

LIBERTY FARMS TRIANGLE

Madera County, California

62.03± Acres

\$2,171,050

(\$35,000/Acre)



- Madera Irrigation District
- Cell Tower Lease
- Thompson Seedless Vineyard



**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:

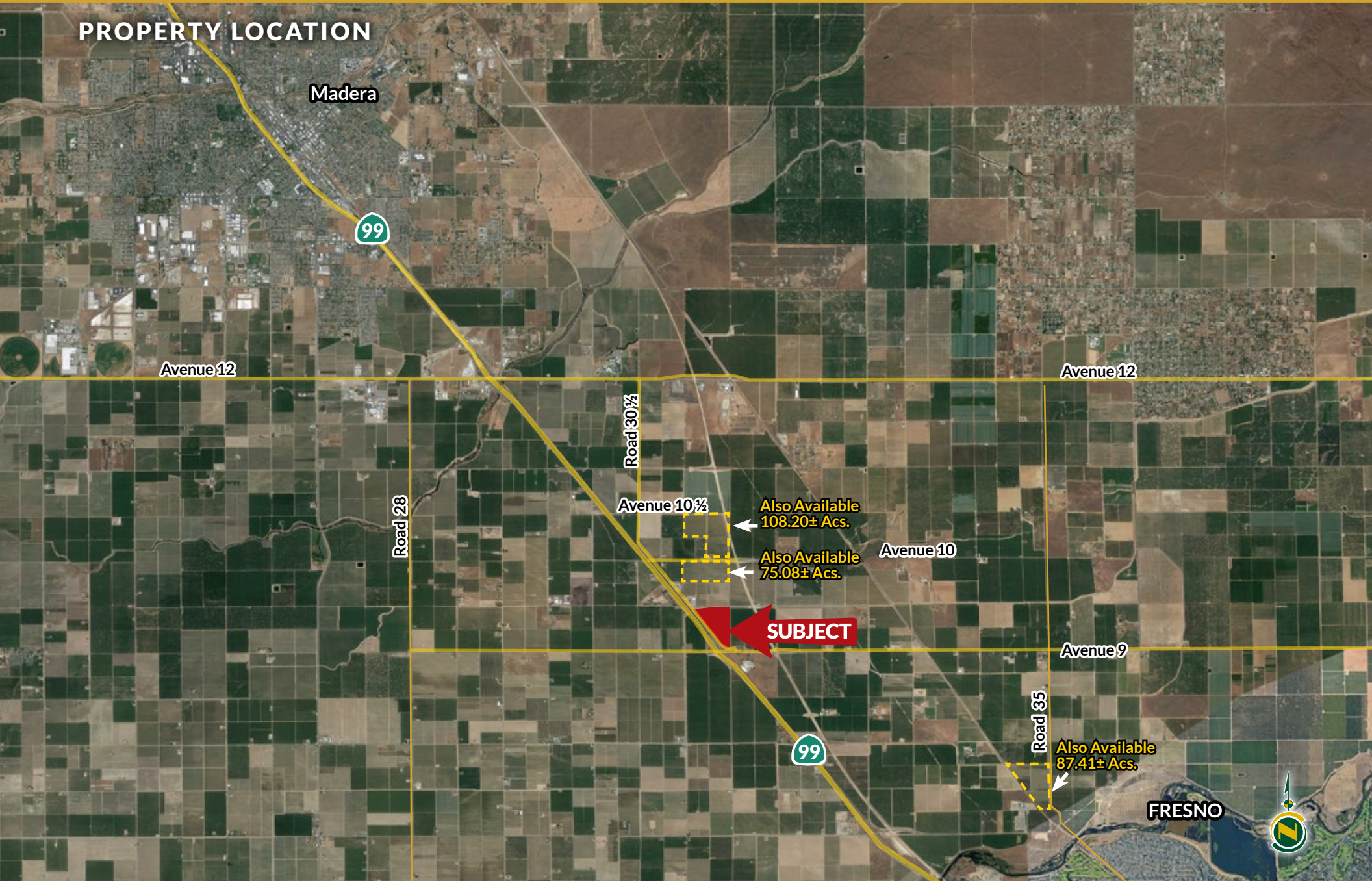


LIBERTY FARMS TRIANGLE

62.03± Acres
Madera County, CA



PROPERTY LOCATION



LIBERTY FARMS TRIANGLE

62.03± Acres
Madera County, CA



PROPERTY INFORMATION

DESCRIPTION

A nice investment property planted to a raisin vineyard with more than 1/2 mile of Freeway 99 visibility. The site also includes access to the Freeway at Avenue 9 with north and south on & off ramps. A cell tower lease has provided a steady income for the owners. There are also three additional ranches totaling 272.24± acres available for sale in the area. (See the Location Map on page 2.)

LOCATION

The property is located on the NEC of Road 30 ½ and Avenue 9, approximately 4± miles southeast of the City of Madera. (Property Address: 9454 Road 30 1/2, Madera, CA 93636.)

LEGAL

Madera County APN: 047-320-017
A portion of the SW 1/4 of Section 14, T12S, Range 18E, M.D.B.&M.

ZONING

Zone AE-20 (Agricultural Exclusive - 20 acre minimum parcel size)
The property is enrolled in the Williamson Act.

PLANTINGS

The property is currently planted to a Thompson Seedless raisin vineyard.

PRODUCTION

Available upon request.

SOILS

See the soil map included on a separate page.

BUILDINGS/STRUCTURES

No buildings. There is a cell tower lease that currently has an annual net rent of \$24,901.68.

WATER

Madera Irrigation District.
(1) 50HP irrigation pump and well (drilled in 2013)
Flood Irrigation.

PRICE/TERMS

\$2,171,050 (\$35,000 / acre) cash at the close of escrow. Buyer to reimburse seller for cultural costs incurred towards the 2024 growing crop.

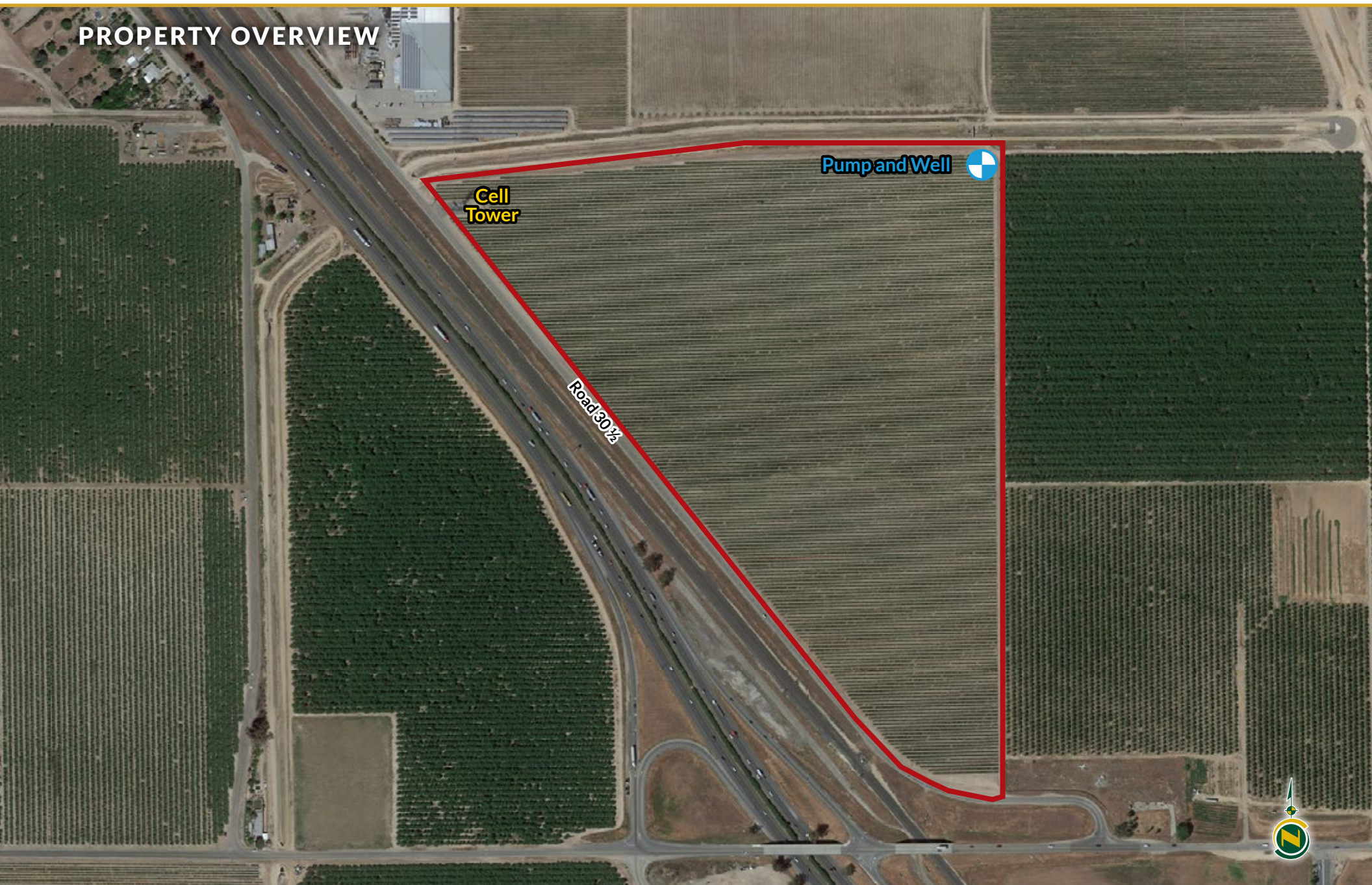


LIBERTY FARMS TRIANGLE

62.03± Acres
Madera County, CA



PROPERTY OVERVIEW

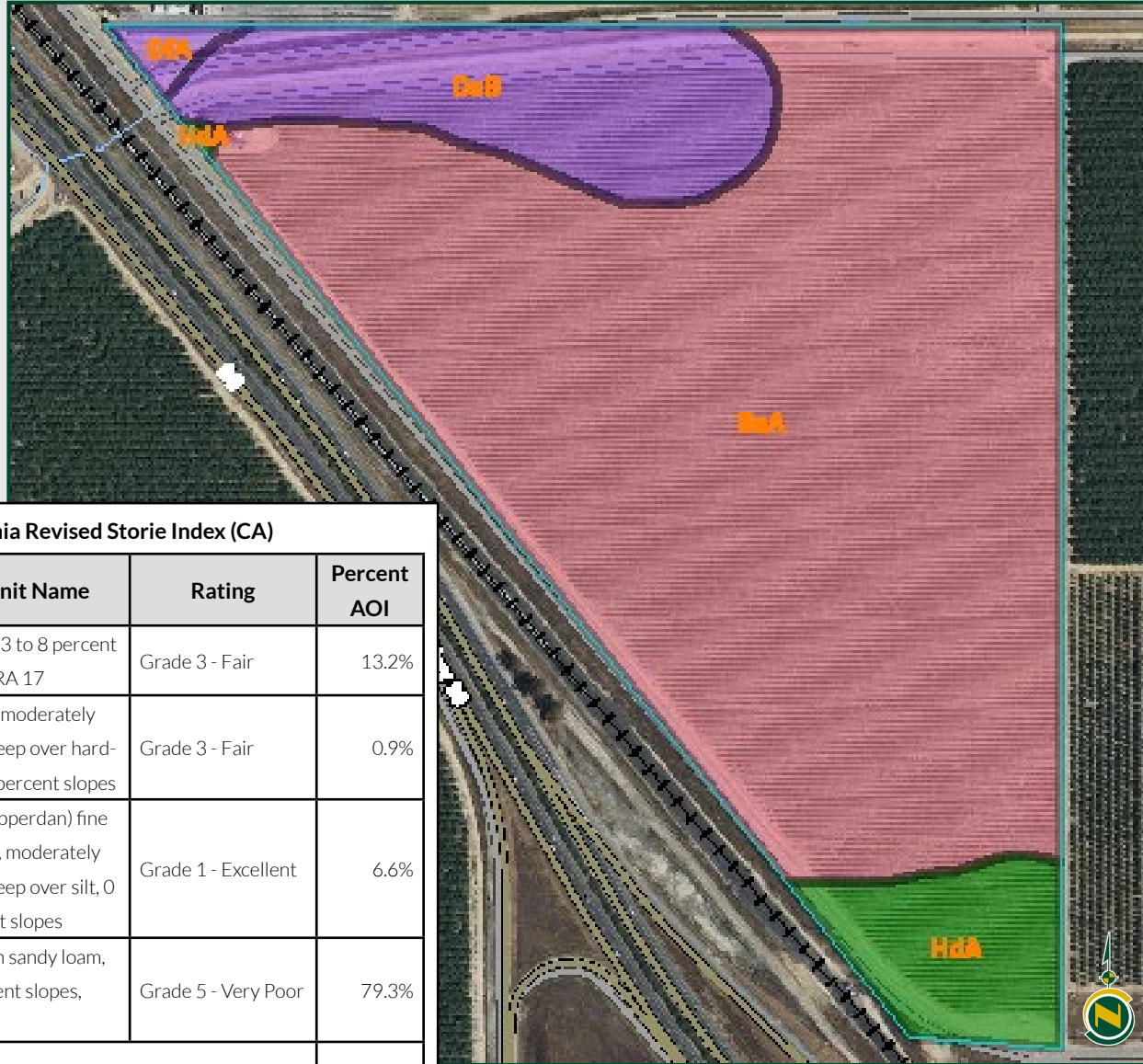


LIBERTY FARMS TRIANGLE

62.03± Acres
Madera County, CA



SOILS MAP



California Revised Storie Index (CA)

Map Unit Symbol	Map Unit Name	Rating	Percent AOI
DeB	Delhi sand, 3 to 8 percent slopes, MLRA 17	Grade 3 - Fair	13.2%
DfA	Delhi sand, moderately deep and deep over hardpan, 0 to 3 percent slopes	Grade 3 - Fair	0.9%
HdA	Hanford (ripperdan) fine sandy loam, moderately deep and deep over silt, 0 to 3 percent slopes	Grade 1 - Excellent	6.6%
SaA	San Joaquin sandy loam, 0 to 3 percent slopes, MLRA 17	Grade 5 - Very Poor	79.3%
Totals for Area of Interest			100.0%

LIBERTY FARMS TRIANGLE

62.03± Acres
Madera County, CA



PROPERTY PHOTO



LIBERTY FARMS TRIANGLE

62.03± 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>



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.