

LIBERTY FARMS NORTH

Madera County, California

75.08± Acres

\$1,950,000
(\$25,972/Acre)

PRICE REDUCED



- Madera Irrigation District
- Organic Thompson Seedless
- Irrigation Pumps and Wells



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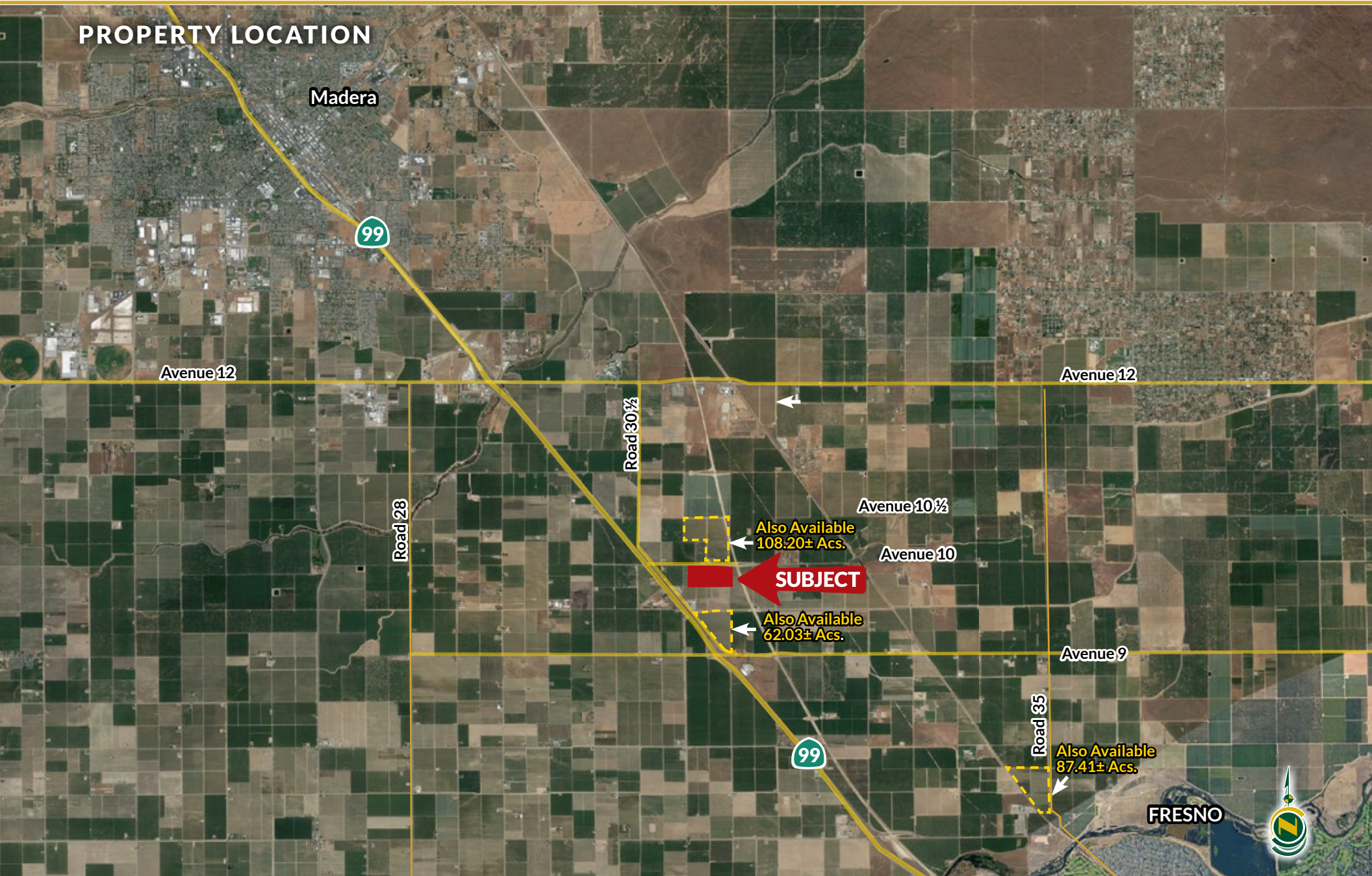
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Exclusively Presented by:



LIBERTY FARMS NORTH

75.08± Acres
Madera County, CA



PROPERTY INFORMATION

DESCRIPTION

A unique opportunity to acquire an organic raisin vineyard in a prime vineyard and nut growing region. The vineyard includes both surface water from M.I.D. and irrigation pumps and wells. There are three additional vineyards totaling 257.94± acres available for purchase in the area. (See the location map on page 2.)

LOCATION

The property is located on the south side of Avenue 10, 1/2 mile east of Road 30 1/2, approximately 3 1/2 miles southeast of the City of Madera.

LEGAL

Madera County APN: 047-320-022

Located in a portion of the N 1/2 of the NW 1/4 of T12S, R18E, M.D.B.&M..

ZONING

AE-20 (Agricultural Exclusive - 20 acre minimum parcel size)

The property is enrolled in the Williamson Act.

SOILS

See the soils map included on a separate page in this brochure.

PLANTINGS

The property is currently planted to an organic Thompson Seedless raisin vineyard planted in 1959/60.

PRODUCTION

Available upon request

BUILDINGS/STRUCTURES

There are no buildings on the property.

WATER

Madera Irrigation District.

(1) 125HP irrigation pump & well (drilled in 2014).

(1) 30HP irrigation pump & well (older).

PRICE/TERMS

\$1,950,000 (\$25,972/acre) cash at the close of escrow. Buyer to reimburse seller for cultural costs incurred towards the 2024 growing crop.

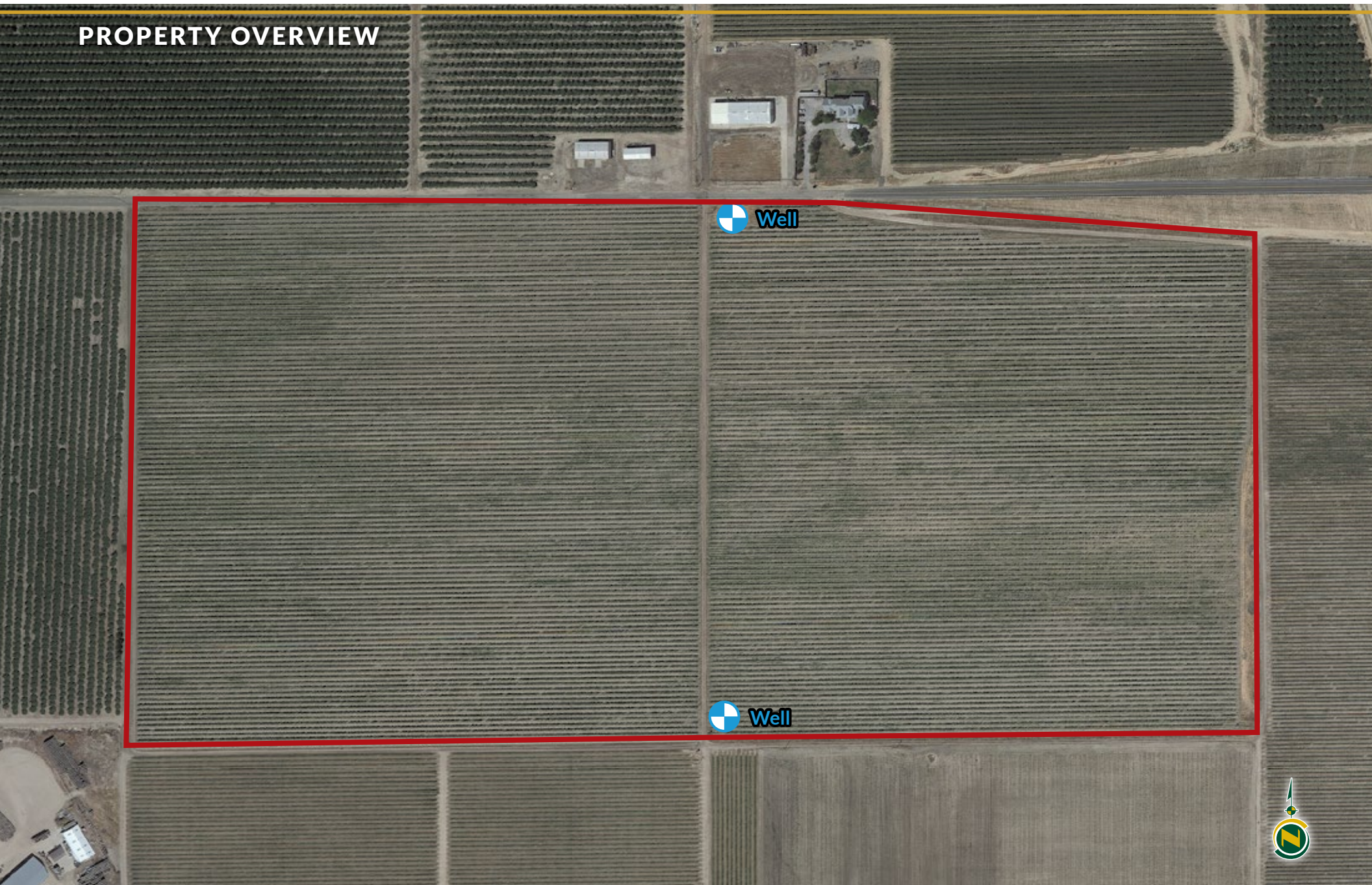


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PROPERTY OVERVIEW



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SOILS MAP



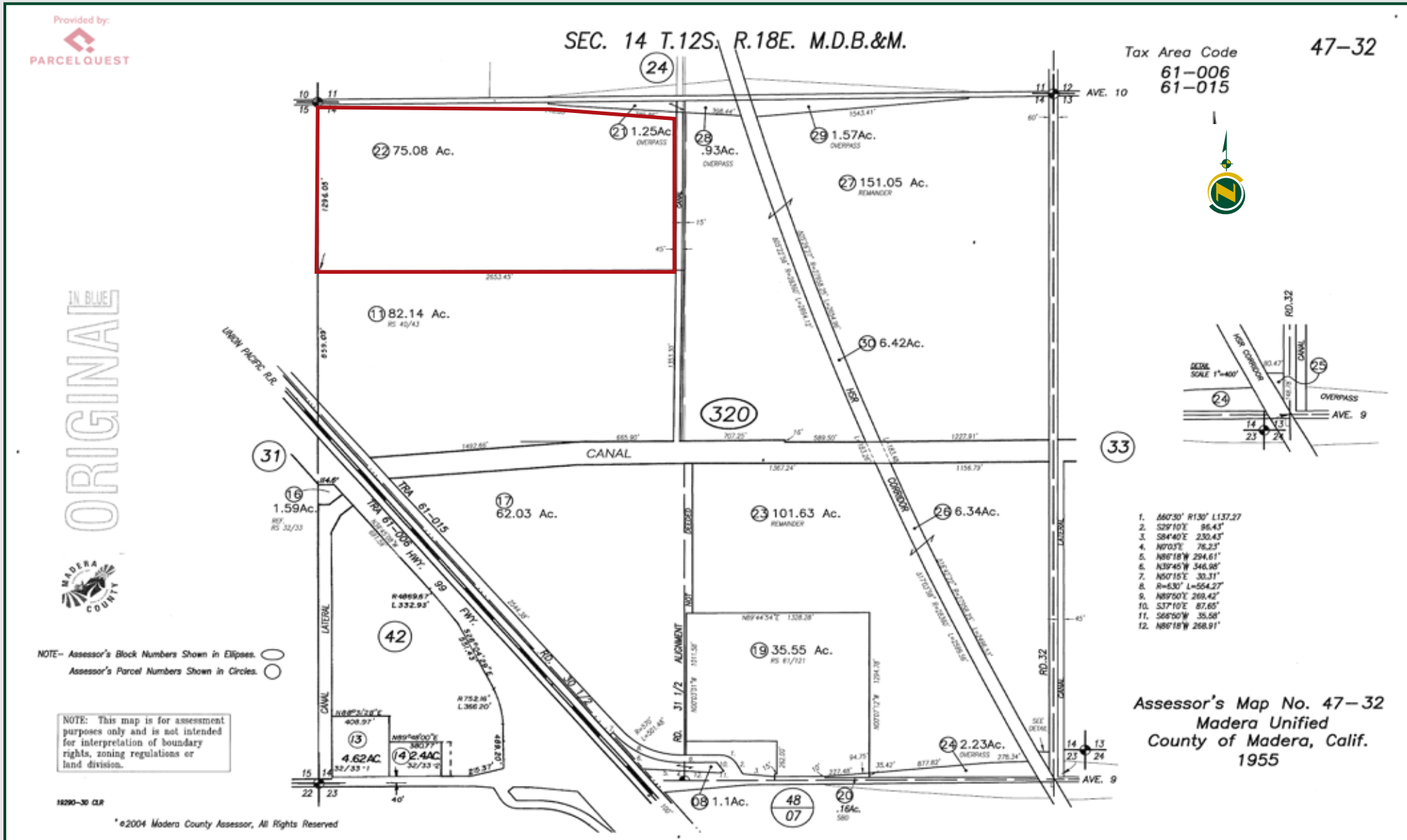
California Revised Storie Index (CA)			
Map Unit Symbol	Map Unit Name	Rating	Percent AOI
DeA	Delhi sand, 0 to 3 percent slopes, MLRA 17	Grade 3 - Fair	0.6%
HdA	Hanford (ripperdan) fine sandy loam, moderately deep and deep over silt, 0 to 3 percent slopes	Grade 1 - Excellent	61.6%
TwA	Tujunga loamy sand, 0 to 3 percent slopes	Grade 2 - Good	37.8%
Totals for Area of Interest			100.0%

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PARCEL MAP



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PROPERTY PHOTO



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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.**