

GARIN FARMS

Madera County, California

87.41± Acres

\$2,275,000

(\$26,027/Acre)

PRICE REDUCED



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



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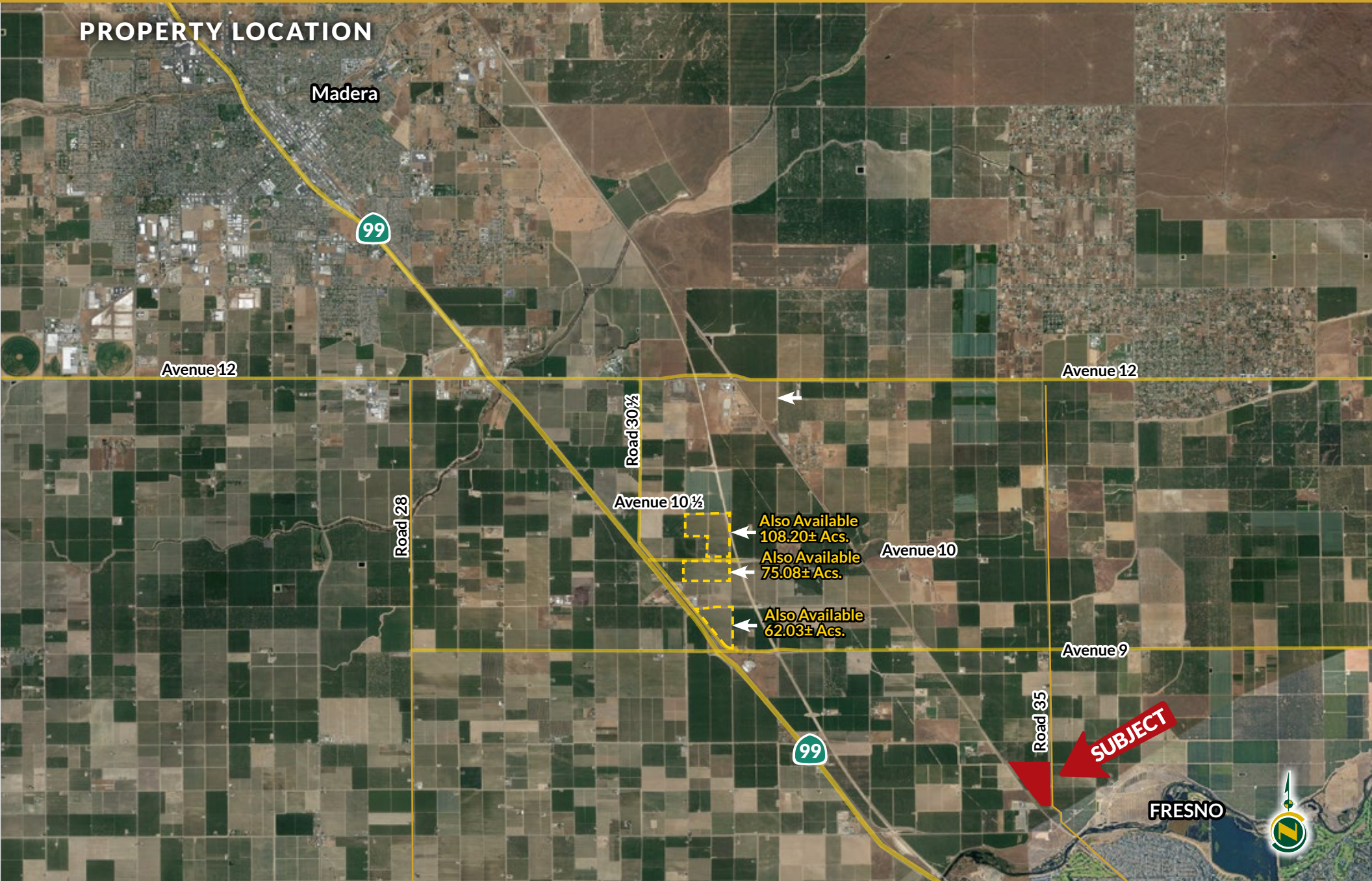
4900 California Ave., #210B
Bakersfield, CA 93309
661.334.2777

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PROPERTY LOCATION



PROPERTY INFORMATION

DESCRIPTION

A productive organic raisin vineyard located 1/2 mile north of the San Joaquin River. The property features Grade 1 soils and two water sources: Madera Irrigation District plus pumps and wells. There are also three other ranches available in the area totaling another 245.31± acres. (See the location map on page 2).

LOCATION

The property is located on the west side of Road 35, a quarter mile North of Avenue 7 approximately 1/2 mile north of the City of Fresno.

LEGAL

Fresno County APN: 048-211-006

A portion of the E 1/2 of Section 29, Township 12S, Range 19E, M.D.B.&M.

ZONING

Zone AE-20 (Agricultural Exclusive - 20 acre minimum parcel size).
The property is enrolled in the Williamson Act.

PLANTINGS

The property is currently farmed to an organic Thompson Seedless raisin vineyard planted in 1988.

PRODUCTON

Available upon request.

SOILS

See the soils map included on separate page.

BUILDINGS/STRUCTURES

There are no buildings on the property.

WATER

Madera Irrigation District.

(1) 100HP irrigation pump and well

(1) 30HP irrigation pump and well (older)

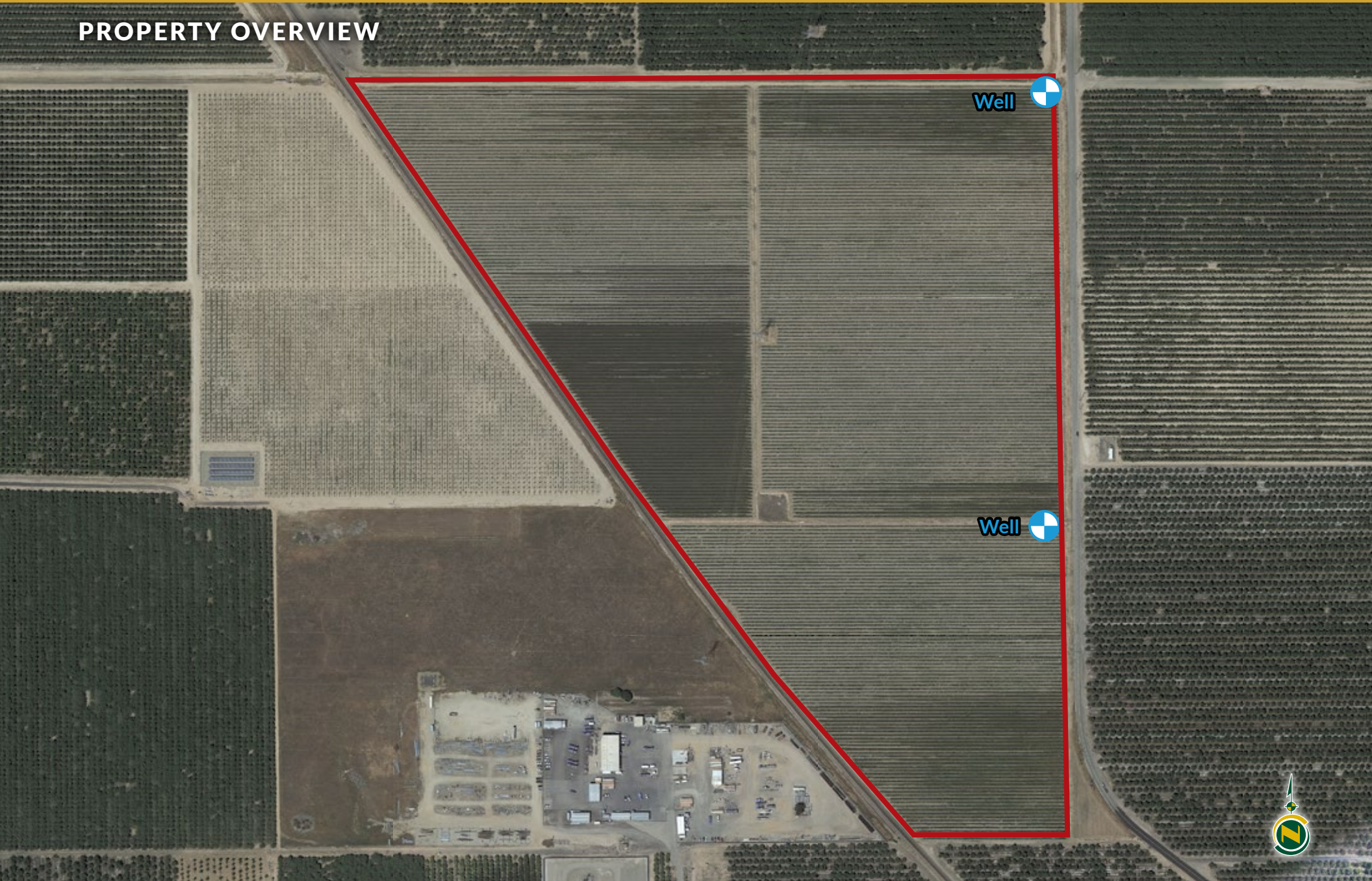
Flood irrigation

PRICE/TERMS

\$2,275,000 (\$26,027/ acre) cash at the close of escrow. Buyer to reimburse seller for cultural costs incurred towards the 2024 growing crop.



PROPERTY OVERVIEW

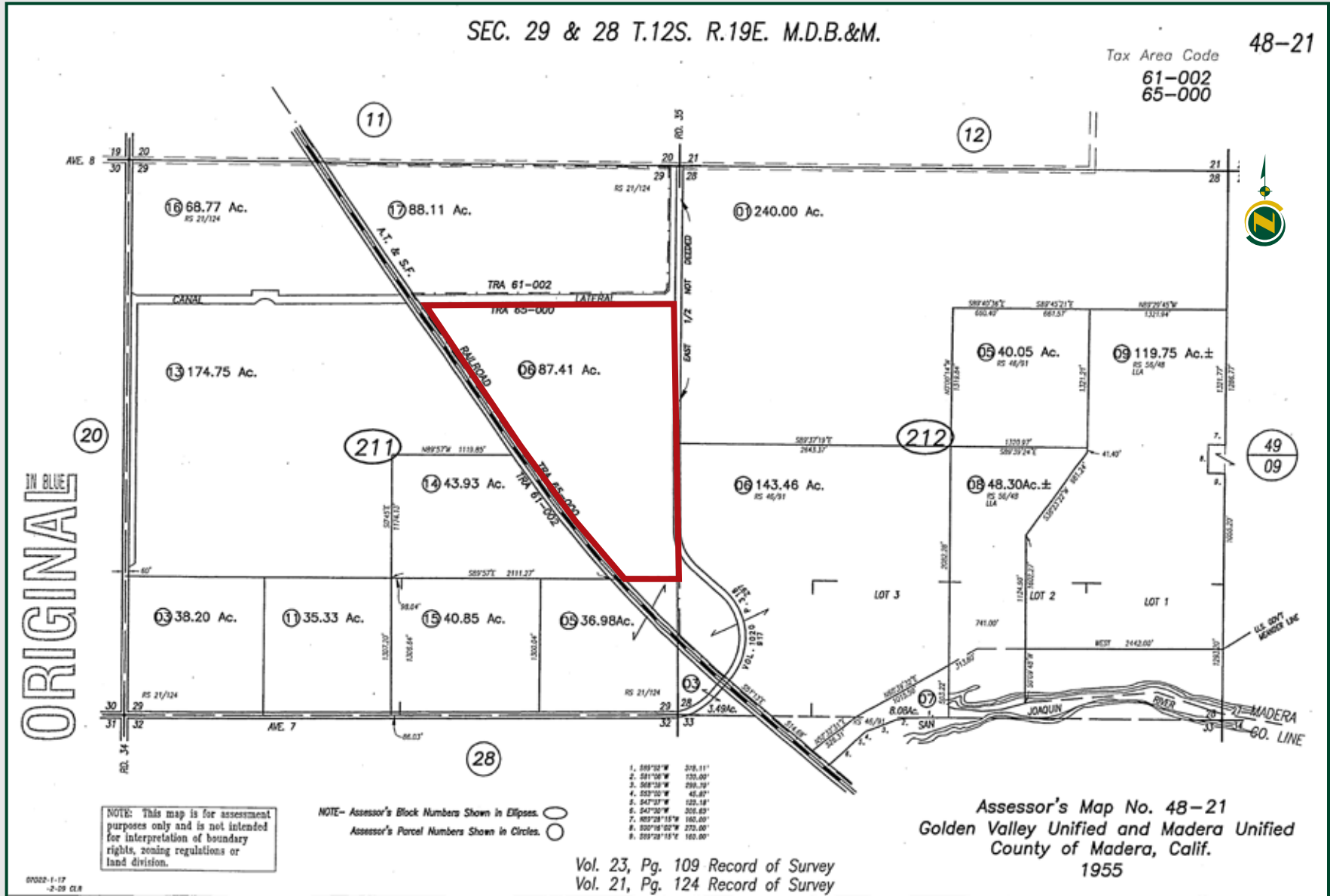


SOILS MAP



California Revised Storie Index (CA)			
Map Unit Symbol	Map Unit Name	Rating	Percent AOI
HbA	Hanford fine sandy loam, moderately deep and deep over hardpan, 0 to 1 percent slopes	Grade 1 - Excellent	97.9%
HdA	Hanford (ripperdan) fine sandy loam, moderately deep and deep over silt, 0 to 3 percent slopes	Grade 1 - Excellent	2.1%
Totals for Area of Interest			100.0%

PARCEL MAP



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.