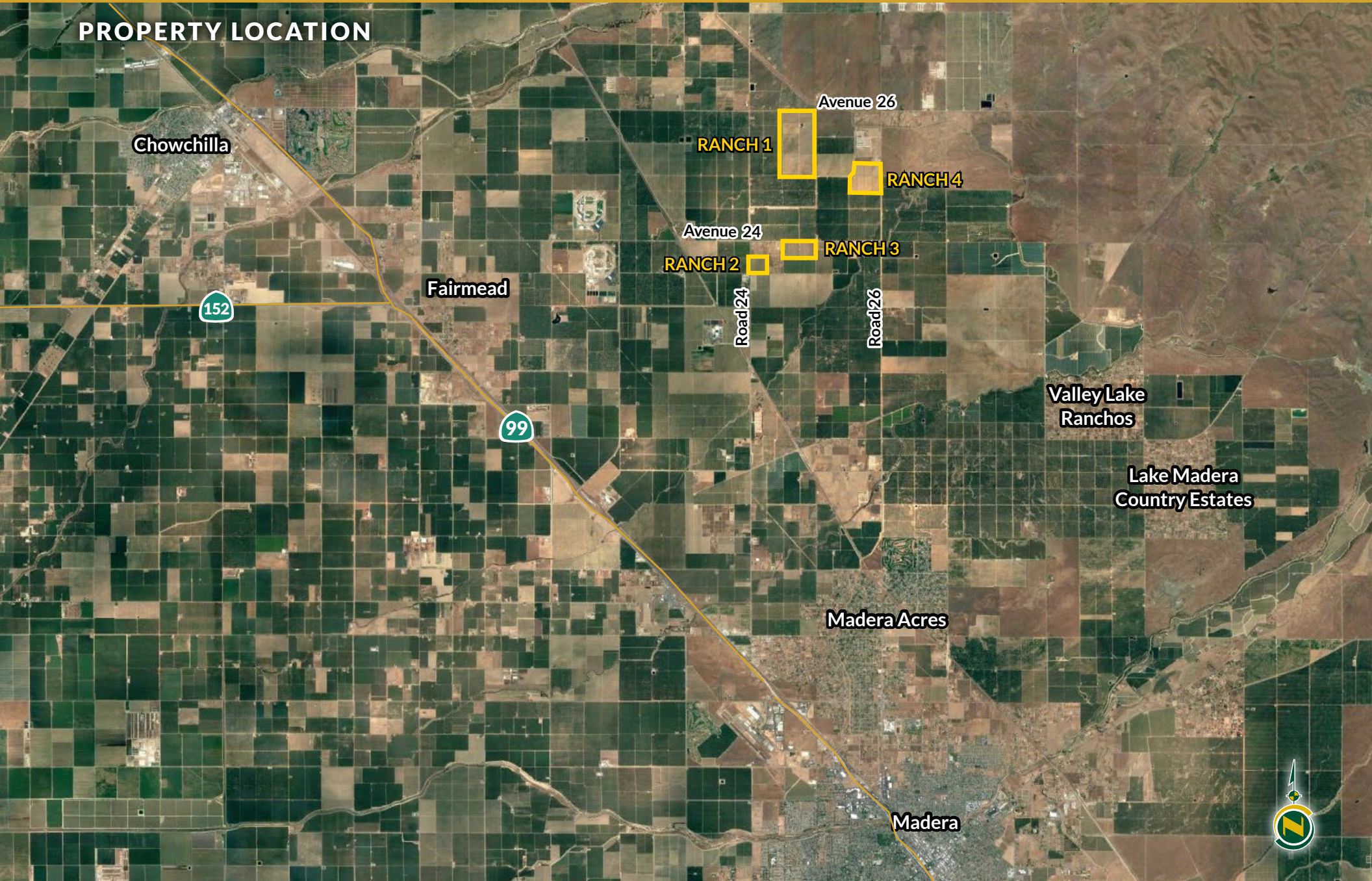


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PROPERTY LOCATION



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PROPERTY INFORMATION

DESCRIPTION

The Madera Irrigation District figs consists of four (4) separate ranches situated in a prime fig and nut growing region north of the City of Madera and east of the City of Chowchilla. The ranches include 432± gross acres of desirable fig varieties, including Black Mission, Brown Turkeys, Tigers and Cal Sierras. The balance of farmland is open. The properties are either Class I or Class II water in Madera Irrigation District. The preference is to sell the properties as a package, though the Seller may consider offers on individual ranches.

LOCATION

Ranch 1 (312.63± Assessed Acres):

-The south side of Avenue 26, ½ mile east of Road 24.

Ranch 2 (41.51± Assessed Acres):

-The northeast corner of Road 24 and Avenue 23 1/2.

Ranch 3 (77.41± Assessed Acres):

-The south side of Avenue 24, 1/2-mile east of Road 24.

Ranch 4 (124.60± Assessed Acres):

-The west side of Road 26, on the north and south sides of the Avenue 25 alignment.

LEGAL

Ranches 1, 2 & 3 are enrolled in the Williamson Act; Ranch 4 is not.

Ranch 1 - APN: 030-180-005, 006 & 007

Ranch 2 - APN: 030-282-019

Ranch 3 - APN: 030-282-016

Ranch 4 - APN: 030-190-035, 030-251-009

ZONING

Ranches 1, 2 & 3 are zoned ARE-40.

Ranch 4 is zoned ARV-20

SOILS

See Soil Maps

PLANTINGS

Ranch	Acres	Crop	Varieties	Ages
1	181.00±	Figs	Black Mission	2013, 14 & 19
1	106.00±	Figs	Brown Turkey	2010, 12 & 13
1	15.00±	Figs	Tigers	2013
1	10.00±	Figs	Cal Sierra	2013
2	40.00±	Figs	Black Mission	1997
3	40.00±	Figs	Black Mission	1997
3	40.00±	Figs	Brown Turkey	1997
4	124.00±	Open		

PRODUCTION (FRESH LBS.)

2021	2022	2023
942,305	965,734	1,521,663

WATER/IRRIGATION

Madera Irrigation District

- Ranches 2, 3 & 4 (243.52± Acres, Class I)

- Ranch 1 (312.63± Acres, Class II)

(2) 200 H.P. Irrigation Pumps & Wells

(1) 125 H.P. Irrigation Pump & Well

(1) 75 H.P. Irrigation Pump & Well

Multiple Lift and Booster Pumps

Reservoir

Filter stations with drip irrigation

PRICE/TERMS

\$9,504,360 cash at the close of escrow. The properties can be sold separately as follows:

Ranch 1 - 312.63 Acs. - \$5,002,080 (\$16,000/ac.)

Ranches 2 & 3 - 118.92± Acs. - \$2,259,480 (\$19,000/ac.)

Ranch 4 - 124.60± Acs. - \$2,242,800 (\$18,000/ac.)

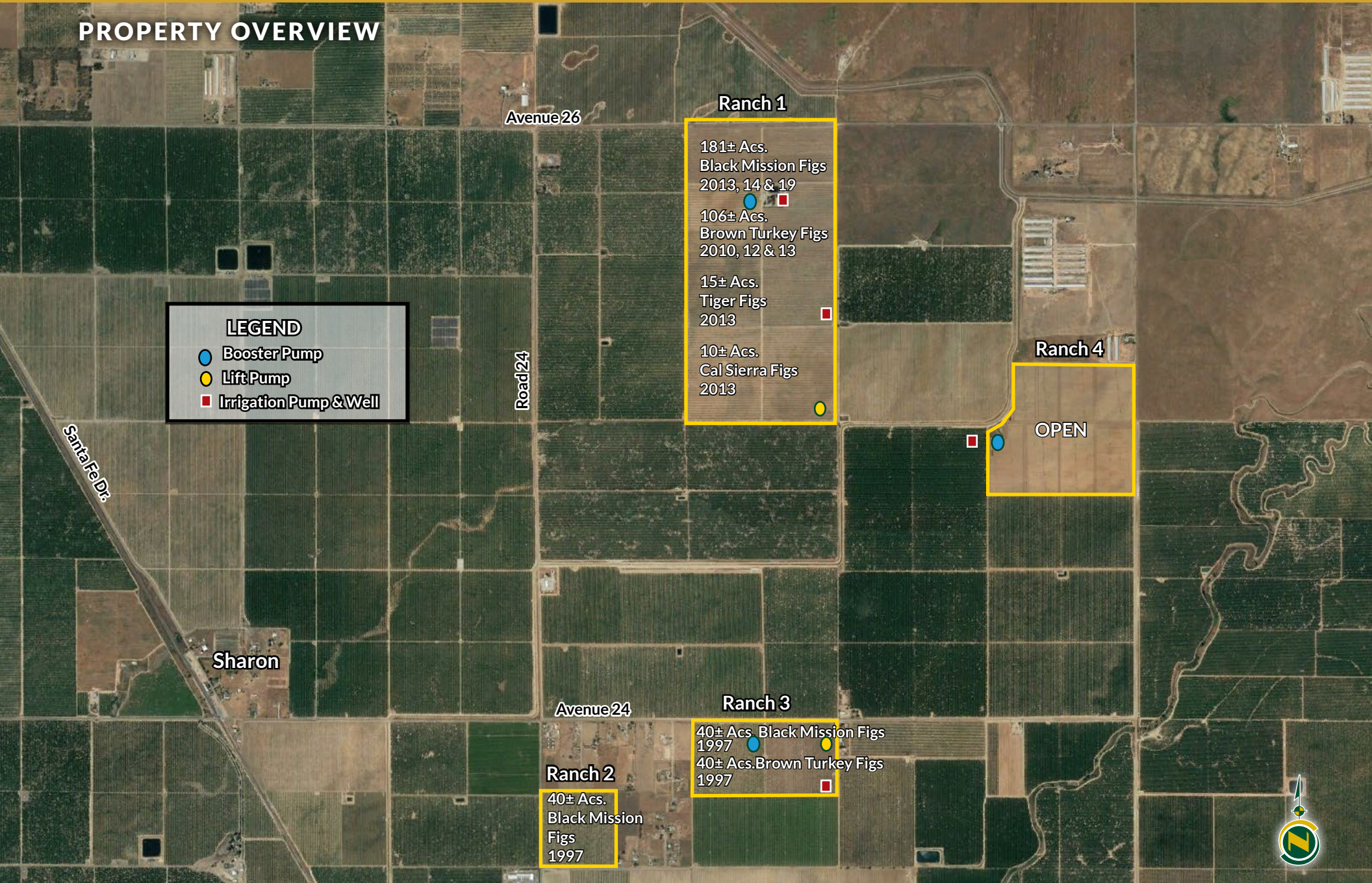
Buyer to reimburse the Seller for cultural costs incurred towards the 2024 crops through the close of escrow.

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PROPERTY OVERVIEW



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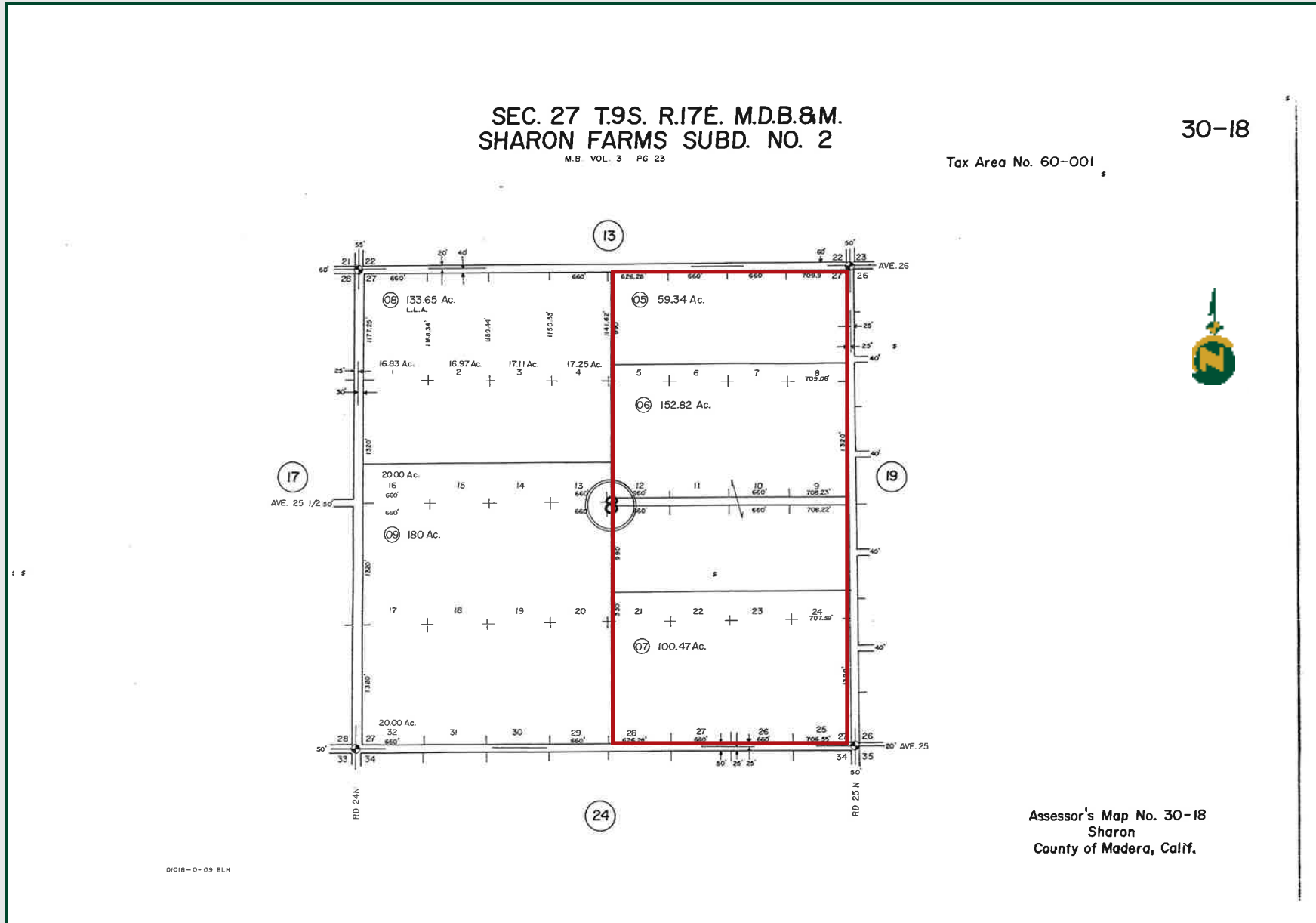
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PROPERTY PHOTOS

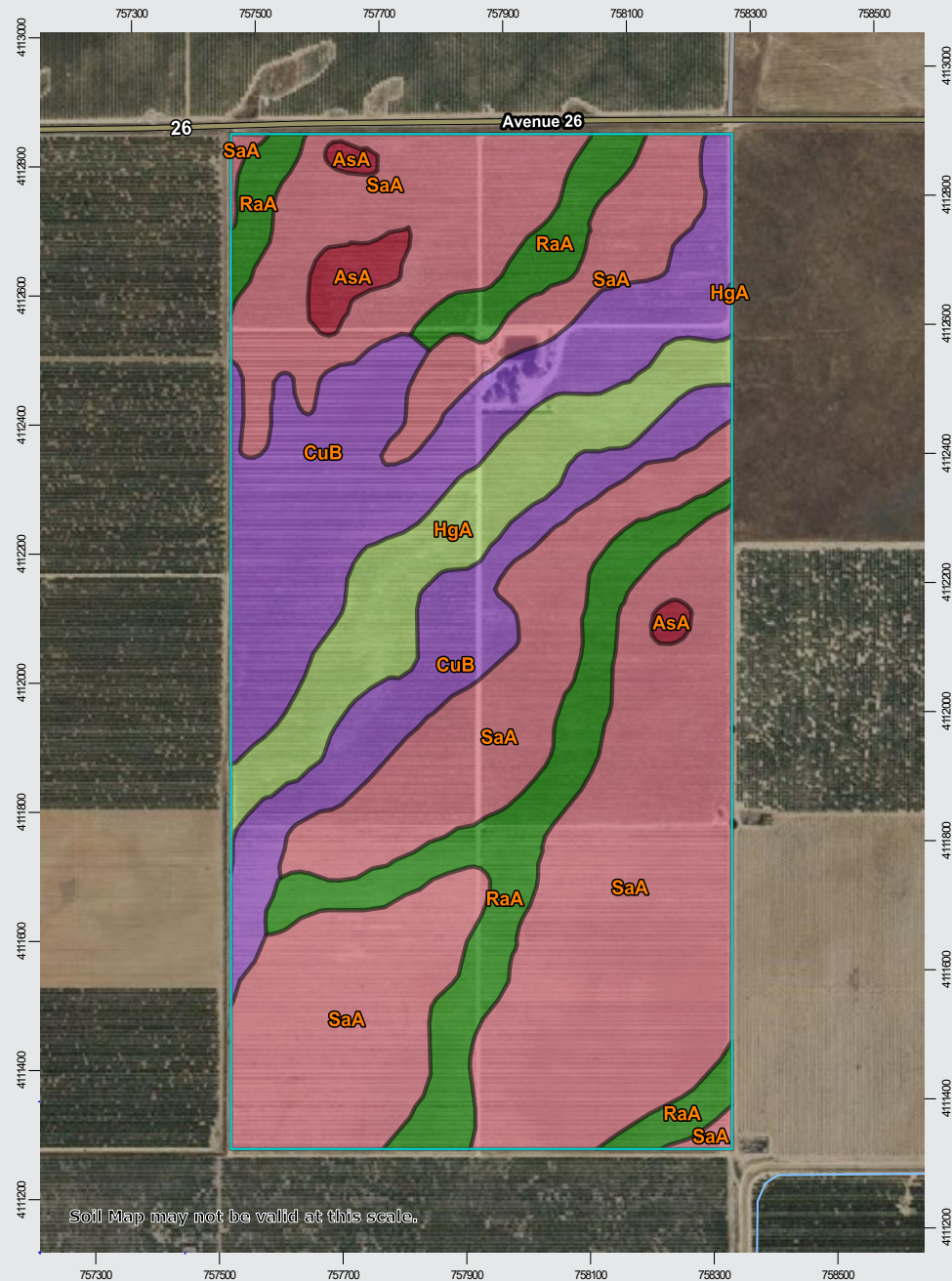


PARCEL MAP - RANCH 1

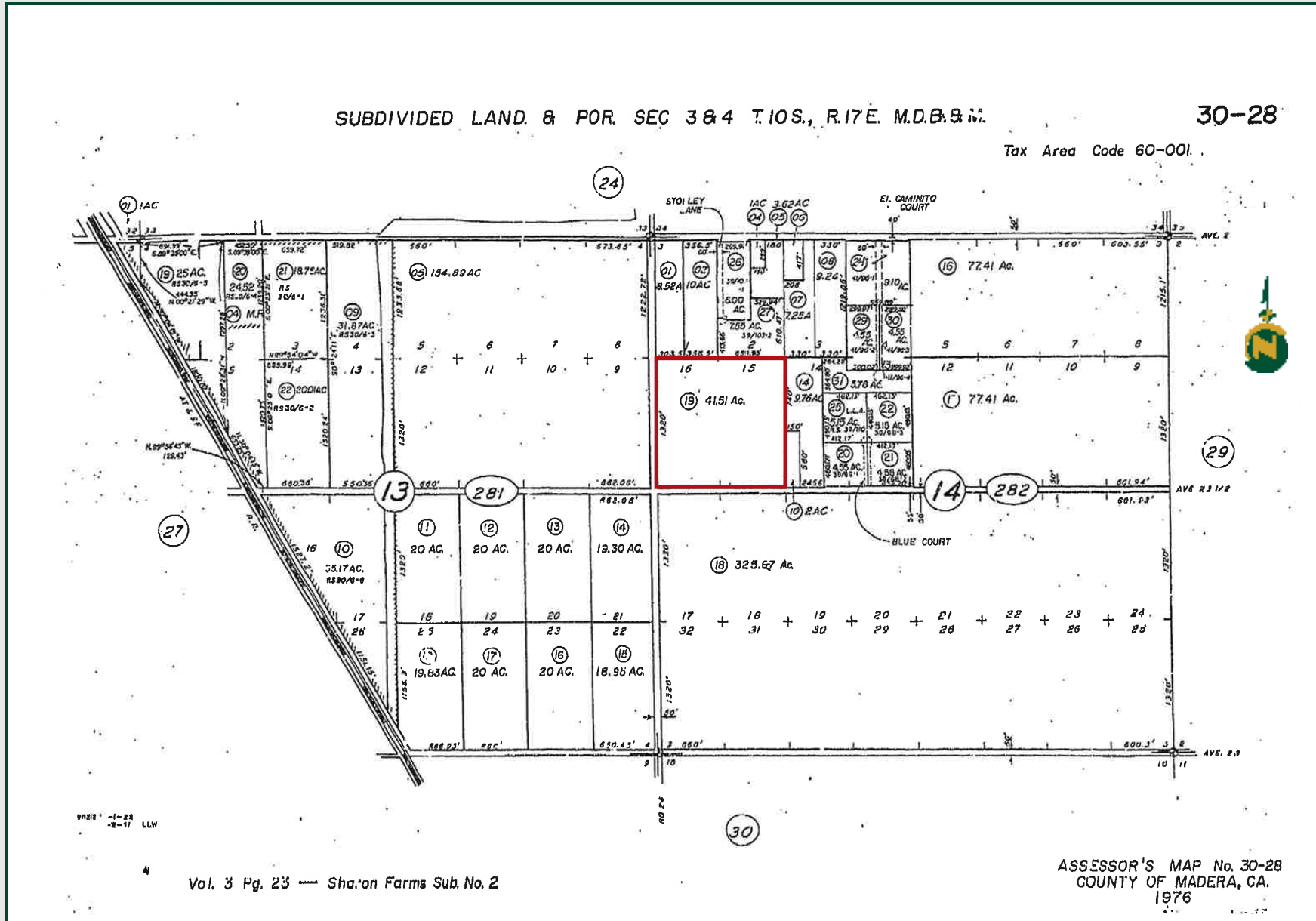


SOILS MAP - RANCH 1

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
HgA	Hanford sandy loam, moderately deep & deep over hardpan, 0-3% slopes
AsA	Alamo clay, 0-1% slopes



PARCEL MAP - RANCH 2

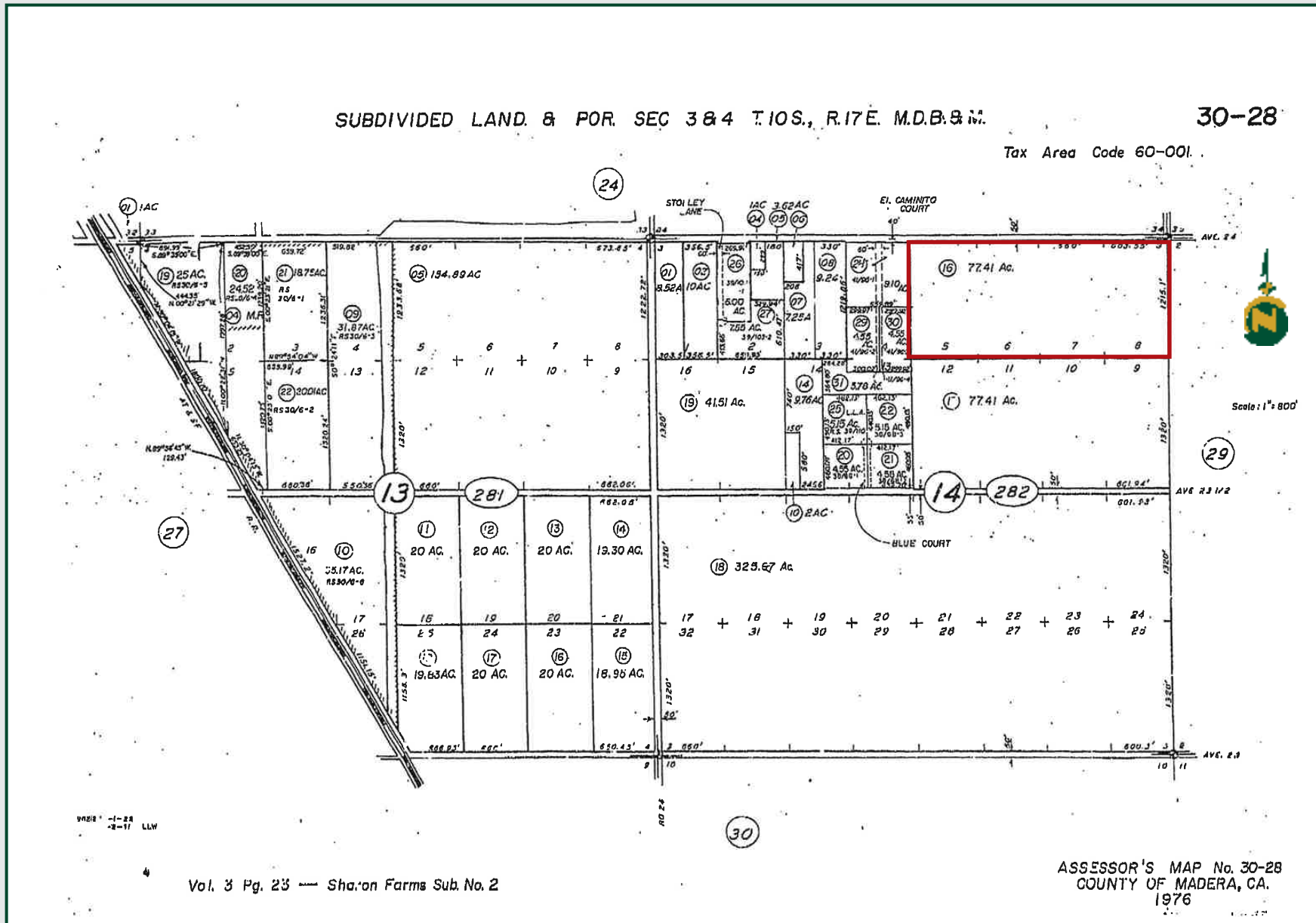


SOILS MAP - RANCH 2

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



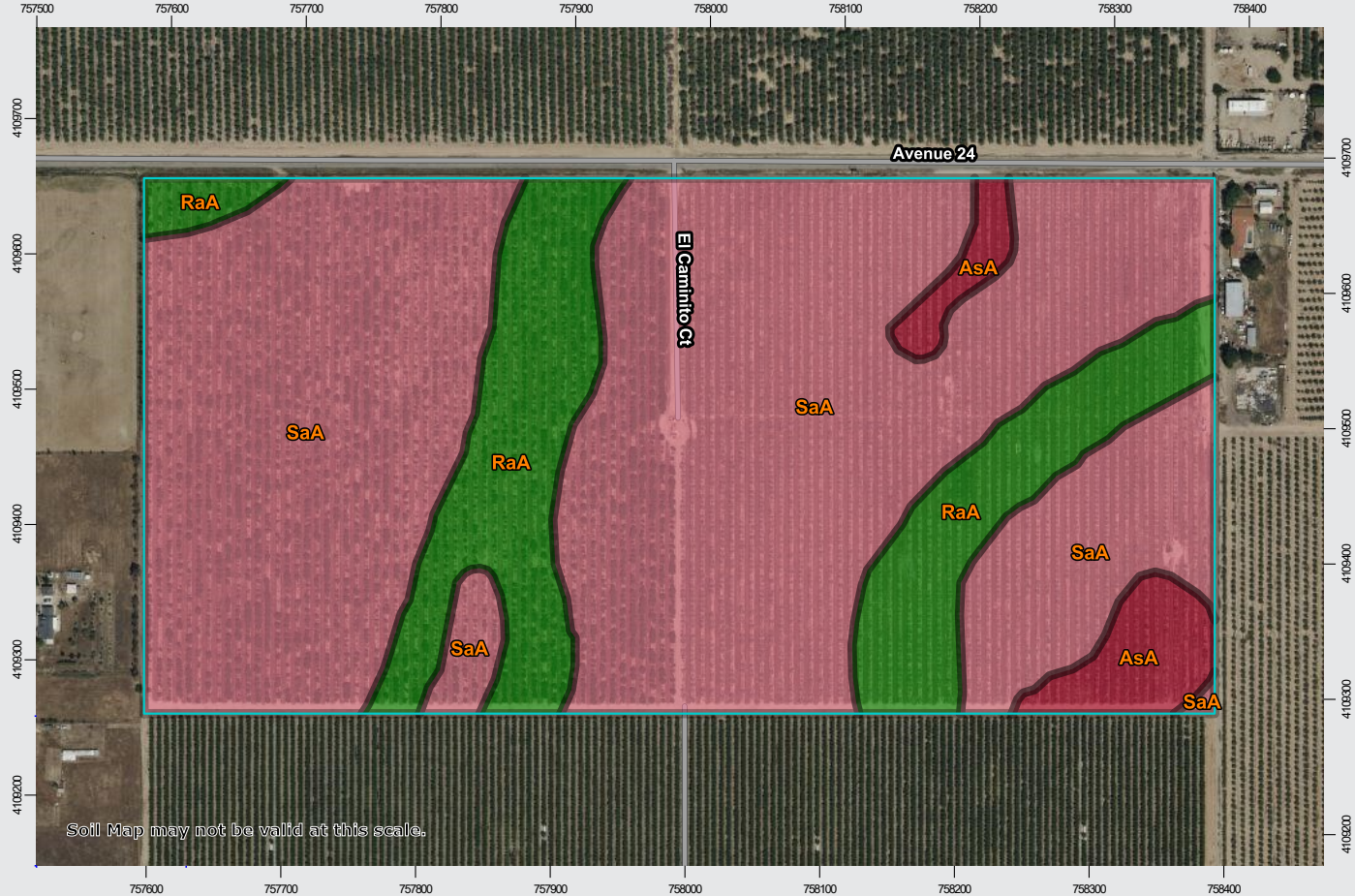
PARCEL MAP - RANCH 3



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ASSESSOR'S MAP No. 30-28
COUNTY OF MADERA, CA.
1976

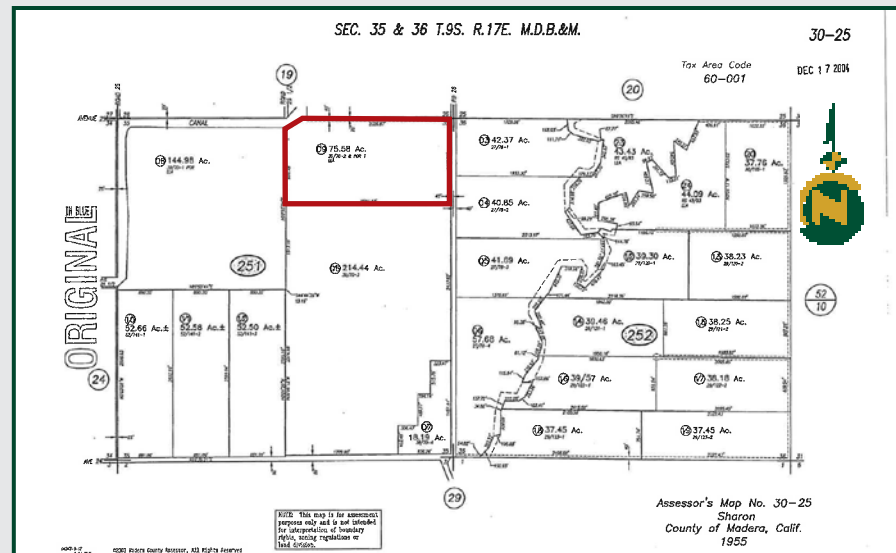
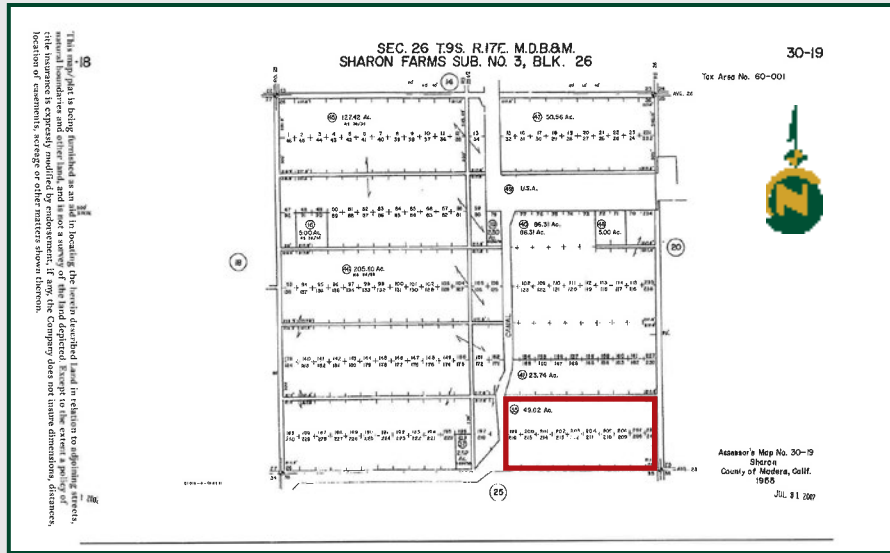
SOILS MAP - RANCH 3



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
AsA	Alamo clay, 0-1% slopes

PARCEL MAPS - RANCH 4



SOILS MAP - RANCH 4



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
WfB	Whitney fine sandy loam, 3-8% 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.**