

# BERENDA SOUTH RANCH

Madera County, California

318.48± Acres

\$2,385,000

(\$7,488/Acre)



**PRICE REDUCED**

Berenda Slough

Ave 26

Rd 20

Ave 25

- Owned Solar
- Mixed Variety Almonds
- Mature & Young Almonds



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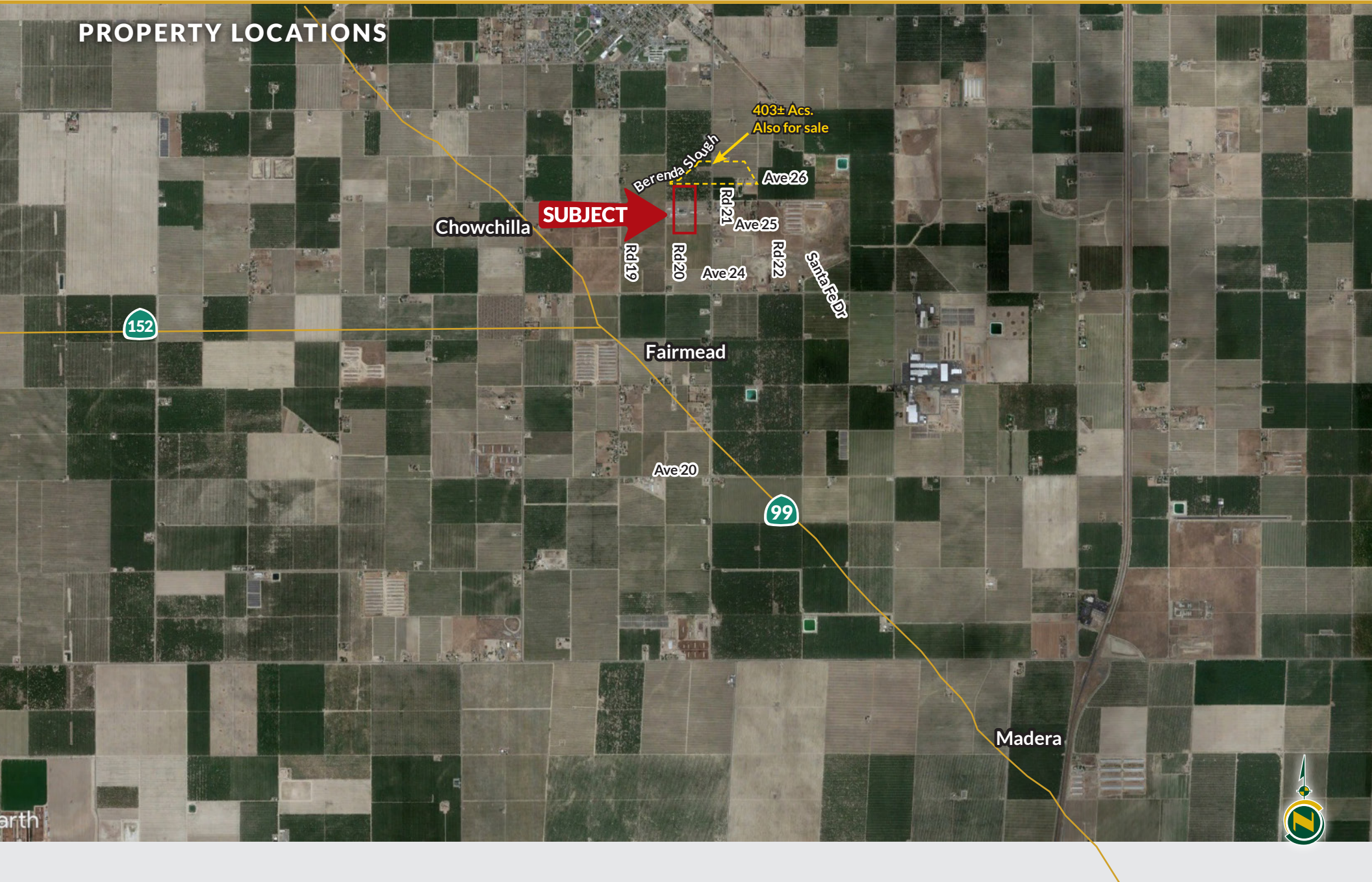


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## PROPERTY LOCATIONS



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## DESCRIPTION

236± acres of 2005 & 2006 almonds.

## LOCATION

Located on the SEC of Avenue 26 and Road 20.

## LEGAL

Madera County APNs: 030-161-001 (Subject to change)  
Located in a portion of Section 25 Township T9S, Range 17E,  
M.D.B.&M.

## ZONING

Zone AE (Agricultural Exclusive)  
The property is not located within the Williamson Act.

## WATER

The ranch is located in the Madera County GSA and does not receive surface water. There are two 200 HP wells and a 100 HP well.

## SOLAR

Two (2) solar facilities owned by the Sellers currently sized for a combined 344.5 kwh and producing 512,000± kwh annually with a potential to offset PG&E by \$92,000± annually.

## PRICE/TERMS

\$2,385,000 (\$7,488 /acre) cash at the close of escrow. Also for sale is the 403± ac. Berenda North Ranch for \$8,096,000 (\$20,089/ac.). They can be sold together or separately. Buyer to reimburse Seller for cultural costs toward the 2024 crop. The 50± acre solar facility on the northeast corner is included in the sale but the Seller has no rights to it.

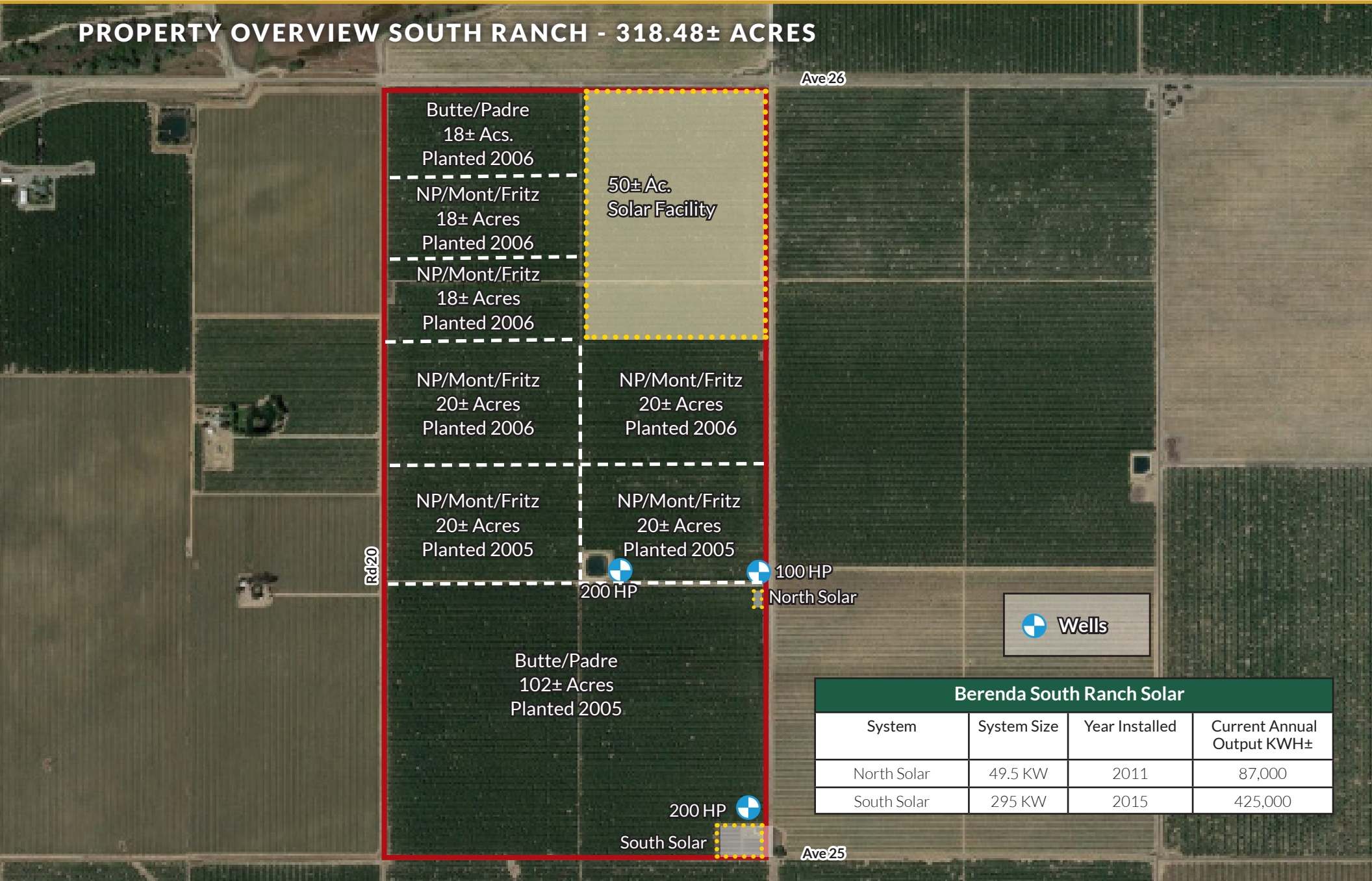


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## PROPERTY OVERVIEW SOUTH RANCH - 318.48± ACRES



**Berenda South Ranch Solar**

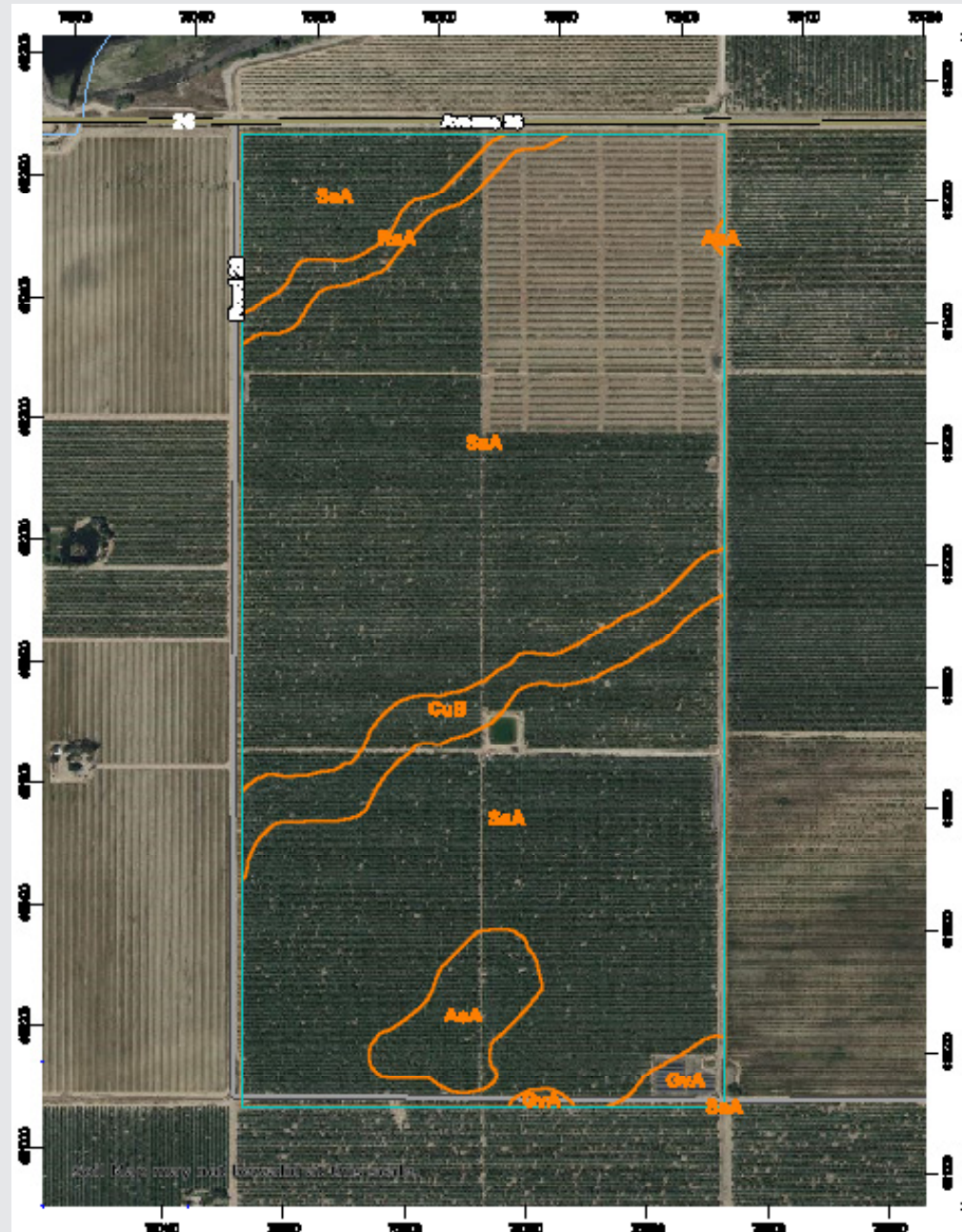
System	System Size	Year Installed	Current Annual Output KWH±
North Solar	49.5 KW	2011	87,000
South Solar	295 KW	2015	425,000

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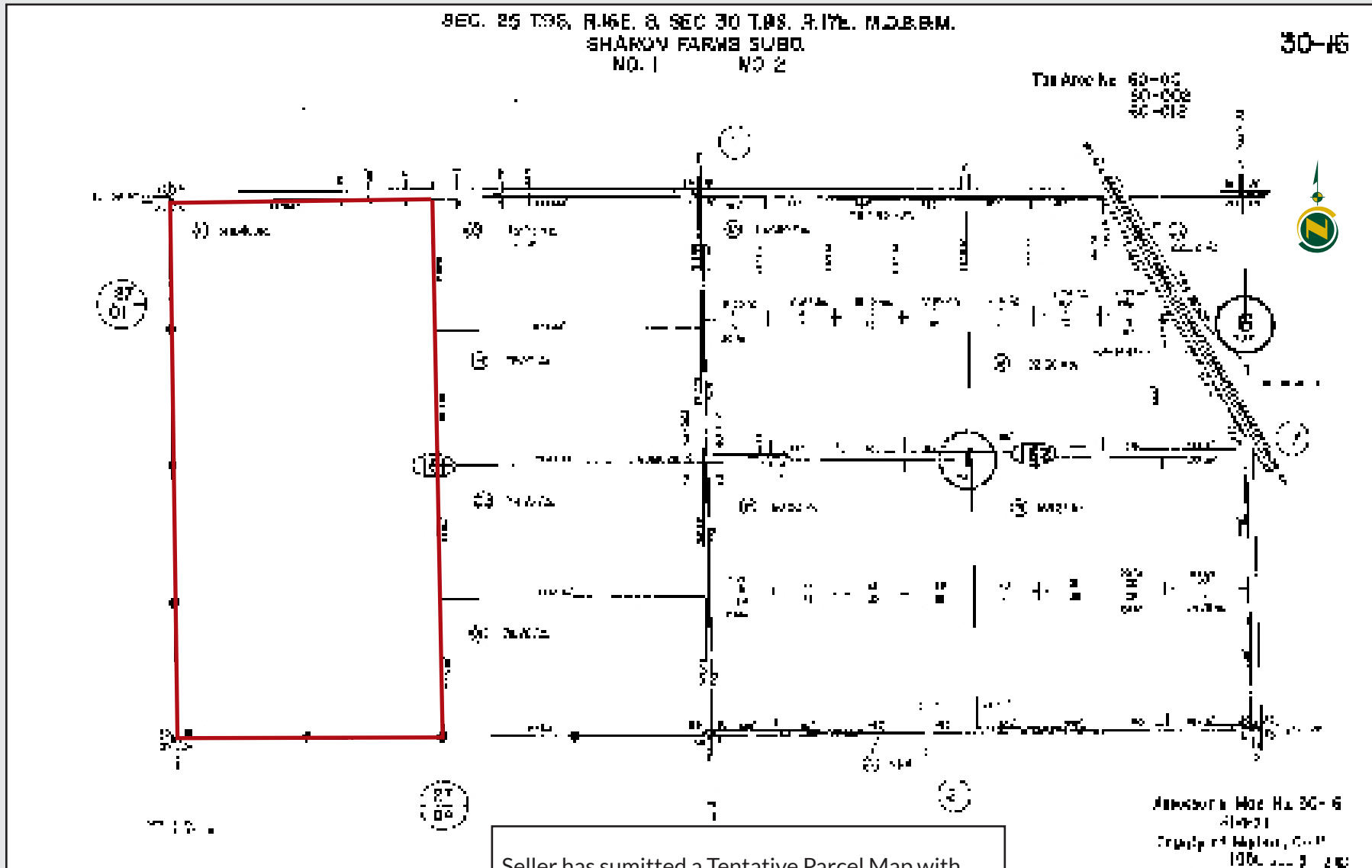
## SOILS MAP - SOUTH RANCH



California Revised Storie Index (CA)

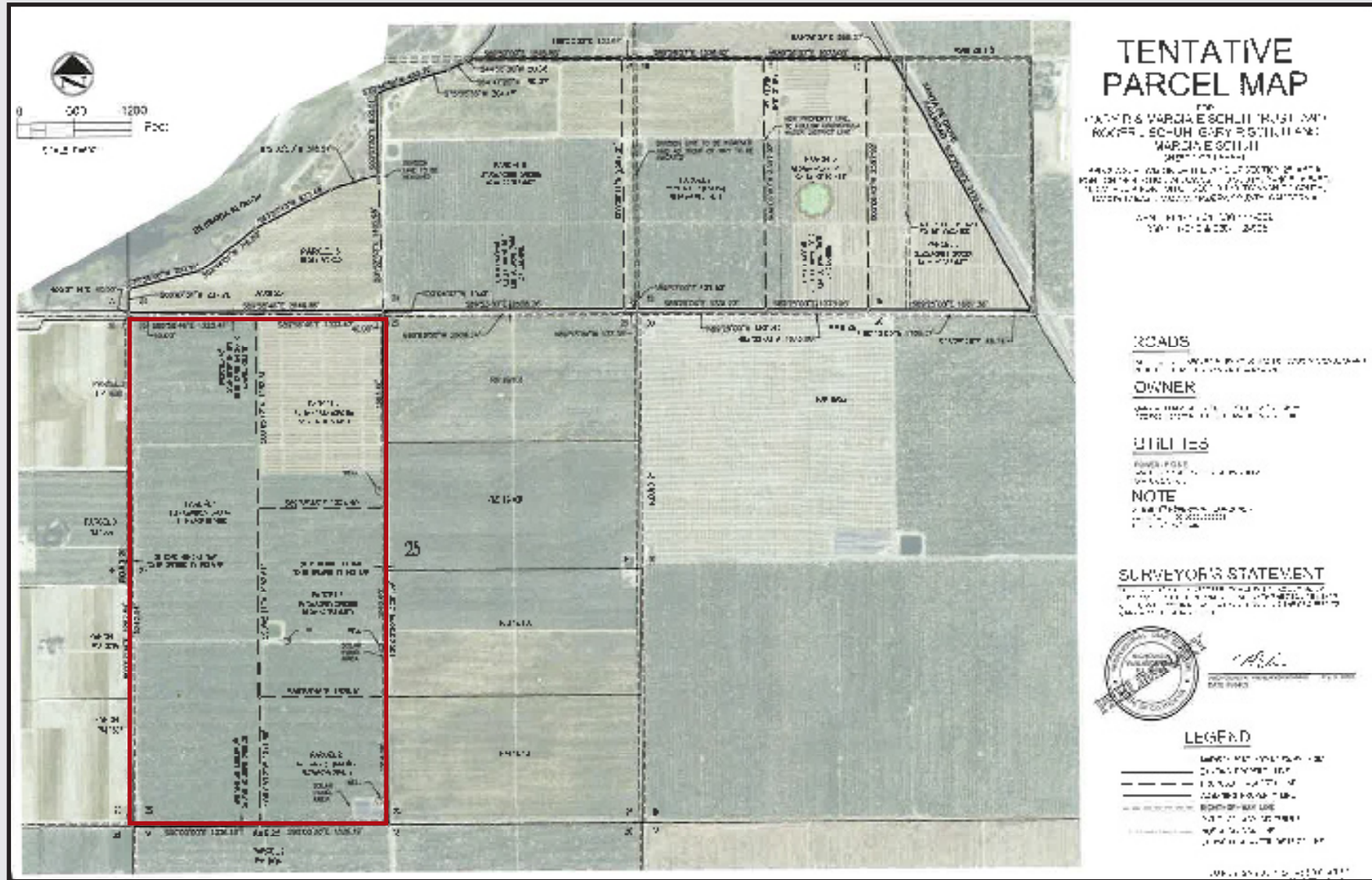
Map unit symbol	Map unit name
SaA	San Joaquin sandy loam, 0-3% slopes, MLRA 17
CuB	Cometa sandy loams, 3-8% slopes
AsA	Alamo clay, 0-1% slopes
RaA	Ramona sandy loam, 0-3% slopes
GvA	Greenfield sandy loam, moderately deep and deep over hardpan, 0-3% slopes

## PARCEL MAP



Seller has submitted a Tentative Parcel Map with new APNs pending county approval. See Tentative map included.

## TENTATIVE PARCEL MAP (PENDING COUNTY FINAL APPROVAL)



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## PROPERTY PHOTO



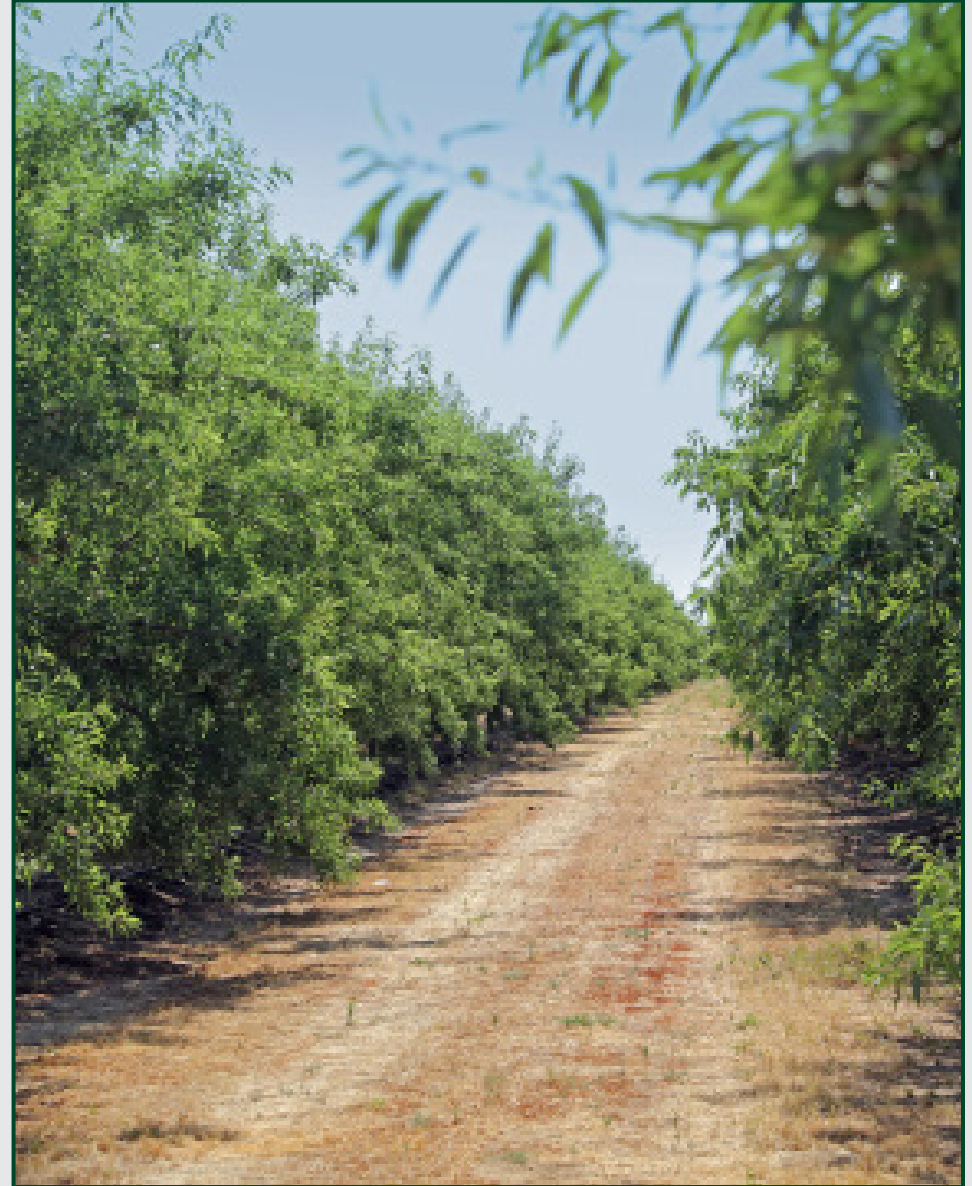


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## PROPERTY PHOTOS

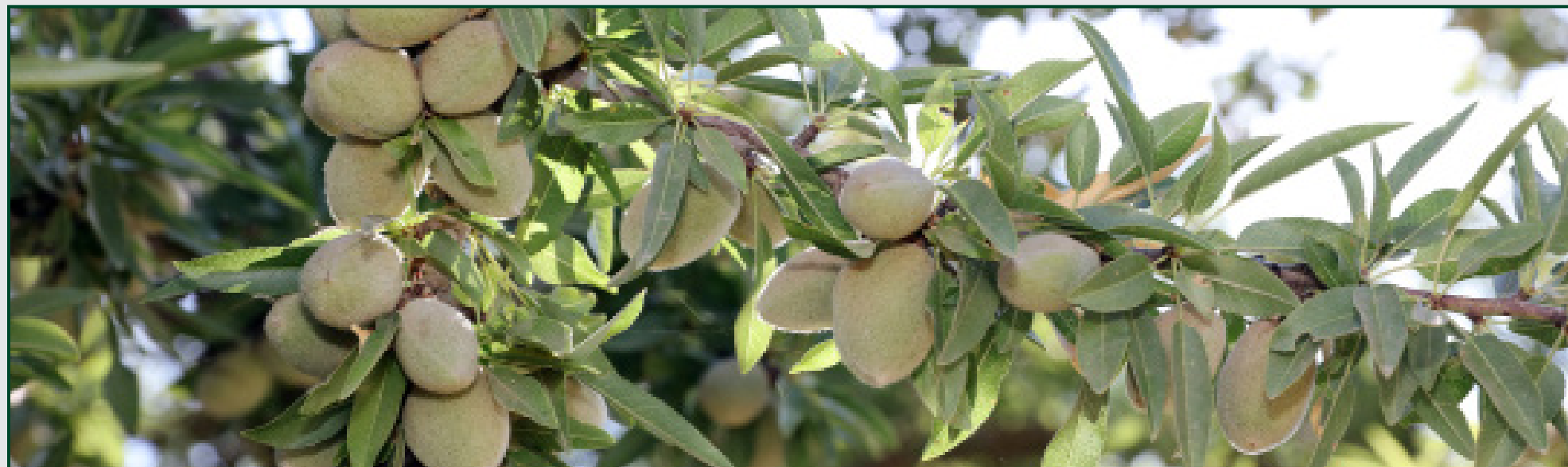


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**Water Disclosure:** The Sustainable Groundwater Management Act (SGMA) was passed in 2014, requiring groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. SGMA may limit the amount of well water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