

LA VINA M.I.D. VINEYARD

Madera County, California

\$1,558,710

(\$27,000/Acre)



57.73± Acres

- Predominantly Grade 2 Soils
- 50 HP Pump and Well
- Madera Irrigation District

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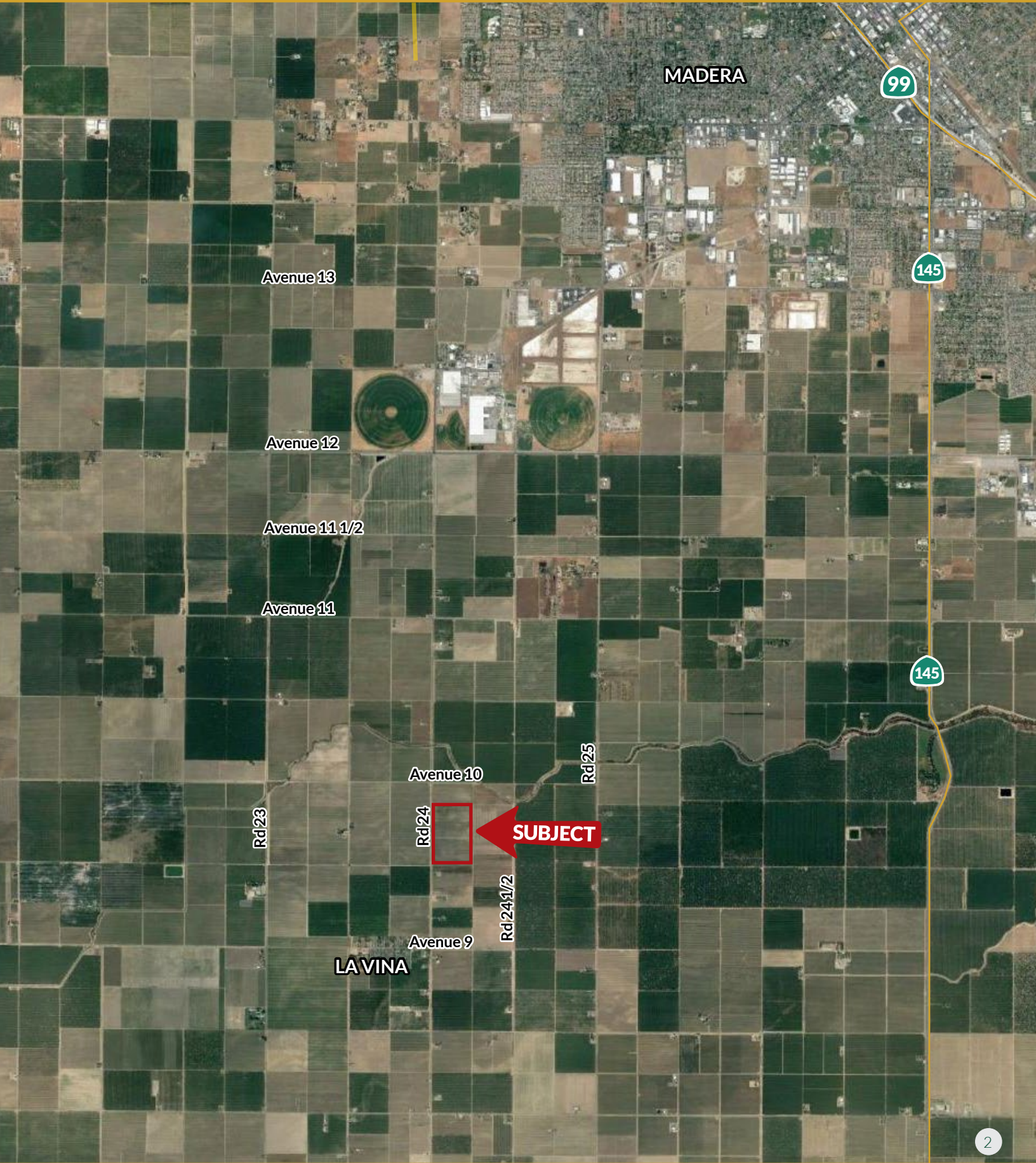
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LA VINA M.I.D. VINEYARD

57.73± Acres
Madera County, CA



PROPERTY INFORMATION

DESCRIPTION

This 57.73± acre parcel is planted to Thompson Seedless grapes. The property lies in the Madera Irrigation District with predominantly Class II soils. The vineyard has been consistently maintained and within a prominent permanent crop region of Madera County.

LOCATION

The property is located just south of Avenue 10 on the east side of Road 24 in Madera County. Property address is 9639 Road 24, Madera CA, 93637. The town of La Vina is 3/4 ± mile to the south and Madera is 5± miles to the north.

LEGAL

Madera County APN: 044-152-002
Located in a portion of Section 15, T12S, R17E,
M.D.B&M.

ZONING

ARE-40 Agricultural, Rural, Exclusive 40 acres
The property is located within the Williamson Act.

WATER

The property is currently being irrigated with a 50 HP ag well and can receive water from Madera Irrigation District, but does not currently have a turnout. The district has estimated a new turnout may be installed along Road 24 for \$15,300 which will connect to an underground M.I.D. pipeline

SOILS

Dinuba-EL Peco fine sandy loams, slightly saline alkali, 0 to 1 percent slopes.
Pachappa fine sandy loam, slightly saline alkali, 0 to 1 percent slopes.
Traver loam, moderately saline alkali, 0 to 1 percent slopes.
Hanford sandy loam, 0 to 3 percent slopes.

PRICE/TERMS

\$1,558,710 (\$27,000ac.) cash at the close of escrow.



PROPERTY OVERVIEW

Avenue 10

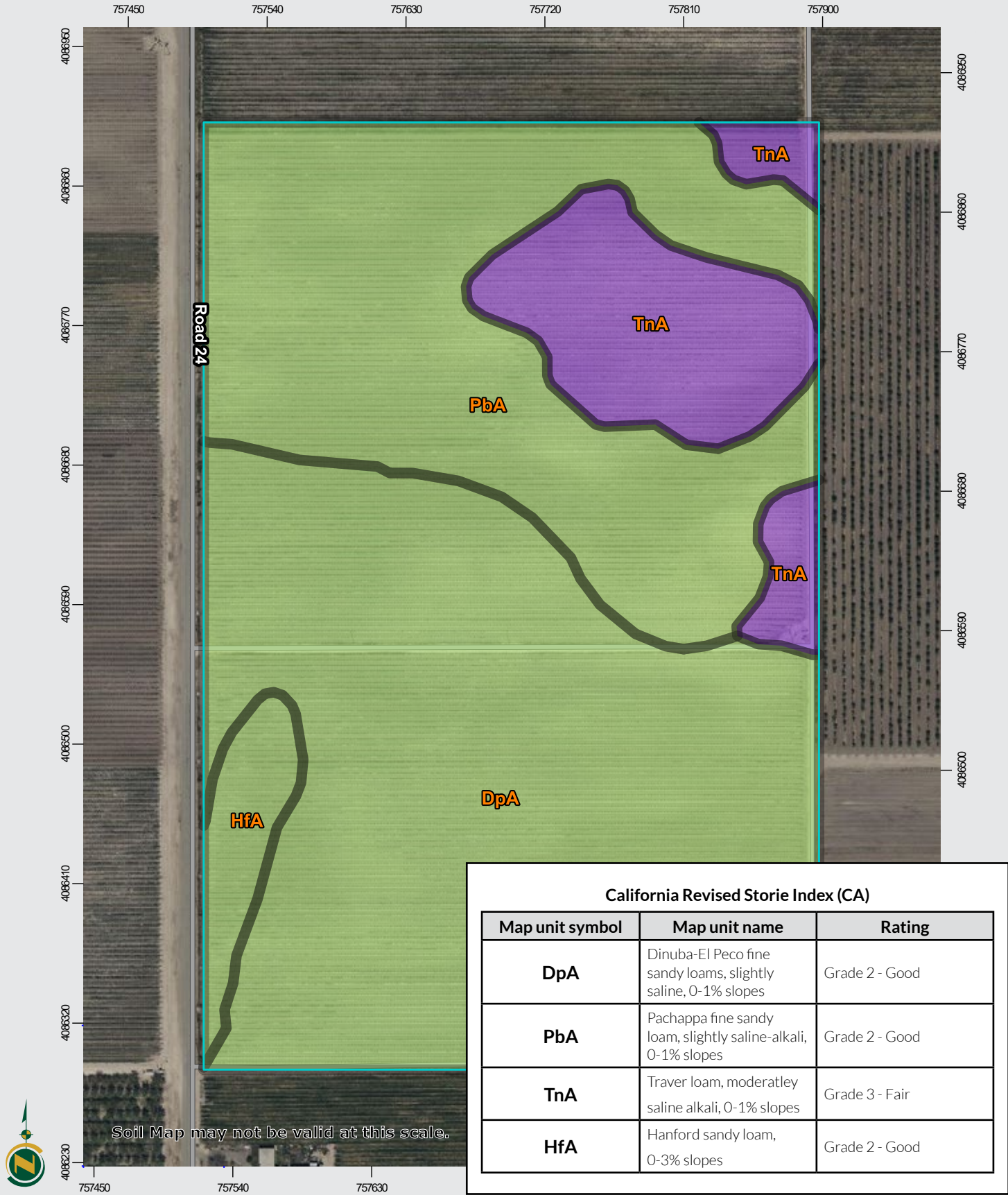
Rd 24

THOMPSON SEEDLESS GRAPES
57.73± Acres

50 HP
Pump & Well 



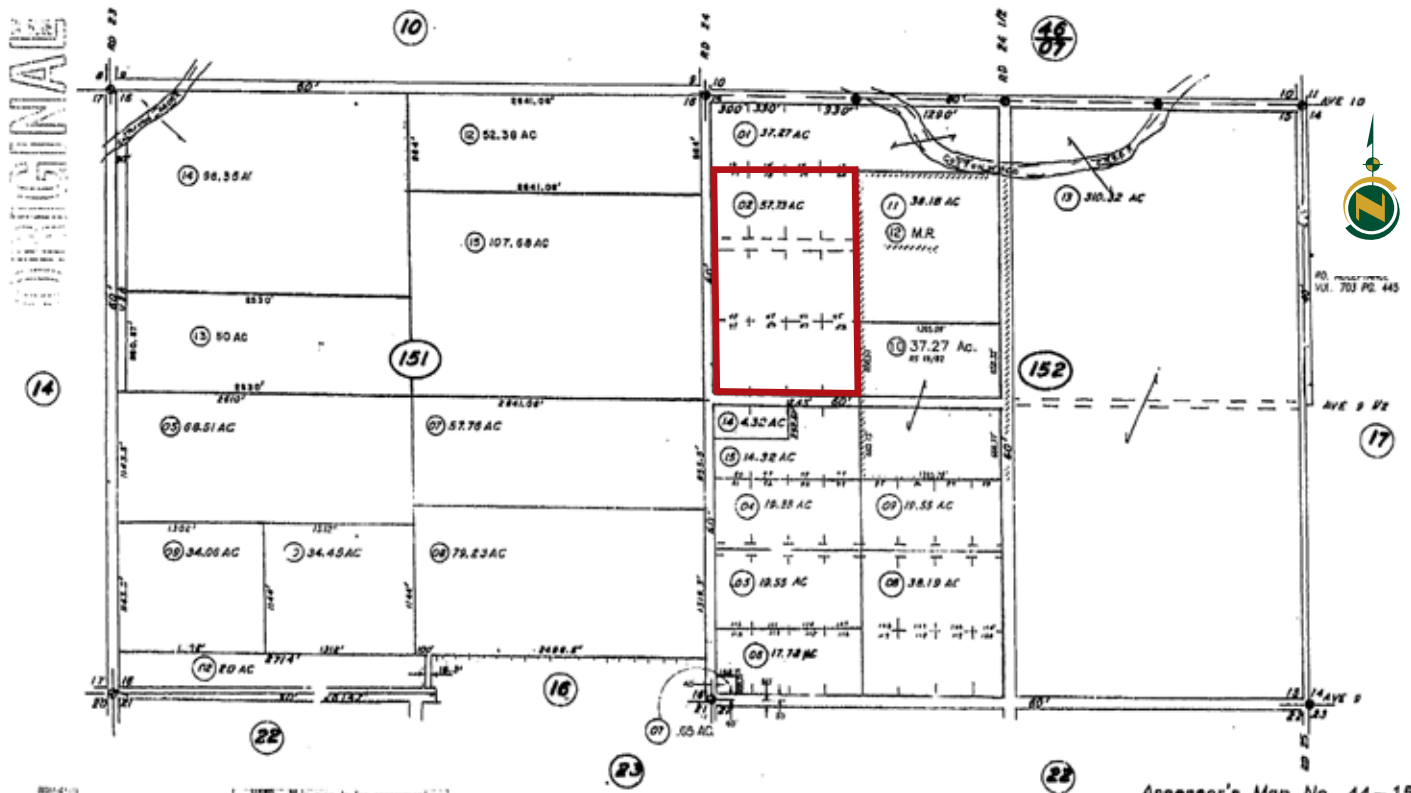
SOILS MAP



PARCEL MAP

SEC. 15 & 16 T.12S. R.17.E. M.D.B.&M. & JOHN BROWN COLONY NO. 1
VOL. 4 PG 65 F.C.R.

Tax Area Code 44-15
61-006



NOTE: This map is for assessment purposes only and is not for the intent of interpreting legal boundary rights, zoning regulations and/or legality of land division laws.

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Assessor's Map No. 44-15
Madera Unified - La Vina
County of Madera, Calif.
1959 JUL 31 2002

PROPERTY PHOTOS



PROPERTY PHOTOS



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.



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