

BULLDOG RANCH AVE 7 ALMONDS & WINE GRAPES

478.23± Acres
Madera County, California

\$15,325,000
(\$32,045 Per Acre)



- Gallo Wine Contract
- (4) Irrigation Pumps & Wells
- (2) Booster Pumps
- (1) Shop & (1) Storage Building
- Tenant/Employee House



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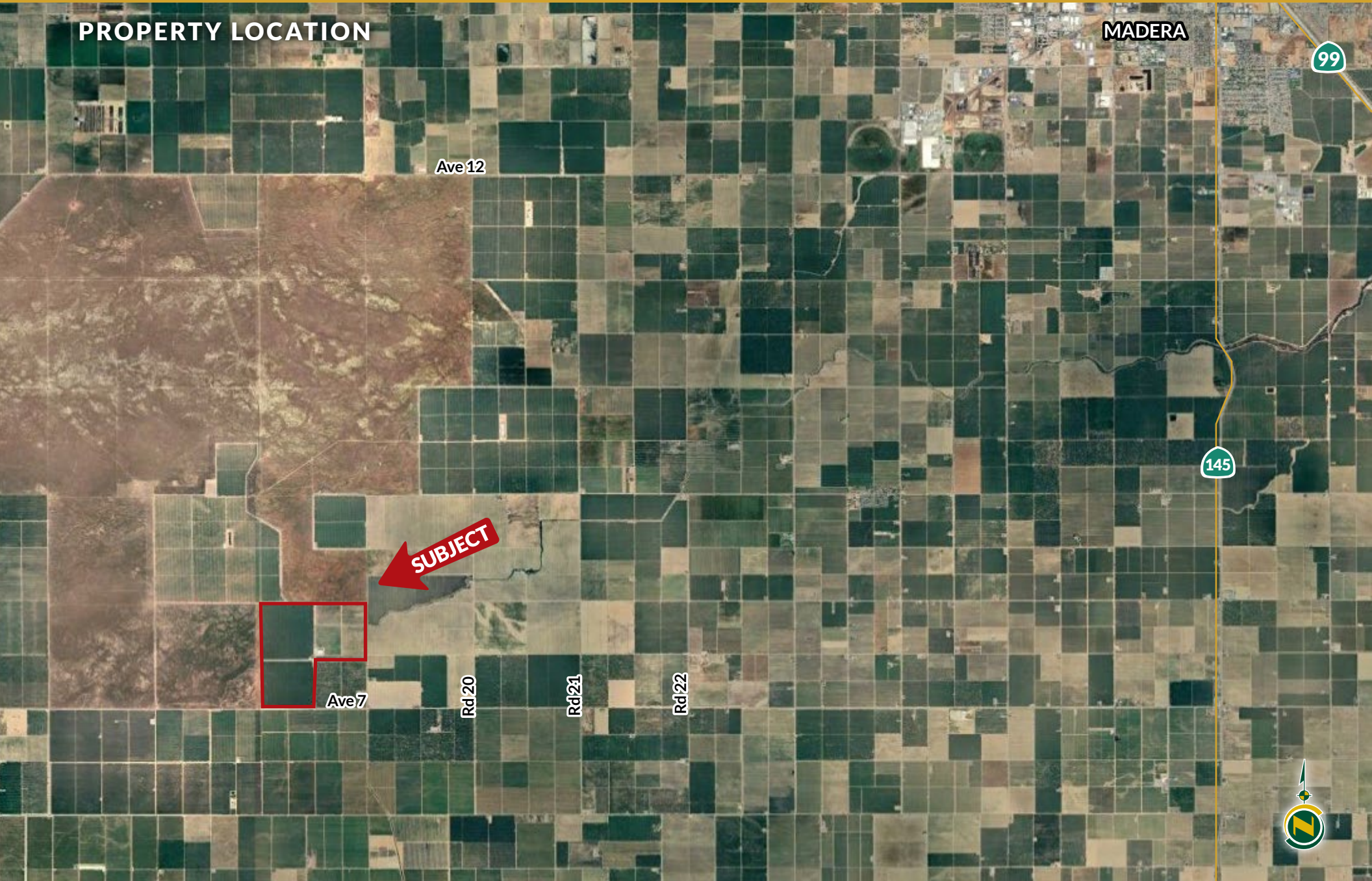
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PROPERTY LOCATION



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PROPERTY INFORMATION

LOCATION

The north side of Avenue 7, situated 1 1/2 miles west of Road 20 in Madera County. Approximately 12± miles southwest of the city of Madera.

Address: 18491 Avenue 7, Madera, CA 93637.

LEGAL

478.23± assessed acres described as the W 1/2 and the NE 1/4 of Section 27, T12S, R16E, M.D.B.&M. Madera County APN: 044-262-005.

WATER

Gravelly Ford Water District (entitlement on 433.87± acres only).

- (1) 150 HP irrigation pump & well
- (2) 125 HP irrigation pumps & wells
- (1) 75 HP irrigation pump & well
- (1) domestic pump and well
- (2) 125 HP booster pumps located at a reservoir pump station with water distribution through an adjacent filter station to the orchards and vineyards via drip irrigation.

SOILS

See soils map included.

ZONING

ARE-40 (Agricultural, Rural, Exclusive, 40 acre minimum parcel size).

BUILDINGS

- (1) Older tenant/employee home with 1,190± sq. ft.
- (1) 3,200± sq. ft. metal shop building
- (1) 1,512± sq. ft. metal storage building

EQUIPMENT

- (1) Above ground fuel storage tank
- (1) Gypsum silo

PLANTINGS

Block	Crop(s)	Variety	Gross Acres	Rootstock	Spacing	Net Acres	Year Planted
1	Almond	Nonpareil & Monterey	91.2	Hansen	22 x 17	83.94	Fall, 2016
2	Almond	Nonpareil & Monterey	88.9	Hansen	22 x 17	81.94	Fall, 2016
3	Almond	Nonpareil & Monterey	74.55	Hansen	22 x 17	69.51	Fall, 2016
4	Almond	Nonpareil & Monterey	74.55	Hansen	22 x 17	69.51	Fall, 2016
5	Grapes	Chardonnay	31.7	Own	11 x 5	31.36	2022
6	Grapes	Chardonnay	31.8	Own	11 x 5	31.35	2022
7	Grapes	Pinot Grigio	37.3	Own	10 x 5	36.60	2015
8	Grapes	Chardonnay	39.6	Own	11 x 5	38.79	2022
Total						443.00	

PRICE/TERMS

\$15,325,000 (\$32,045 per acre) cash at the close of escrow. Buyer to reimburse the Seller for cultural costs incurred towards the 2024 almond and grape crops through the close of escrow.



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PROPERTY OVERVIEW



PRODUCTION

BULLDOG WINE GRAPES	
Pinot Grigio Production 40 Acs.	
Year	Tons/Acre
2018	14.71
2019	14.66
2020	15.78
2021	15.41
2022	16.35

BULLDOG ALMONDS							
Nonpareil 152.45 Acs.			Monterey 152.45 Acs.			Total 304.9 Acs. Lbs.	
Year	Lbs.	Lbs./Acre	Lbs.	Lbs./Acre	Total Lbs.	Lbs./Acre	
2019	123,706	811	403,458	2,646	527,164.00	1,728.97	
2020	403,458	2,646	417,612	2,739	821,070.00	2,692.92	
2021	425,623	2,792	472,753	3,101	898,376.00	2,946.46	
2022	356,987	2,342	381,291	2,501	738,278.00	2,421.38	
Avg.	327,443.50	2,147.87	418,778.50	2,746.99	746,222.00	2,447.43	

CONTRACT SUMMARY

WINE GRAPE CONTRACT SUMMARY									
Winery	Contract #	Date	Expires	Variety	Acs.	Min. Price	Ton Cap	Min Brix	Base
Gallo	47190	1/23/12	2018	Zinfandel	80	340	1440	16	16-18
Gallo	45274	1/23/12	2018	Rubired	85	265	1700	23.5	23.5-24.5
Gallo	45273	1/23/12	2018	Ruby Cab	85	340	1300	23.5	24-26
Gallo	45275	1/23/12	2018	Merlot	80	415	1200	23.5	24-26
Gallo	45276	1/23/23	2036	Chardonnay	115	425	1850	19.5	21-24
Gallo		1/28/29	2029	Pinot Grigio	40	350			

Note: Base prices plus subject to average price paid for same variety within same district paid by winery.
Gallo contracts are roadside contracts (Gallo pays for hauling)

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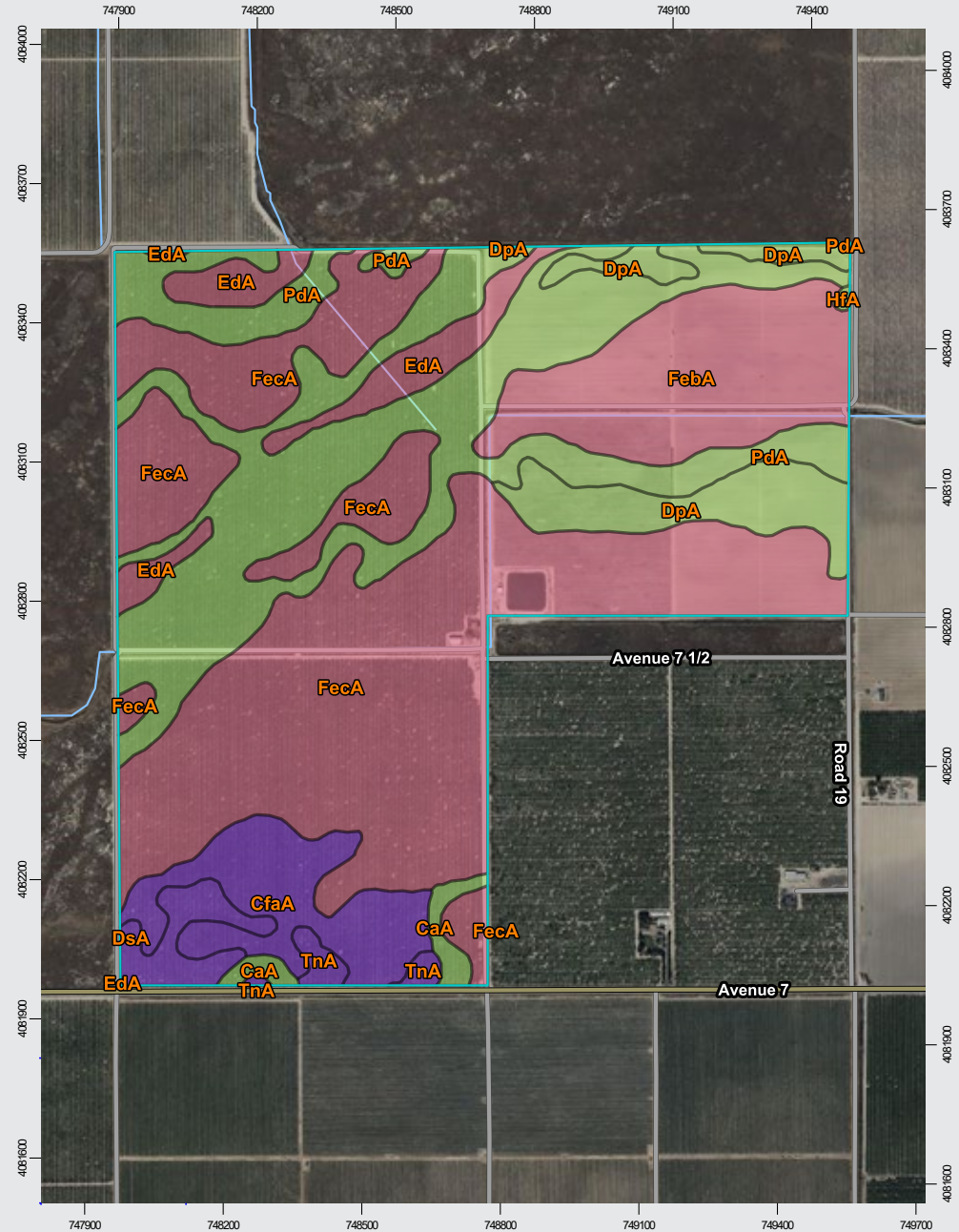
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SOILS MAP

California Revised Storie Index (CA)

Map unit symbol	Map unit name
FecA	Fresno & El Peco fine sandy loams, strongly saline-sodic, 0-1% slopes
Pda	Pachappa sandy loam, slightly saline-alkali, 0-1% slopes
FebA	Fresno & El Peco fine sandy loams, moderately saline-sodic, 0-1% slopes
CfaA	Chino fine sandy loam, slightly saline-alkali, 0-1% slopes
DpA	Dinuba-El Peco fine sandy loams, slightly saline alkali, 0-1% slopes
EdA	El Peco-Dinuba fine sandy loams, strongly saline alkali, 0-1% slopes
DsA	Dinuba-El Peco fine sandy loams, moderately saline alkali, 0-1% slopes
CaA	Cajon loamy sand, 0-1% slopes
TnA	Traver loam, moderately saline-sodic, 0-1% slopes
HfA	Hanford sandy loam, 0-3% slopes

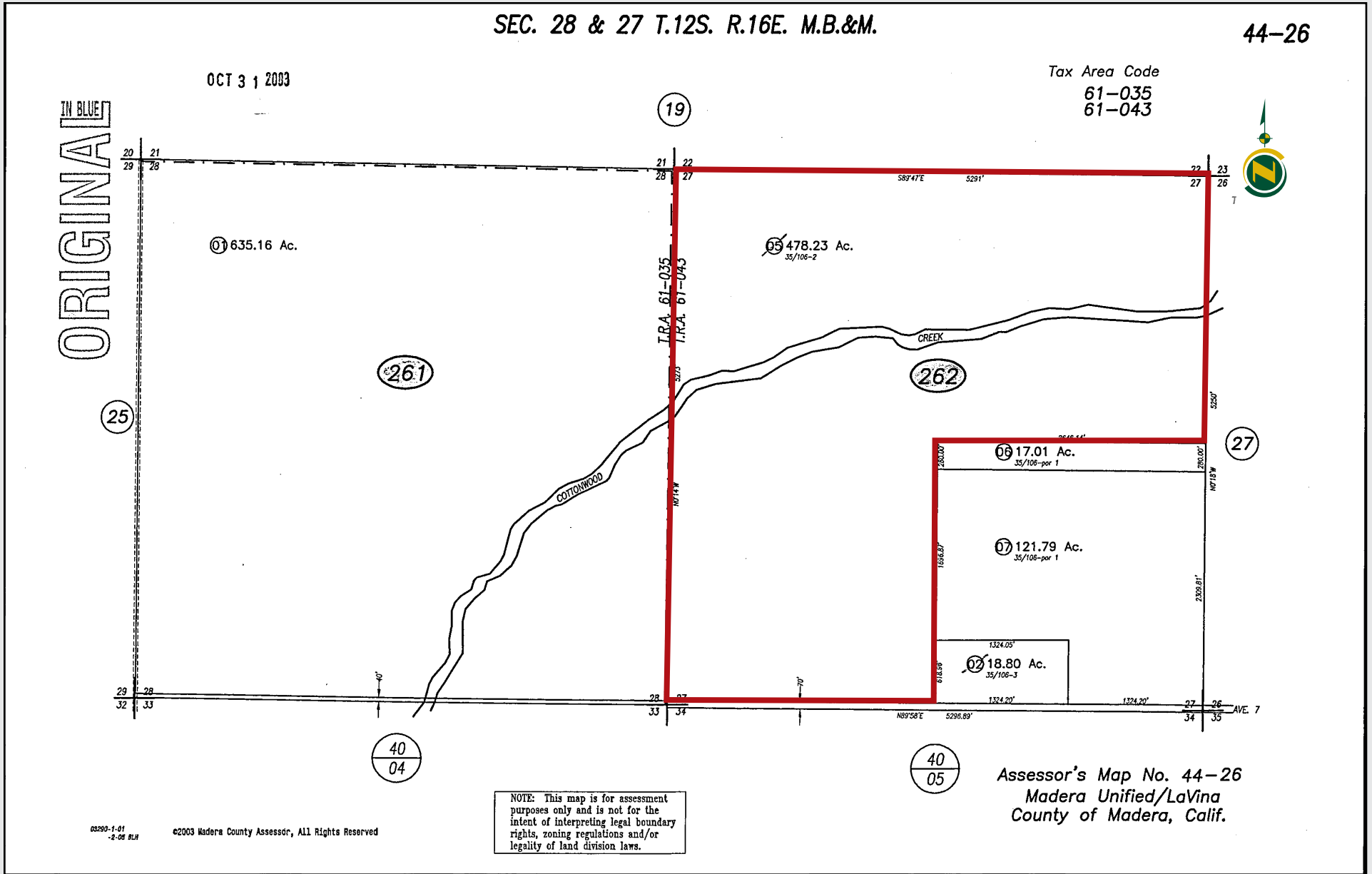


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PARCEL MAP



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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.**