

SILVEIRA BROS. RANCH

Madera County, California

1,265.30± Acres

\$18,000,000

(\$14,226/Acre)

PRICE REDUCED



- 6 Ag Pumps & Wells
- Diverse Farming Operation
- Almonds, Grazing Land & Livestock Facilities



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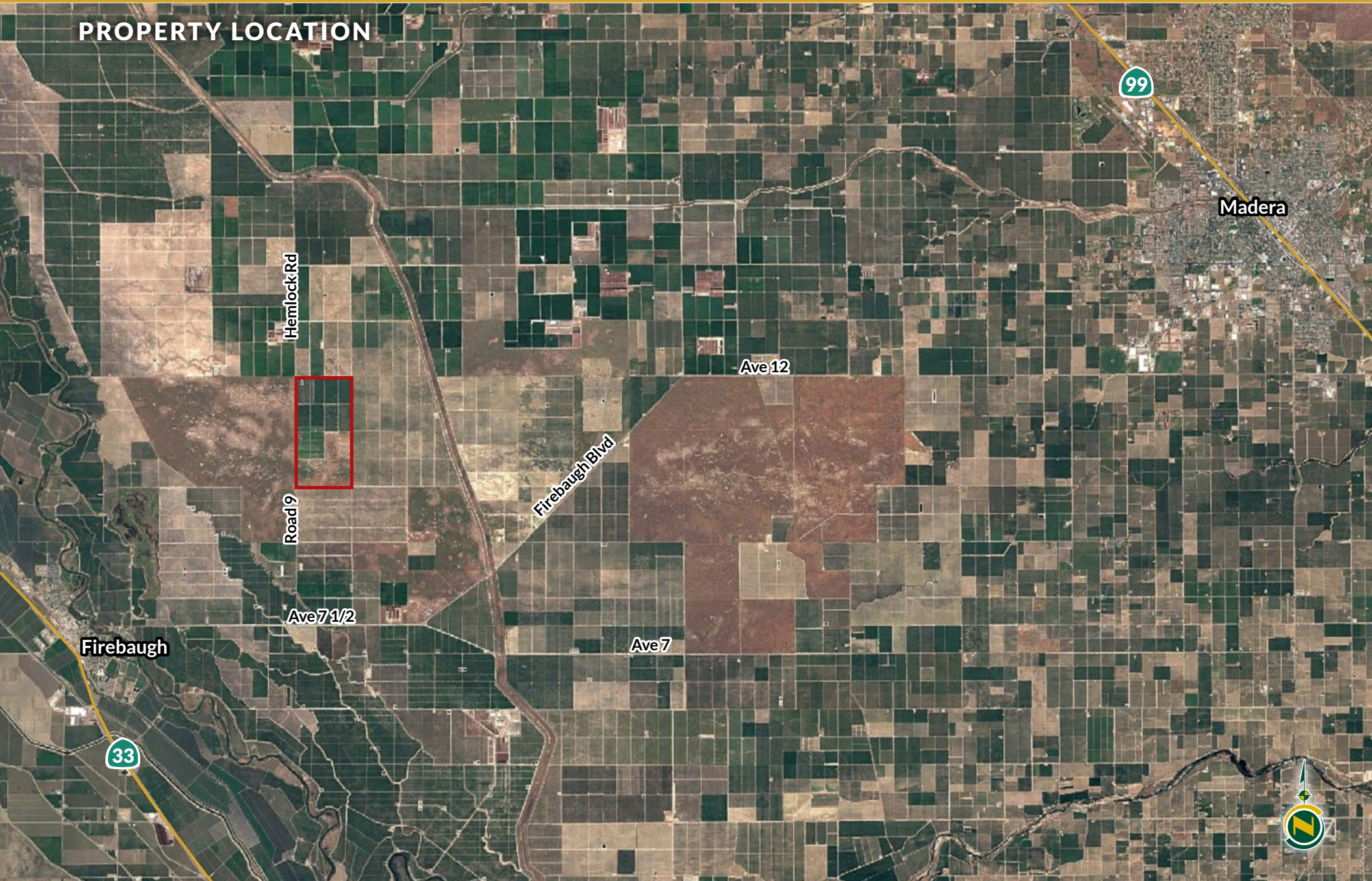


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PROPERTY LOCATION



PROPERTY INFORMATION

DESCRIPTION

The property consists of 491± acres of mature almonds and 74± acres of 2024 plantings, 177.40± acres of irrigated pasture, 75± acres of open ground with cultivation potential, and 390± acres of native pasture. The ranch is completely perimeter fenced with 6-wires and steel posts. The solar farm consists of 3 installations that provide electricity to the 6 deep pumps & wells. There are cattle processing pens and headquarters with multiple shops and ancillary farm buildings.

LOCATION

The property lies east of Road 9 and south of Avenue 12, approximately 2.5 miles north of Avenue 7 ½ and 6± miles east of the town of Firebaugh. Physical address: 11885 Road 9, Madera County, CA 93637.

LEGAL

Madera County APN's: 041-032-001 & 002; 041-092-003 & 004 consisting of 1,265.30± assessed acres. Located in a portion of Section 6 and 7, Township 12S, Range 14E and 15E, M.D.B.&M.

ZONING

ARE-40, Agricultural Rural Exclusive - 40 acres. The property is enrolled in the Williamson Act.

PLANTINGS

The property is planted to 565± acres of almonds along with 177± acres of irrigated pasture and 475 acres of native ground suitable for cultivation. See enclosed Planting Map for details.

WATER/IRRIGATION

Irrigation water is supplied by 6 ag pumps and wells that are interconnected with underground PVC pipe. The almonds have a single line drip irrigation system with one emitter placed equal distance apart between each tree. The entire ranch can be flood irrigated by underground PVC pipes with valves. In addition, there are 2 domestic wells on the property.

SOILS

See soils map included.

BUILDINGS

1,600± square foot metal shop along with multiple livestock barns.

SOLAR

The property includes three solar sites to offset groundwater pumping costs.

PRICE/TERMS

\$18,000,000 cash at the close of escrow. Buyer shall reimburse Seller for cultural costs incurred for the 2025 almond crop. Seller shall retain a life estate on the house and long term ground leases on the mobile homes.



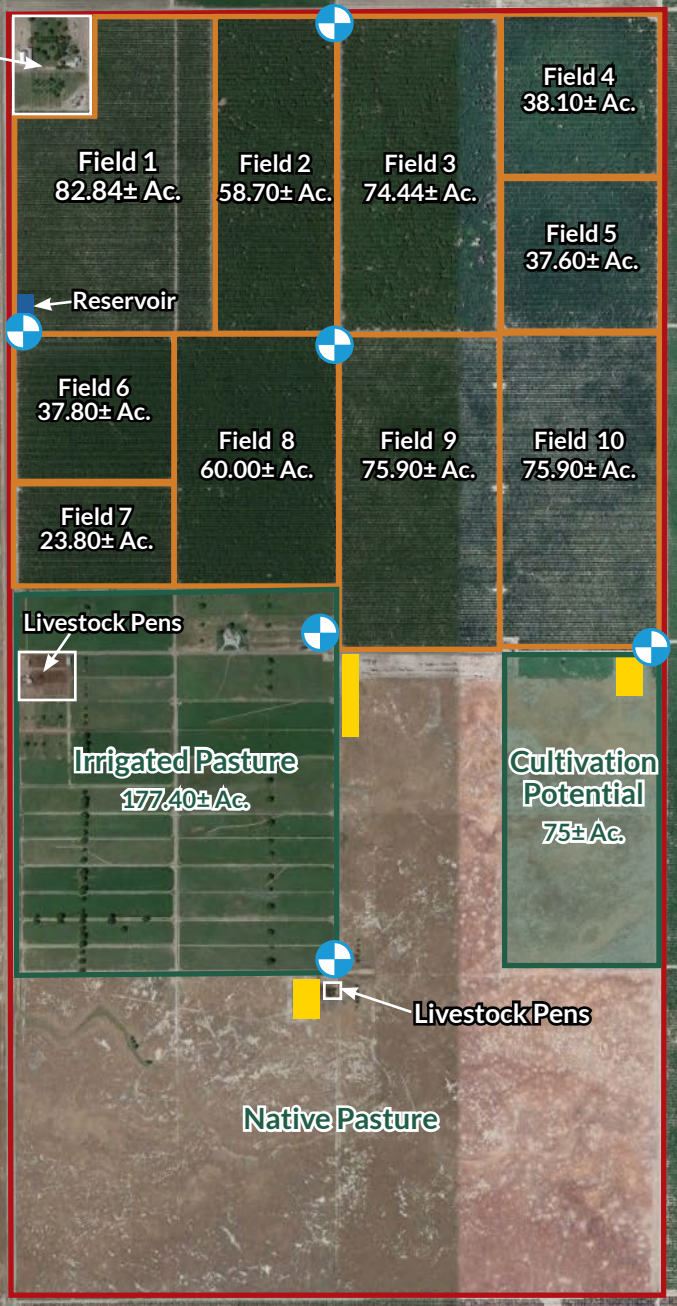
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PLANTING MAP

PLANTING SUMMARY					
ID	ACRES	TYPE	Variety	YEAR	SPACING
1	82.84±	Almonds	Nonpareil Carmel	2015	16' x 22'
2	58.70±	Almonds	Nonpareil Carmel	2004	19' x 22'
3	74.44±	Almonds	Independence	2024	15' x 22'
4	38.10±	Almonds	Butte Padre	2006	16' x 22'
5	37.60±	Almonds	Nonpareil Carmel	2011	16' x 22'
6	37.80±	Almonds	Nonpareil Carmel	2013	16' x 22'
7	23.80±	Almonds	Nonpareil Carmel	2015	16' x 22'
8	60.00±	Almonds	Nonpareil Carmel	2009	16' x 22'
9	75.90±	Almonds	Nonpareil Carmel	2015	16' x 22'
10	75.90±	Almonds	Nonpareil Carmel	2015	16' x 22'
177.40		Irrigated Pasture			
75±		Cultivation potential			
390±		Native pasture			



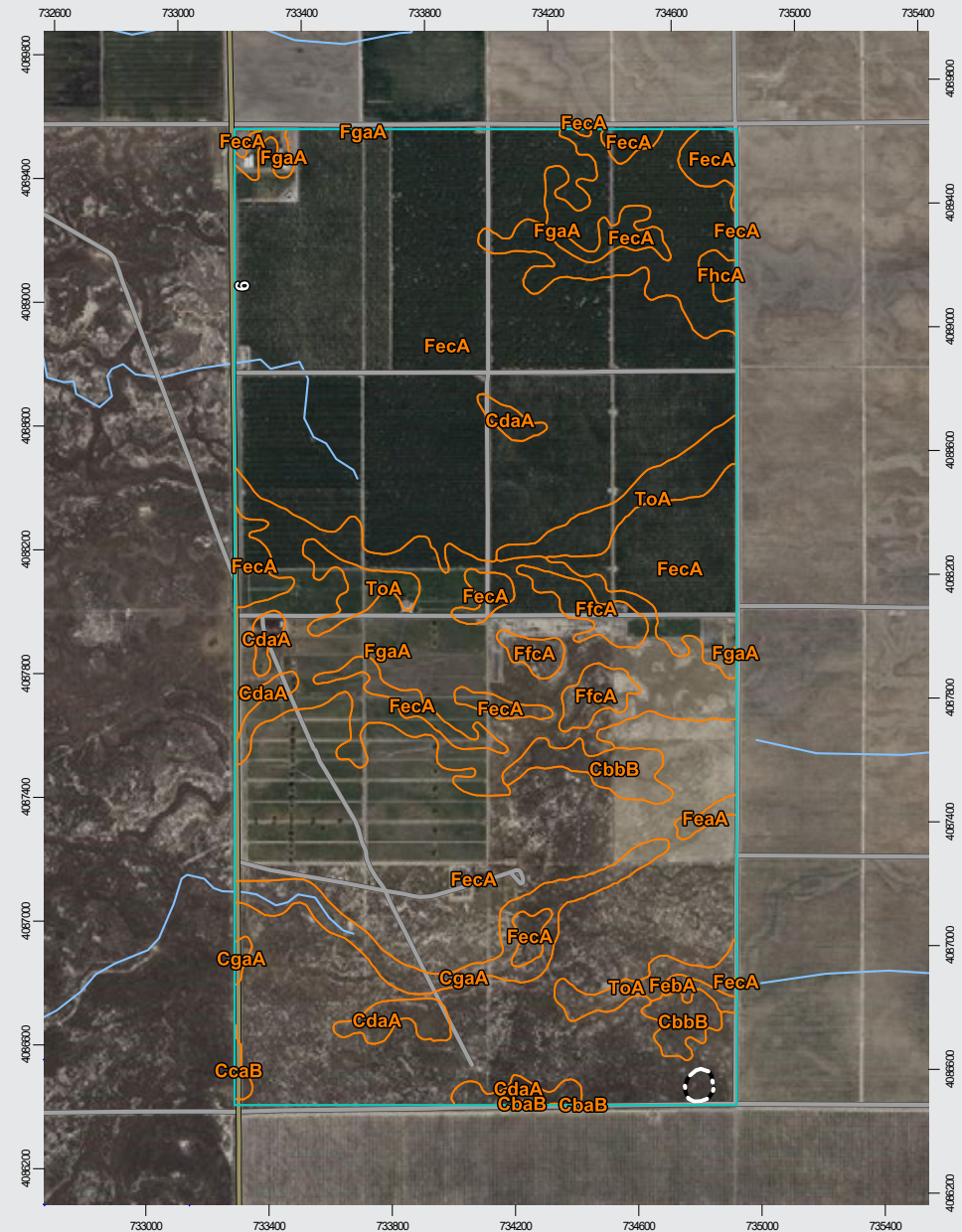
LEGEND

- AG PUMP & WELL**
- SOLAR**
- RESERVOIR**

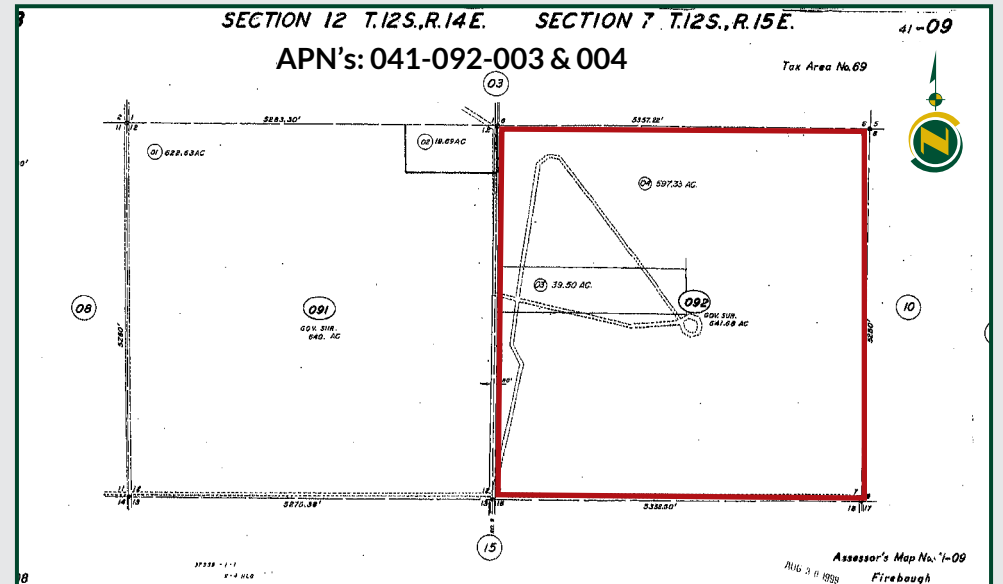
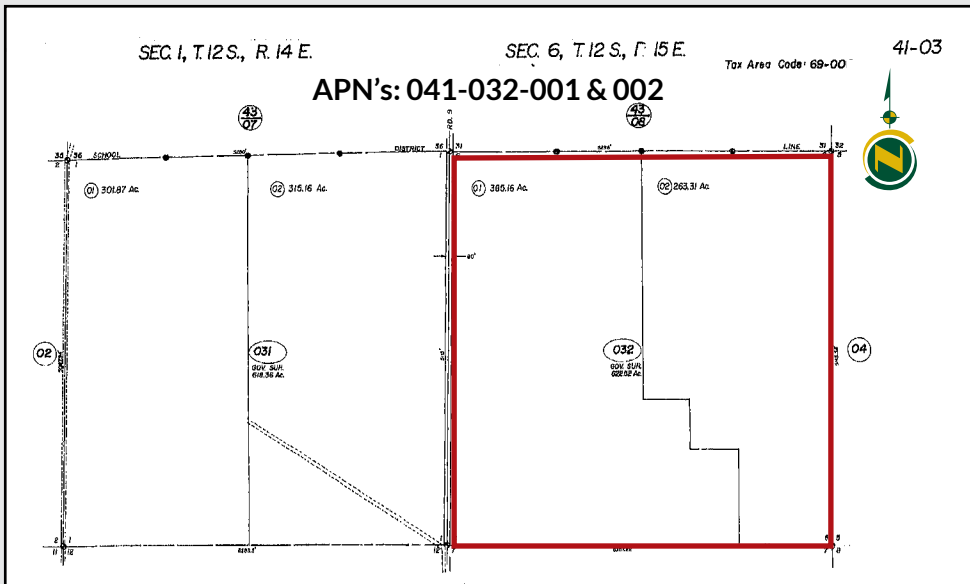


SOILS MAP

California Revised Storie Index (CA)	
Map unit symbol	Map unit name
CbaB	Calhi loamy sand, slightly alkali, 0-8% slopes
CbbB	Calhi loamy sand, moderately alkali, 0-8% slopes
CcaB	Calhi loamy sand, moderately deep & deep over silt, slightly saline-alkali, 3-8% slopes
CdaA	Calhi loamy sand, shallow over hardpan variant, moderately saline-alkali, 0-1% slopes
CgaA	Chino loam, slightly saline-alkali, 0-1% slopes
FeaA	Fresno and El Peco fine sandy loams, slightly saline-sodic, 0-1% slopes
FebA	Fresno and El Peco fine sandy loams, moderately saline-sodic, 0-1% slopes
FecA	Fresno and El Peco fine sandy loams, strongly saline-sodic, 0-1% slopes
FfcA	Fresno and El Peco loams, strongly saline-sodic, 0-1% slopes
FgaA	Fresno, El Peco and Chino soils, slightly saline-alkali, 0-1% slopes
FhcA	Fresno, El Peco and Lewis soils, strongly saline-sodic, 0-1% slopes
ToA	Traver loam, strongly saline-alkali, 0-1% slopes



PROPERTY PHOTOS / APN MAPS



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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.