

EAST RIVER RANCH VINEYARD

Madera County, California

\$1,800,000 (\$40,789/Acre)

SALE PENDING



44.13± Acres

- Well maintained raisin vineyard
- San Joaquin River frontage
- Potential homesite
- Additional acreage available

EXCLUSIVELY PRESENTED BY:
Pearson Realty



**PEARSON
REALTY**
AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

Offices Serving The Central Valley

FRESNO

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

VISALIA

3447 S. Demaree Street
Visalia, CA 93277
559.732.7300

BAKERSFIELD

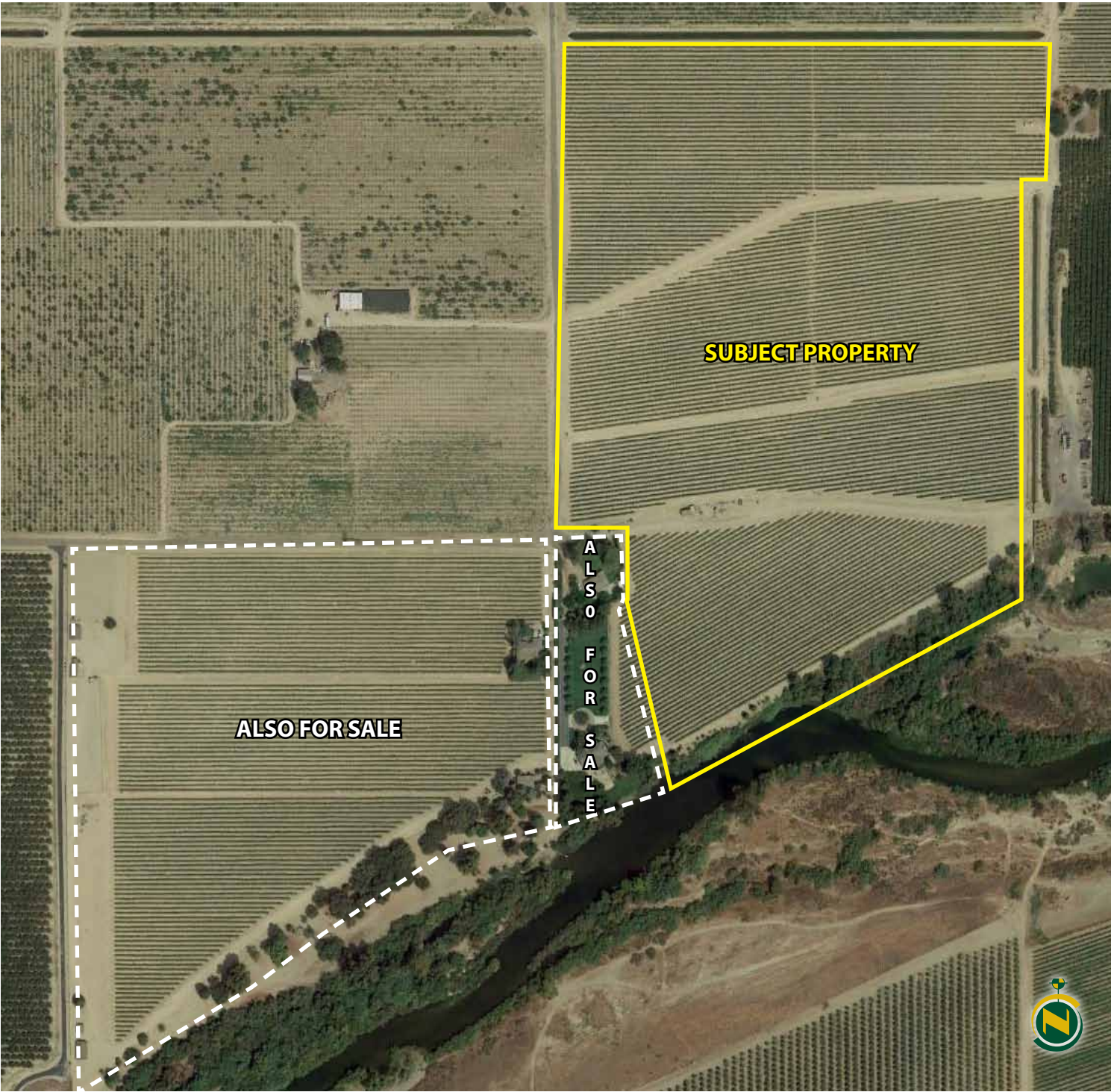
4900 California Ave., #210B
Bakersfield, CA 93309
661.334.2777

www.pearsonrealty.com

DRE #00020875

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.

PROPERTY OVERVIEW



PROPERTY INFORMATION

DESCRIPTION

The River Ranch Vineyard includes approximately 40± acres planted to raisin grapes. There is 1,000 feet of San Joaquin River frontage on the southern side of the property that offers the potential for a home site with a stunning view of the river.

LOCATION

The property is situated on the south side of Avenue 5 ½ west of Road 29 ½ in Madera County. Directions from Highway 145 include: travel east on Avenue 5 ½ approximately 2.25± miles and the property is on the east side of Road 29 ½. Directions from Freeway 99 include: travel west on Avenue 7 3.5± miles, turn south on Road 29 ½ for 1.5± miles and the property is on the east side of Road 29 ½ at Avenue 5 ½. Address: 5663 Road 29 ½, Madera CA, 93637.

ZONING/LEGAL

The property is zoned ARE-20 (Agricultural, Rural, Exclusive - 20 acres). The property is not within the Williamson Act contract. Madera Co. APN: 048-290-016.

PLANTINGS

Approximately 40± acres planted to raisin grapes with steel posts.

WATER/IRRIGATION

20 HP irrigation pump and well.
The vineyard is irrigated by drip line.

SOILS

Hanford gravelly sandy loam, 3 to 8 percent slopes
Hanford (ripperdan) fine sandy loam, moderately deep and deep over silt, 0 to 3 percent slopes

BUILDINGS/STRUCTURES

None.

EQUIPMENT

The farm equipment is available to purchase in addition to the purchase price. Please contact agent for an equipment list.

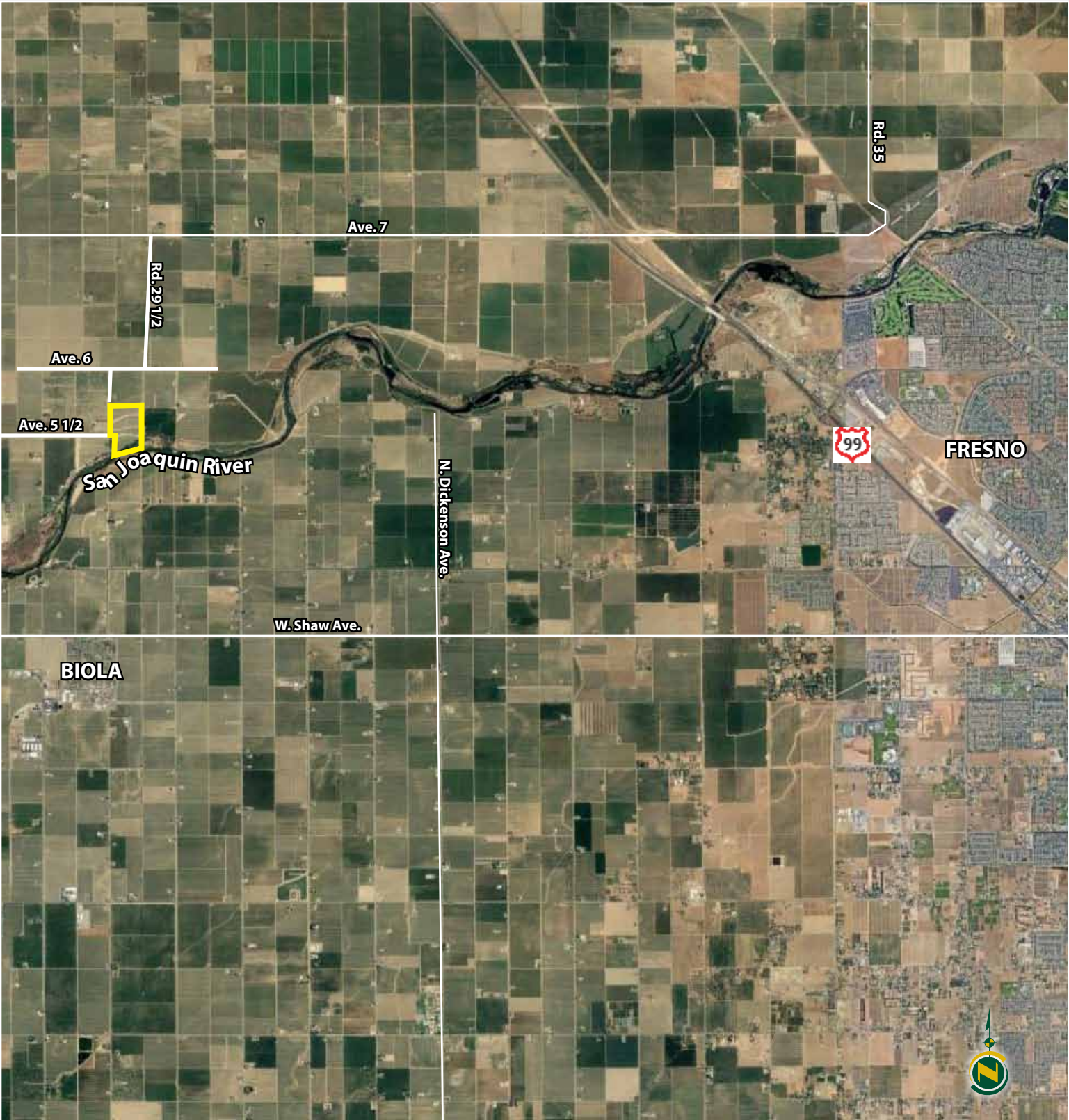
PRICE/TERMS

\$1,800,000 cash at the close of escrow. The 2021 crop is excluded from the sale. Adjacent parcels available to purchase.

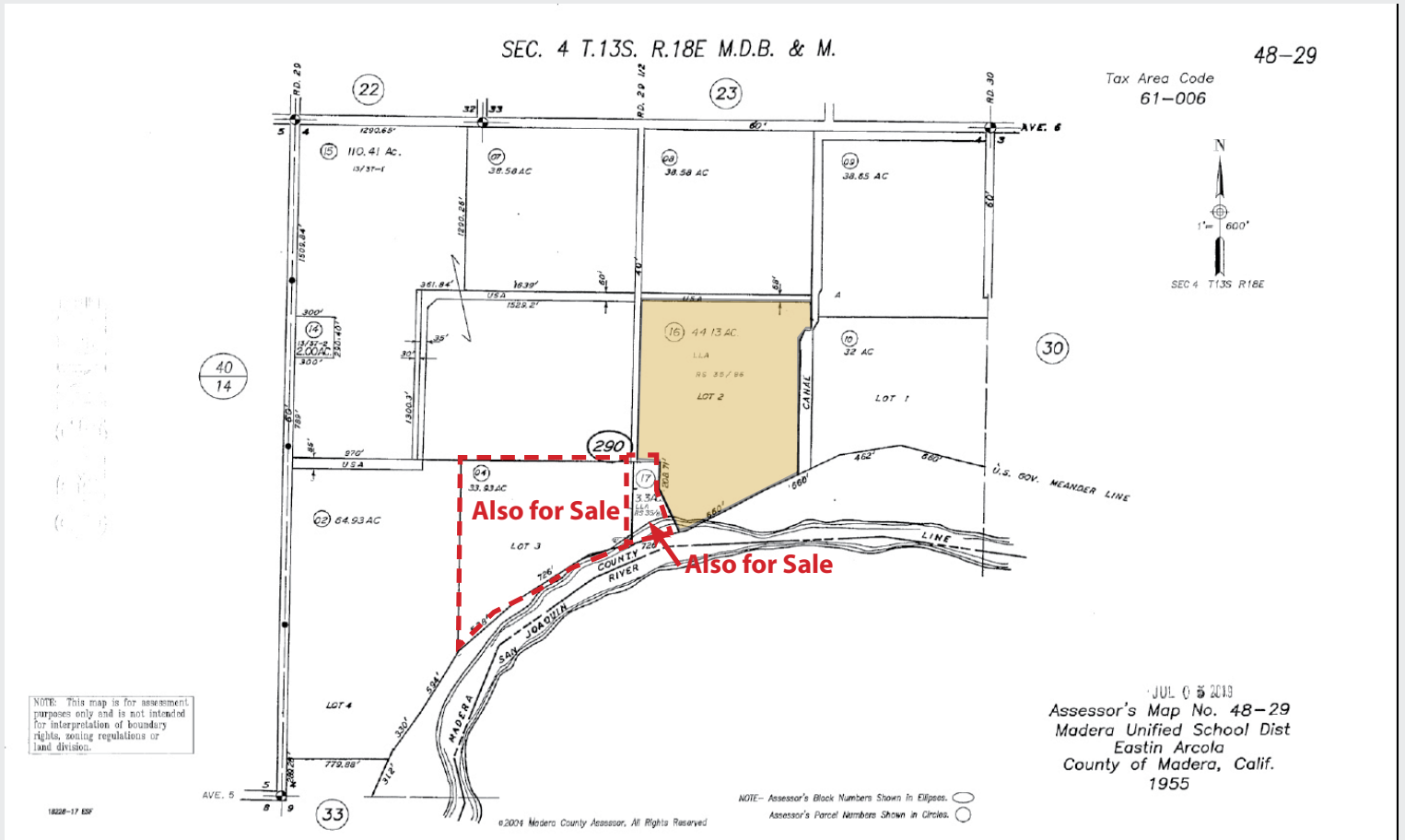


EAST RIVER RANCH VINEYARD

44.13± Acres
Madera County, CA



PARCEL MAP



SOILS MAP



SOILS LEGEND

HdA = Hanford (ripperdan)
fine sandy loam, moderately deep
and deep over silt, 0-3% slopes
HeB = Hanford gravelly sandy loam
3-8% slopes

PROPERTY PHOTOS



STATE MAP

Offices Serving The Central Valley

FRESNO

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

VISALIA

3447 S. Demaree St.
Visalia, CA 93277
559.732.7300

BAKERSFIELD

4900 California Ave.
Suite 210-B
Bakersfield, CA 93309
661.334.2777

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.

SUBJECT



www.pearsonrealty.com

DRE# 00020875



**Download Our
Mobile App!**

<http://pearsonrealty.com/mobileapp>



Download on the
App Store



GET IT ON
Google Play