



**PEARSON
REALTY**

AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

FOR SALE

Avenue 5 Vineyard



**76.38± Acres
Madera County, California**

**Exclusively Presented By:
Pearson Realty**

- Beautiful Victorian home
- Very good soils
- Two grape varieties with contract
- Two sources of water



CALIFORNIA'S LARGEST AG BROKERAGE FIRM

www.pearsonrealty.com

CA BRE #00020875



Avenue 5 Vineyard

76.38± Acres

\$2,444,160

DESCRIPTION:

A beautiful 2,565± sq. ft. Victorian home and vineyard. The home was custom fice which may be converted to an additional bedroom. The entryway leads to a very large elegant open family room with a fire insert. The kitchen has recently been remodeled with all the amenities for great dinning and cooking with an island that will seat four. All rooms have fans throughout, storage both up and downstairs, especially in the master bedroom. There is a large marble bathroom (floor, countertops and shower) in the master bedroom as well as another bathroom upstairs. The gardens surrounding the subject home are gorgeous and add a great deal of beauty. The property also includes an RV hookup, plenty of parking, natural gas, two 12.0 S.E.E.R. air units, dual pane windows, alarm system, central vac., satellite television, trex decking and audio and visual intercom. The gate surrounding the property is electric. This house is clean and ready to move in!

LOCATION:

24889 Avenue 5, Madera, Ca 93637. Directions include Highway 145 to Avenue 5 1/2, west to Road 25, south to the northwest corner of Avenue 5 and Road 25.

LEGAL:

APN# 040-122-009, 76.38± acres, portion of Section 3, T13S, R17E. Zoning - ARE-40, General Plan AE. The property is in the Ag Preserve.

PLANTINGS:

The property consists of 68± net acres of French Colombard and 7± net acres of Thompsons.

PRODUCTION:

Evergreen contract with Allied Grape Growers that is transferable. Production is available upon request.

**BUILDINGS/
IMPROVEMENTS:**

Home, shop 30 x 32 for storage, gated shop area with concrete foundation.

WATER:

Madera Irrigation District (M.I.D) with a 5 HP lift pump, valves for flood irrigation, 30 HP deep well for irrigation and a 20 HP deep well.

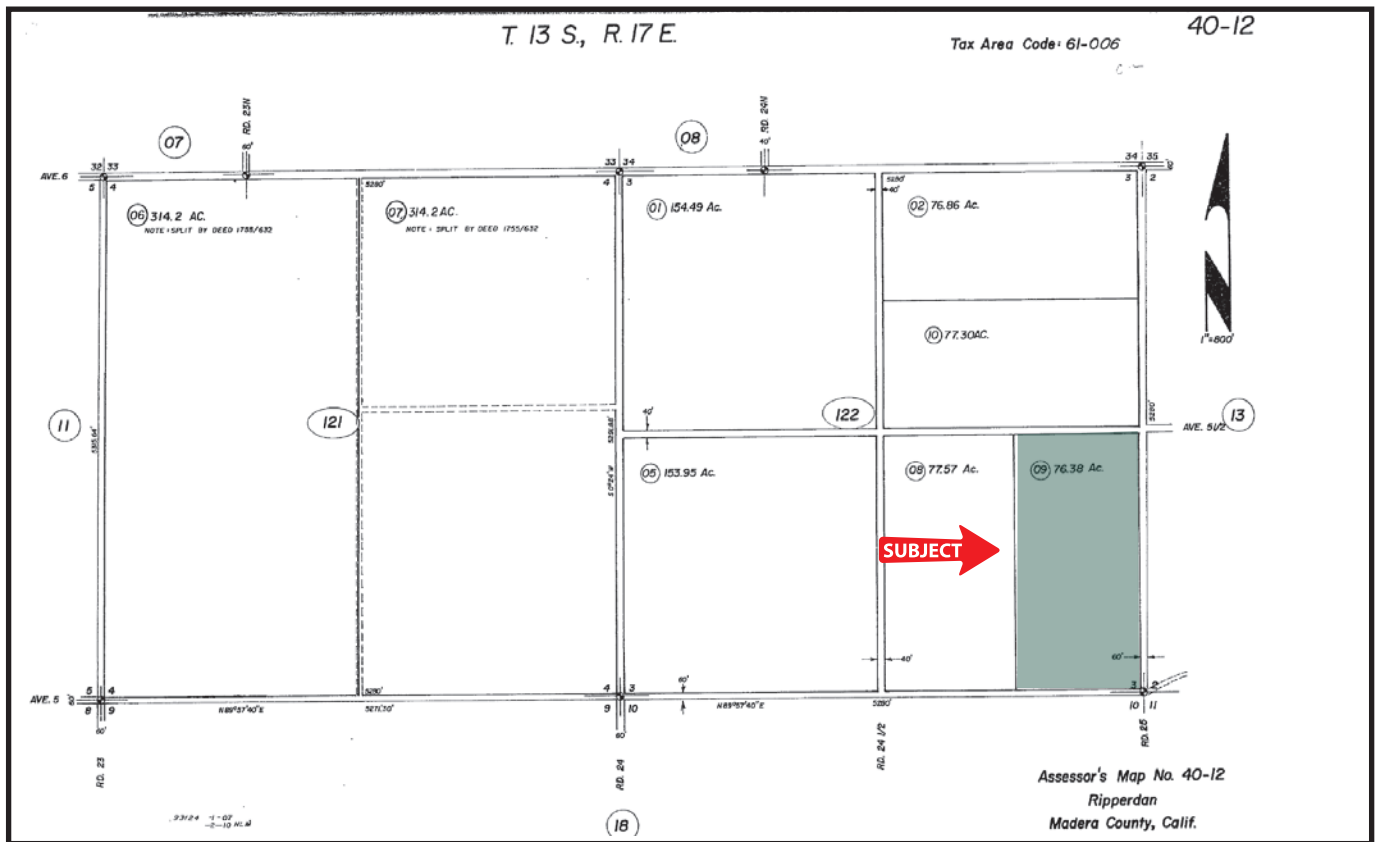
SOILS:

Hanford (Ripperdan) fine sandy loam, moderately deep and deep over silt, 0 to 3 percent slopes.
Tujunga loamy sand, 0 to 3 percent slopes.

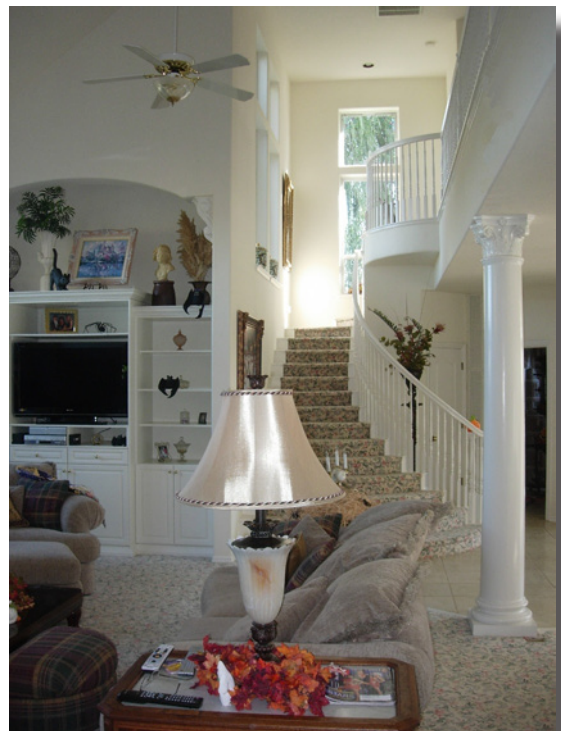
PRICE/TERMS:

\$2,444,160 all cash to Seller. 2017 crop is included provided cultural cost reimbursement is paid in addition to the purchase price.

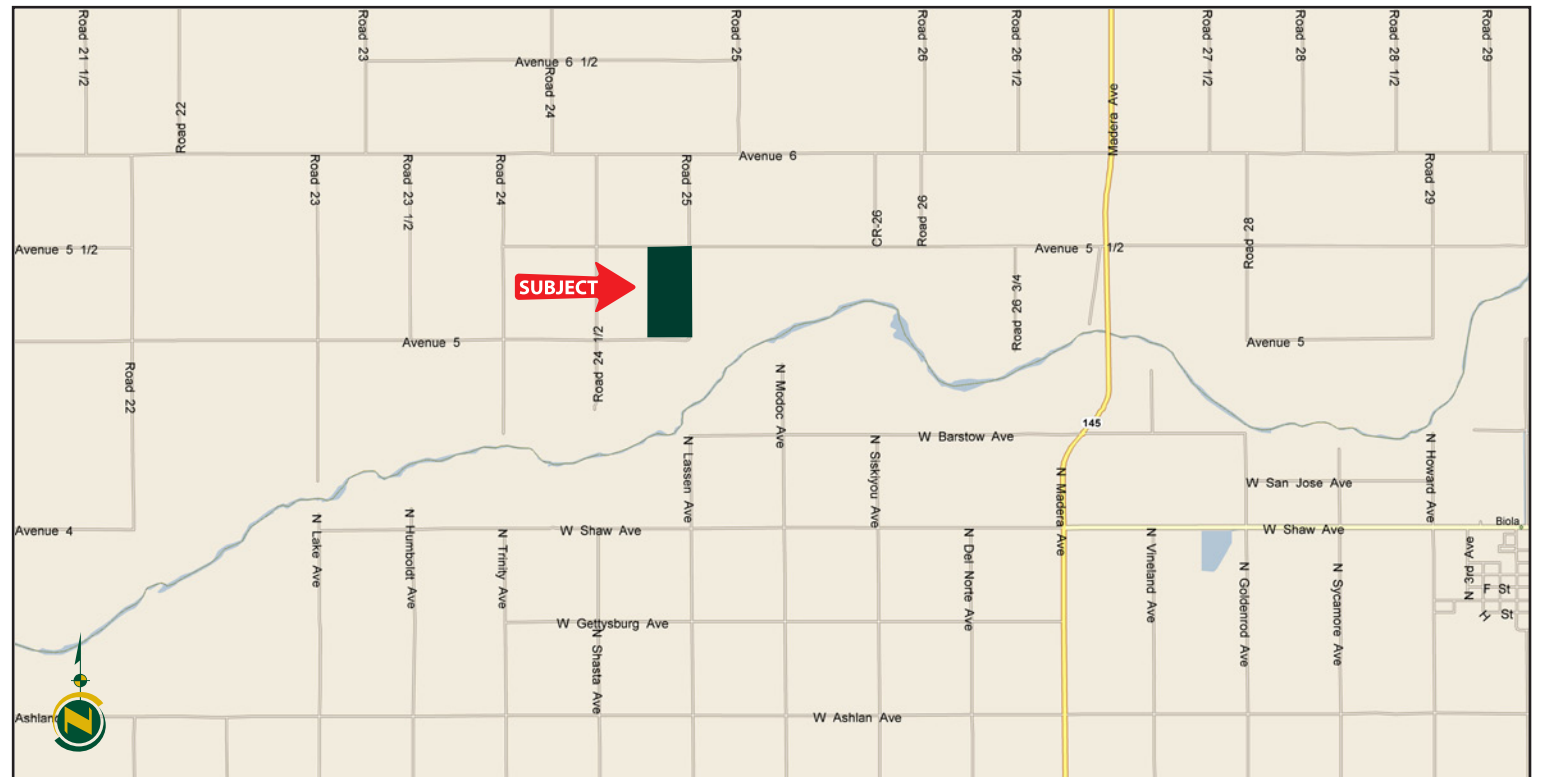
ASSESSOR'S PARCEL MAP



PROPERTY PHOTOS

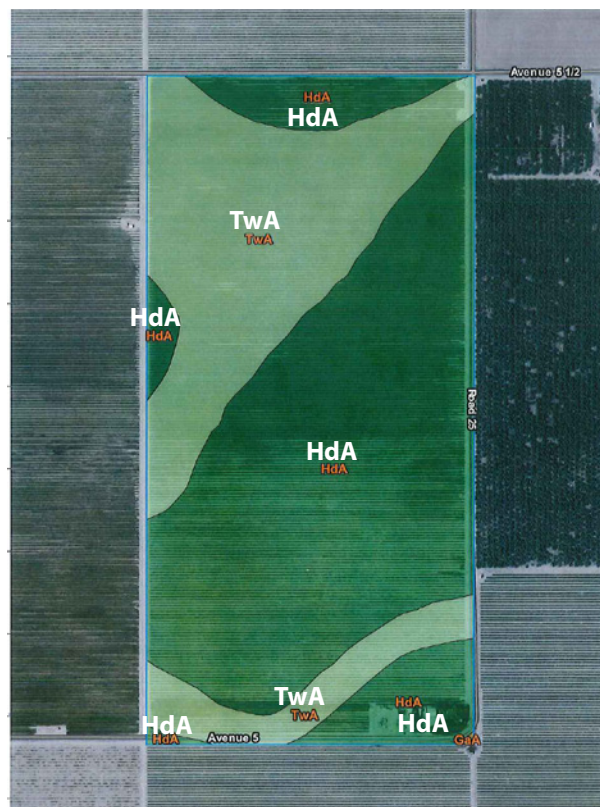


LOCATION MAP



SOILS MAP

<u>California Revised Storie Index</u>		
<u>Map Symbol</u>	<u>Name</u>	<u>Rating</u>
HdA	Hanford (ripperdan) fine sandy loam, moderately deep & deep over silt, 0 to 3% slopes	Grade 1- Excellent
TwA	Tujunga loamy sand, 0 to 3% slopes	Grade 2- Good



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