

30.00±
ASSESSED ACRES

MADERA CO. ORGANIC WINE GRAPES

MADERA COUNTY, CALIFORNIA

\$1,350,000
(\$45,000/ACRE)

EXCLUSIVELY PRESENTED BY:
A DIVISION OF PEARSON COMPANIES



FRESNO

7480 N. Palm Ave, Ste 101
Fresno, CA 93711
559.432.6200

VISALIA

3447 S. Demaree St.
Visalia, CA 93277
559.732.7300

BAKERSFIELD

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

All information contained herein is deemed reliable but not guaranteed by seller nor broker and should be independently verified by potential buyers. We assume no liability for errors or omissions.



A Tradition In Trust Since 1919

www.pearsonrealty.com
CA DRE #00020875



PROPERTY HIGHLIGHTS:

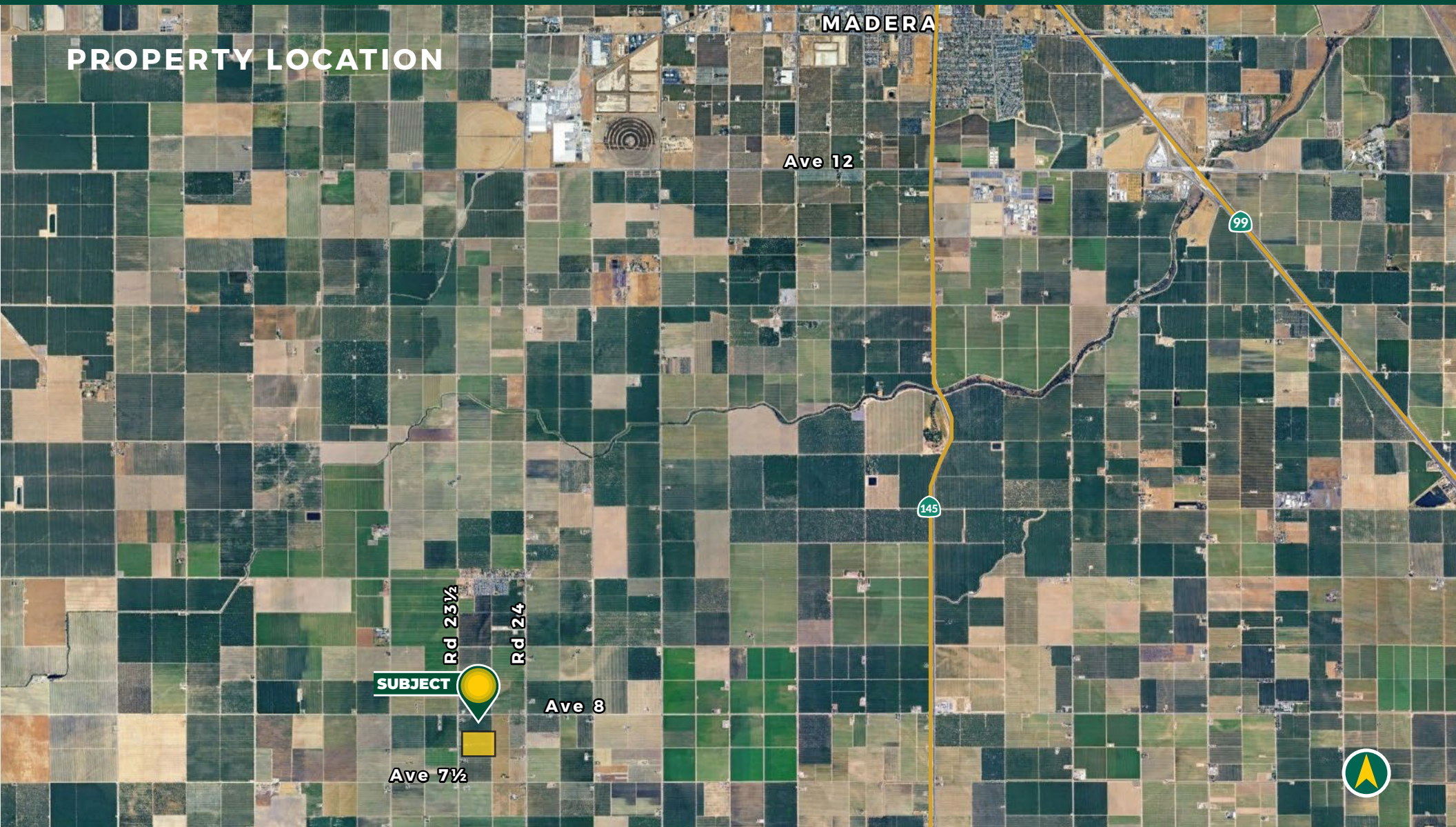
- 4 WINE GRAPE VARIETIES
- PROFITABLE VINEYARD
- RENTAL HOME, SHED & BARN

MADERA CO. ORGANIC WINE GRAPES
MADERA COUNTY, CA

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PROPERTY LOCATION



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PROPERTY INFORMATION

DESCRIPTION

Here's an opportunity to own a good cash flow vineyard with 4 varieties of wine grapes grown CCOF Certified Organic. Situated in the heart of the Madera County wine grape growing region. The vineyard has good production and consistent profits over the years.

LOCATION

7715 Road 23½ in Madera County

LEGAL

APN: 044-290-009 Located in a portion of Sec.28, T12S, R17E, M.D.B.&M.

ZONING

AG. The parcel is not enrolled in the Williamson Act

PLANTINGS

7± acres Syrah, Age 29 years, 7± acres Grenache, Age 10 years, 6± acres Pinot Grigio, Age 15 years, 7± acres Cabernet Sauvignon, Age 10 years

SOILS

See soils map included

WATER

There is one 30 HP irrigation pump and well with very good production and minimal drawdown. The parcel is in Madera Irrigation District and receives water through the Shubert ditch 260-1A turnout. It has a concrete pipeline with a valve at each row and is flood irrigated. The parcel is level to grade and irrigates easily from east to west.

BUILDINGS

There is an older rental home consisting of 1,776± sq. ft. along with a fully enclosed 40' x 60' metal construction shed with a concrete floor and 3 doors. Additionally there is an older approximately 30' x 40' wooden barn for additional storage.

PRICE/TERMS

\$1,350,000.00 All cash at the close of escrow. The 2025 crop is not included in the sale.

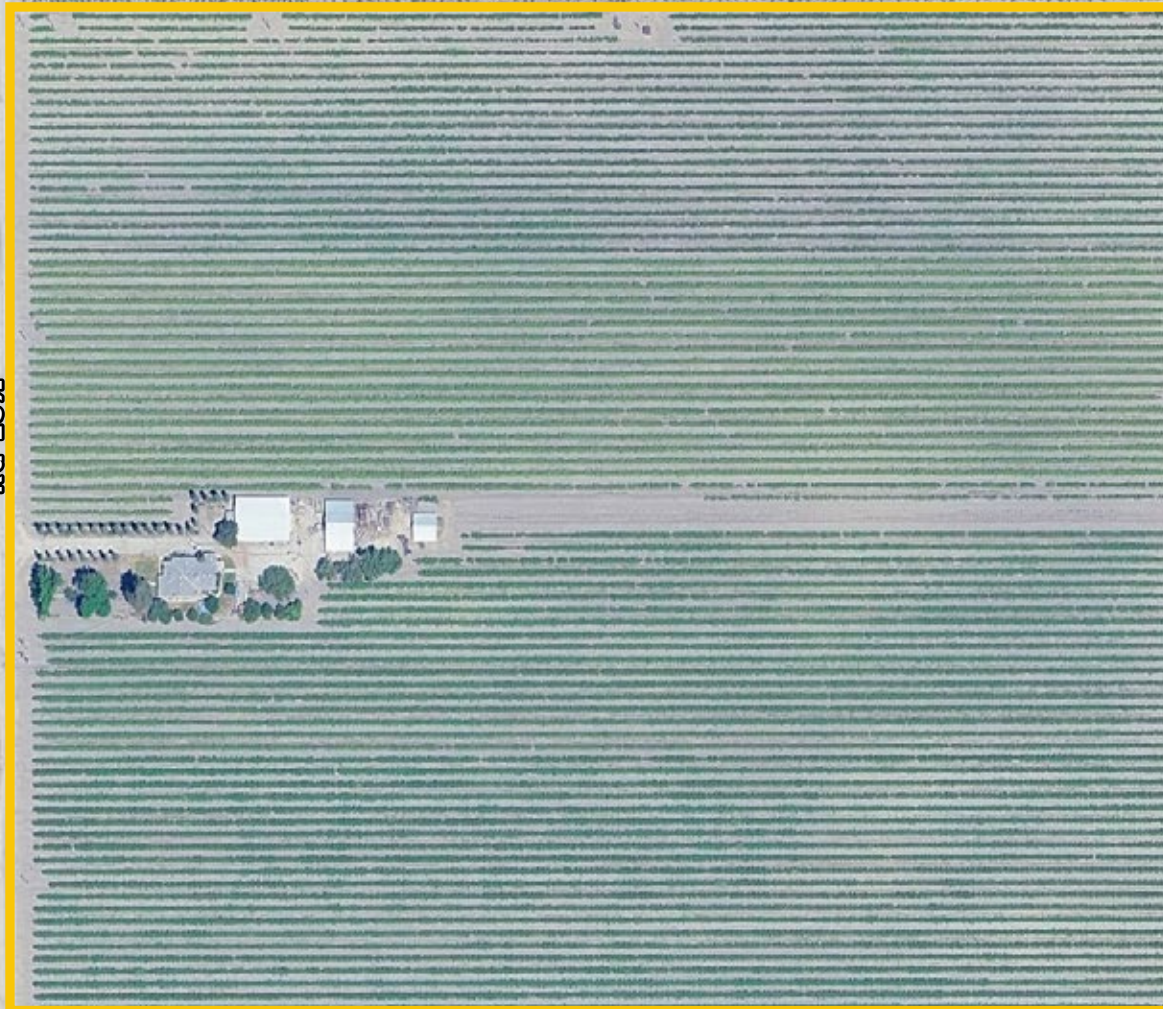
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PROPERTY OVERVIEW

Rd 23½



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SOILS MAP



California Revised Storie Index (CA)		
Map unit symbol	Map unit name	Rating
CfA	Chino fine sandy loam, 0-1% slopes	Grade 2 - Good
DpA	Dinuba-El Peco fine sandy loams, slightly saline alkali, 0-1% slopes	Grade 2 - Good
Twa	Tujunga loamy sand, 0-3% slopes	Grade 2 - Good



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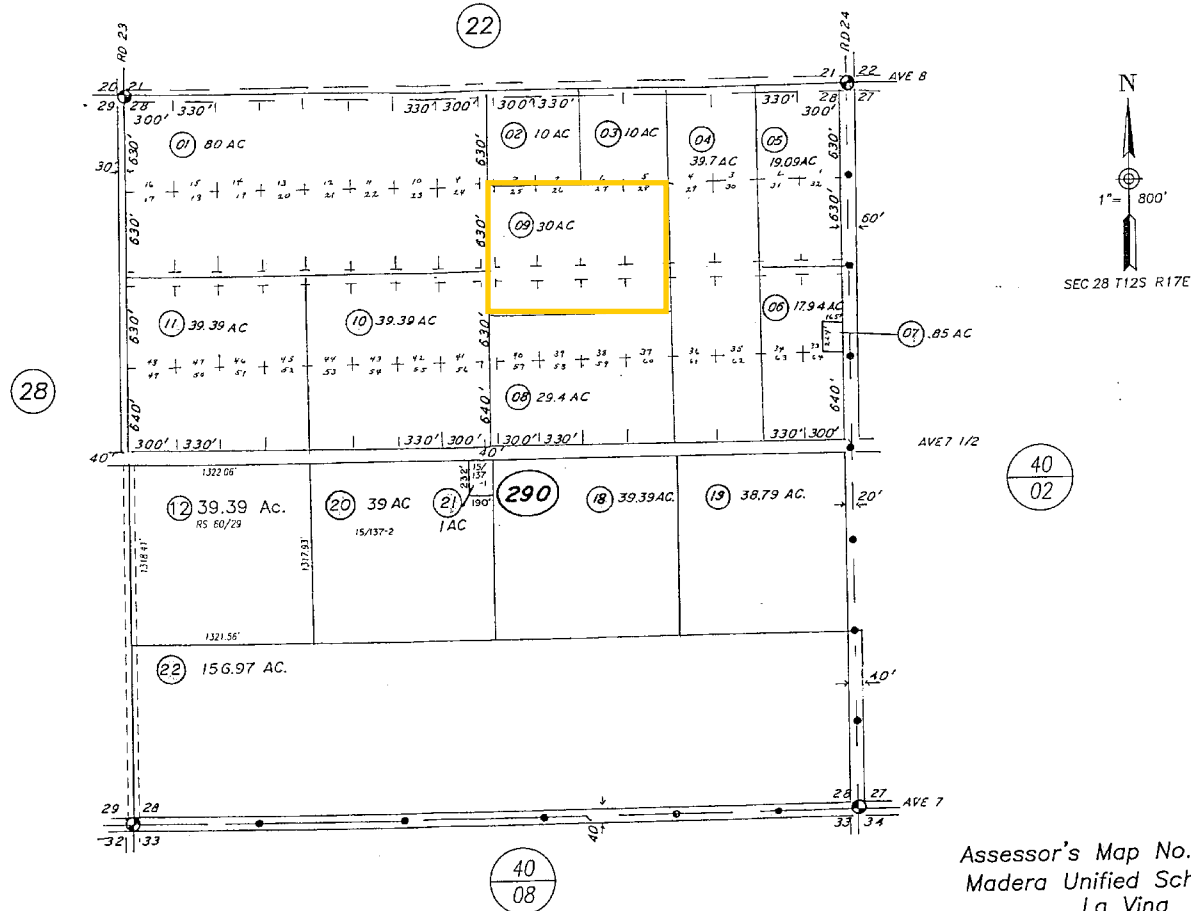
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PARCEL MAP

JOHN BROWN COLONY NO. 1 &
EQUITABLE HOMESTEAD CORP.
VOL. 4 PG. 65 F.C.R.
VOL. 4 PG. 43 F.C.R.

44-29

Tax Area Code
61-006



Assessor's Map No. 44-29
Madera Unified School Dist.
La Vina
County of Madera, Calif.
1959

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NOTE- Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.



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PROPERTY PHOTOS



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**OFFICES SERVING
THE CENTRAL VALLEY**

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