

RADOICICH FARM

Madera County, California

39.57± Acres

\$1,464,090
(\$37,000/Acre)



- Income Producing Orchard
- Madera Irrigation District + Pump & Well
- Class I Soils



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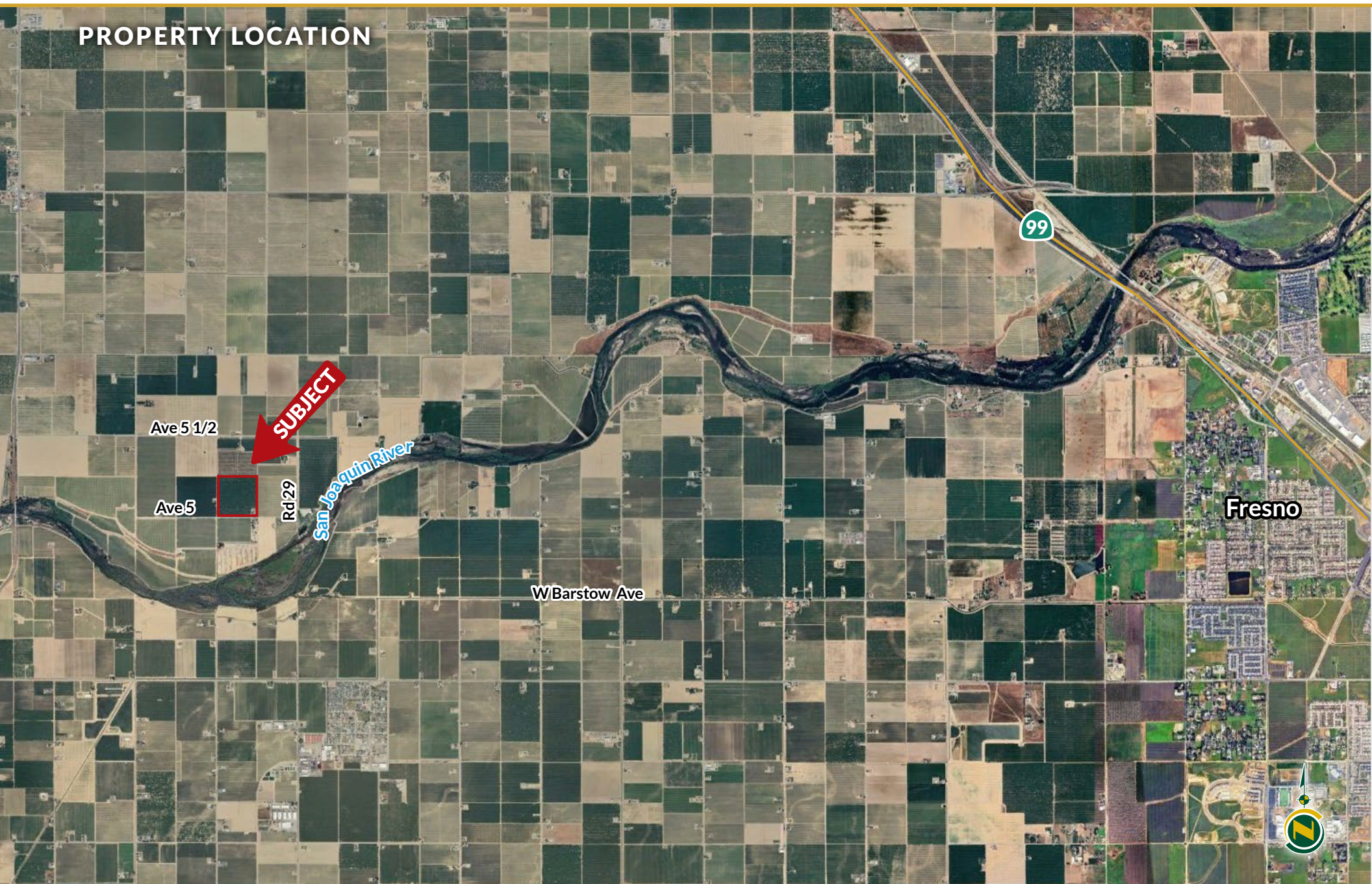


RADOICICH FARM

39.57± Acres
Madera County, CA



PROPERTY LOCATION



PROPERTY INFORMATION

DESCRIPTION

An excellent opportunity to purchase 39.57± assessed acres with an income producing almond orchard located in the Ripperdan area. The subject property consists of almonds planted in 2013.

LOCATION

The subject property is located approximately 11 miles south of the city of Madera, a quarter mile west of Road 29 on the north side of Avenue 5. Physical address: 28697 Avenue 5, Madera, CA 93637.

LEGAL

39.57± Acs. APN: 040-142-010. Located in a portion of Section 5, T13s, R18E, M.D.B.&M.

PLANTINGS

Approx. Acres	Variety	Crop	Age
37.0±	Nonpareil/Monterey	Almonds	2013
Note: The almonds are on Nemaguard Rootstock			

PRODUCTION

Available upon request.

ZONING

ARE-40 (Agricultural, Rural, Exclusive, 40 acre minimum).

WATER

Madera Irrigation District
(1) Ag pump and well

SOILS

See soils maps included.

BUILDINGS

An older mobile home and storage building.

PRICE/TERMS

\$1,464,090 (\$37,000/acre) cash at the close of escrow. Buyer to reimburse the Seller for cultural costs incurred towards the 2026 crop.



PROPERTY OVERVIEW



SOILS MAPS

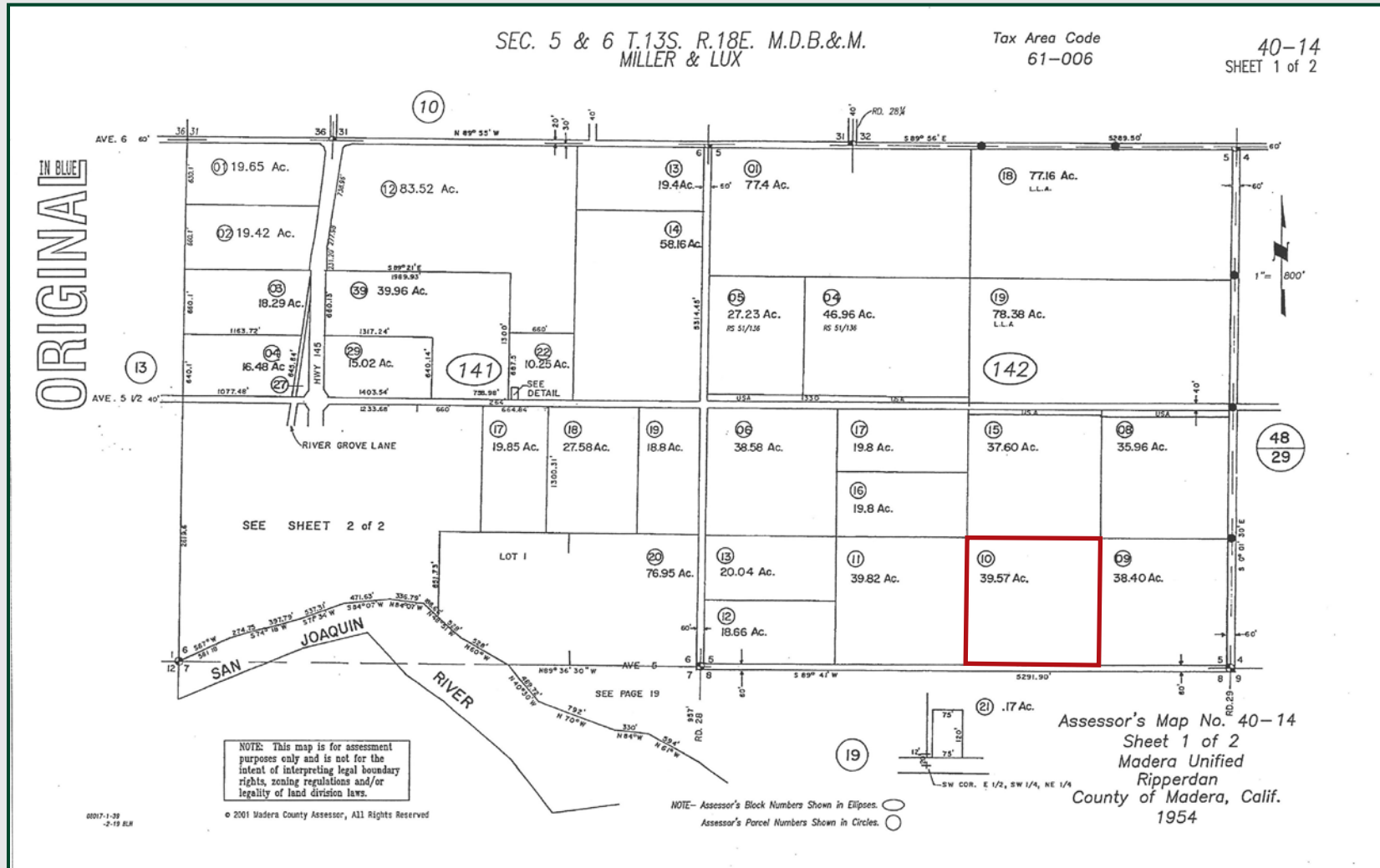


California Revised Storie Index (CA)

Map unit symbol	Map unit name	Rating
HdA	Hanford (ripperdan) fine sandy loam, moderately deep and deep over silt. 0-3% slopes	Grade 1 - Excellent



PARCEL MAP



PROPERTY PHOTOS





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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.