

MANDARINS, HOME AND GRAZING LAND

338± Acres
Madera County, California

\$7,267,000
(\$21,500/Acre)



- Young Mandarins
- Pumps, Wells, and Reservoir
- Residence and Modular
- Grazing Land and Fencing



**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

Exclusively Presented by:

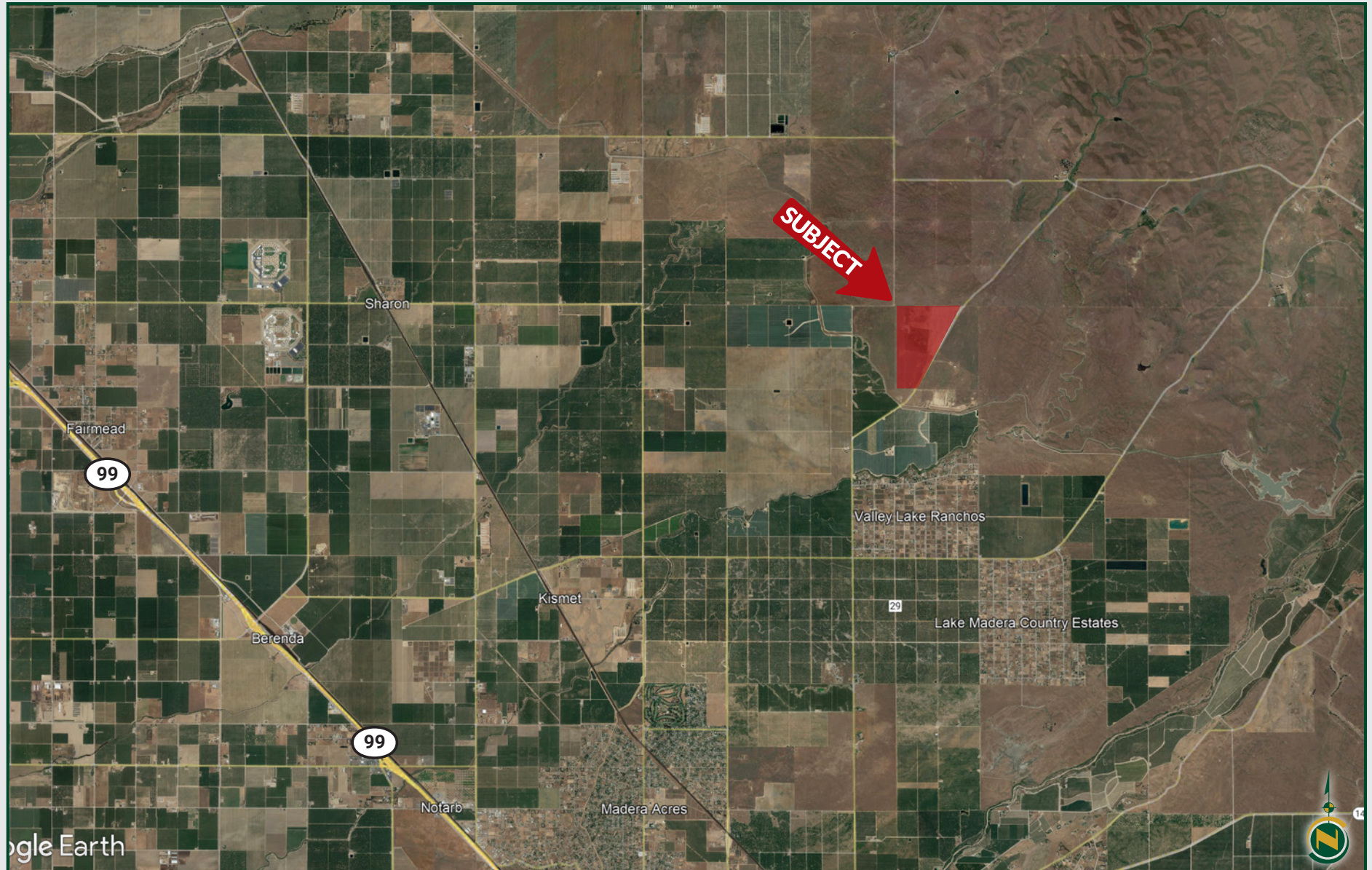


MANDARINS, HOME AND GRAZING LAND

338± Acres
Madera County, CA



PROPERTY LOCATION



MANDARINS, HOME AND GRAZING LAND

338± Acres
Madera County, CA



PROPERTY INFORMATION

DESCRIPTION

This Madera area opportunity consists of 135± acres of young Mandarins, grazing land, home, trailer and shop. The offering also has five pumps and wells along with a reservoir to irrigate the mandarins. The entire 338± acres is fenced.

LOCATION

The street address is 23762 Road 602, Madera, CA 93638. The subject property is just north and west of Madera. It is located on the west side of Road 602.

LEGAL

Madera County APN 052-130-012 and 004 Approximately 338± acres. The parcel is located in Section 4, Township 10S, Range 18E, M.D.B.&M.

ZONING

AE-40 (Agriculture Exclusive). The property is enrolled in the Williamson Act.

SOILS

- Cometa sandy loam, 3-8% slopes
- Hildreth sandy clay, 0-3% slopes
- Ramona sandy loam, 0-3% slopes
- Raynor clay, 3-8% slopes
- Redding gravelly loam 0-3% slopes, dry MLRA 17

WATER

The property has 5 pumps and wells that provide water to the mandarins. There is 1 domestic pump and well that supplies water to homes. The ranch also has a reservoir along with a filtration station and booster pump. The mandarins are irrigated with a sprinkler system.

PLANTINGS

Block 1

30± ac. of Clementine Mandarins on Carrizo rootstock planted 2016.

Block 2

25± ac of Clementine Mandarins on Carrizo rootstock planted 2016.

Block 3

51± ac. of Murcott Mandarins on Carrizo rootstock planted 2021/2022.

Block 4

29± ac. of Clementine Mandarins on Carrizo rootstock planted 2021.

BUILDINGS

Residence - This home was built in 1995 and has recently had new stucco on exterior. The home has 3 bedrooms and 2 bathrooms.

Modular - Mobile home.

Shop

The homes have a domestic pump and well, electricity, and propane along with a septic tank.

PRICE/TERMS

\$7,267,000 Cash at the close of escrow.

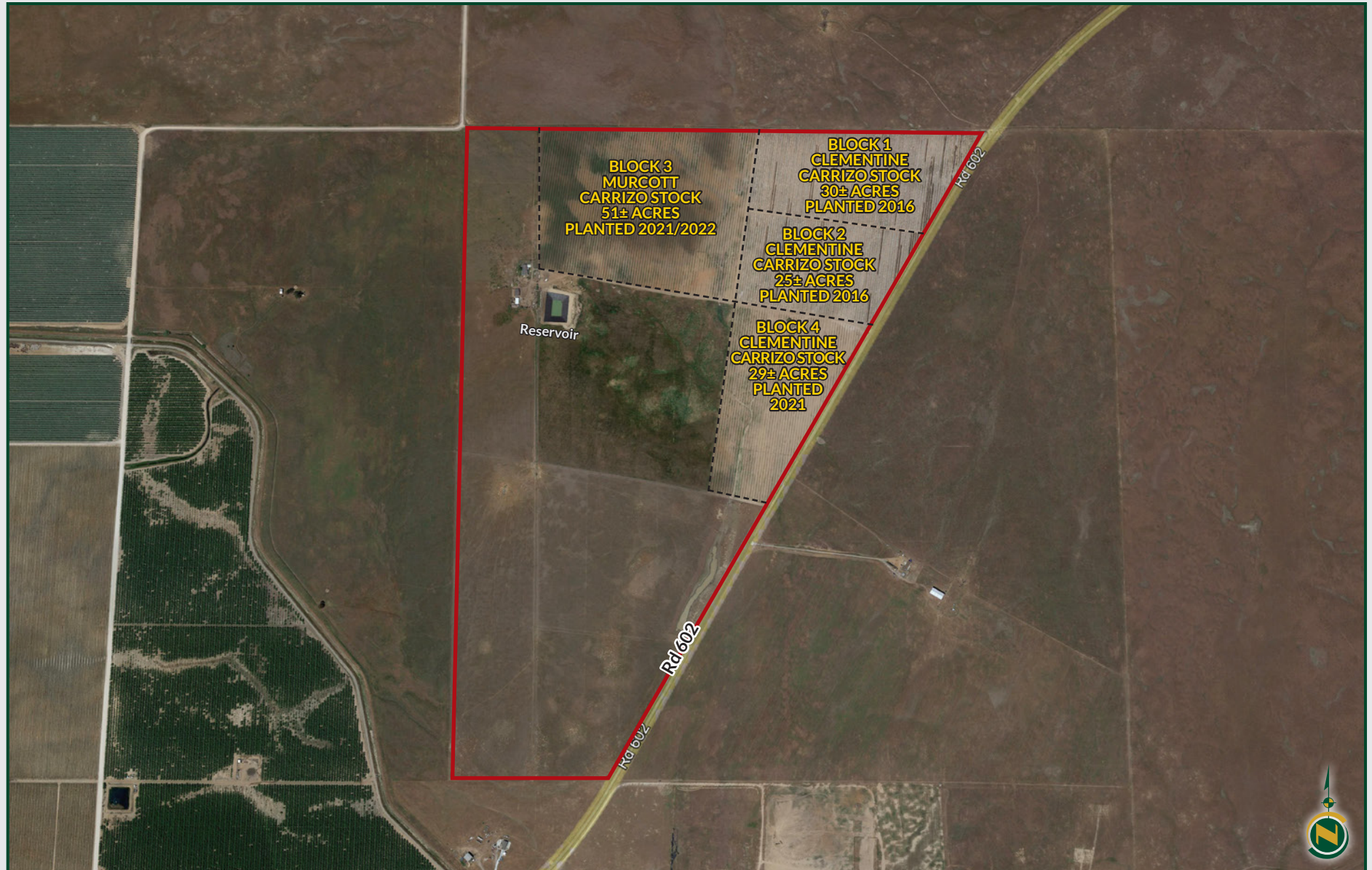


MANDARINS, HOME AND GRAZING LAND

338± Acres
Madera County, CA



PLANTING MAP

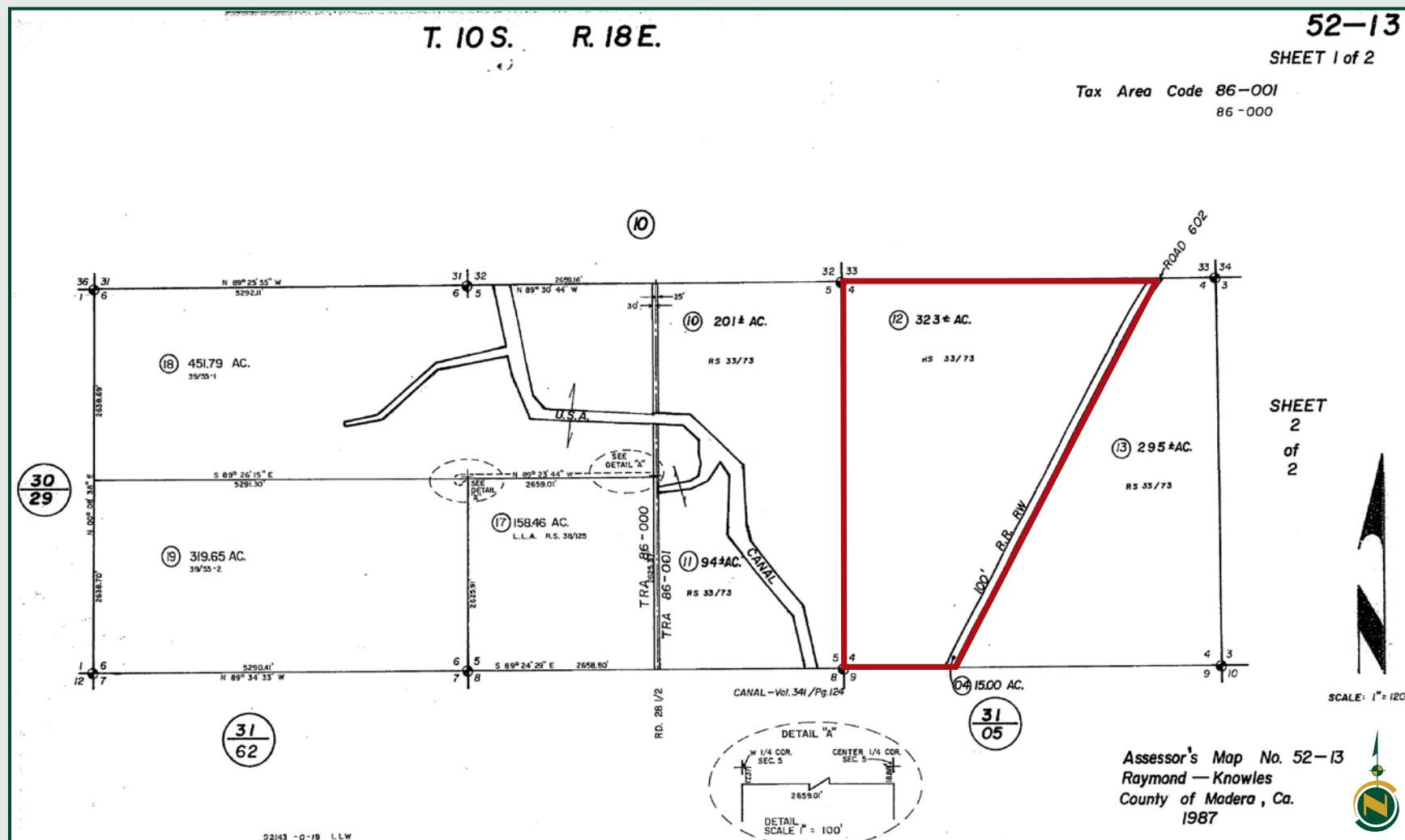


MANDARINS, HOME AND GRAZING LAND

338± Acres
Madera County, CA



PARCEL MAP



MANDARINS, HOME AND GRAZING LAND

338± Acres
Madera County, CA



PROPERTY PHOTOS



MANDARINS, HOME AND GRAZING LAND

338± Acres
Madera County, CA

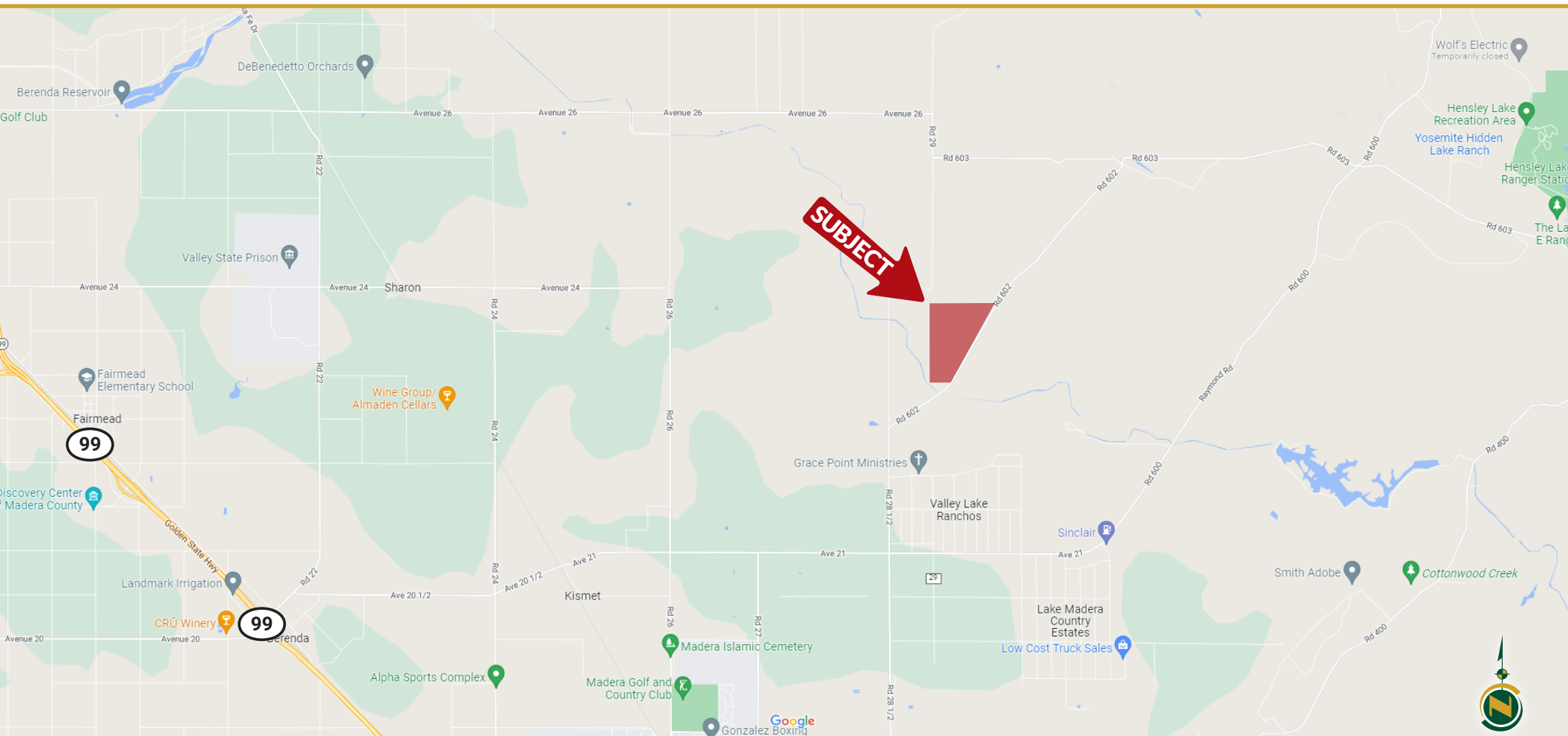


PROPERTY PHOTOS



MANDARINS, HOME AND GRAZING LAND

338± Acres
Madera County, CA



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



**Download Our
Mobile App!**

<http://pearsonrealty.com/mobileapp>



Download on the
App Store



GET IT ON
Google Play

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.