30.00±
ASSESSED ACRES

MADERA CO. ORGANIC WINE GRAPES

MADERA COUNTY, CALIFORNIA

$1,350,000
($45,000/ACRE)

EXCLUSIVELY PRESENTED BY:
A DIVISION OF PEARSON COMPANIES

PEARSON REALTY

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

VISALIA
3447 S. Demaree St.
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559.732.7300

BAKERSFIELD
4900 California Ave., #210B
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106 YEARS
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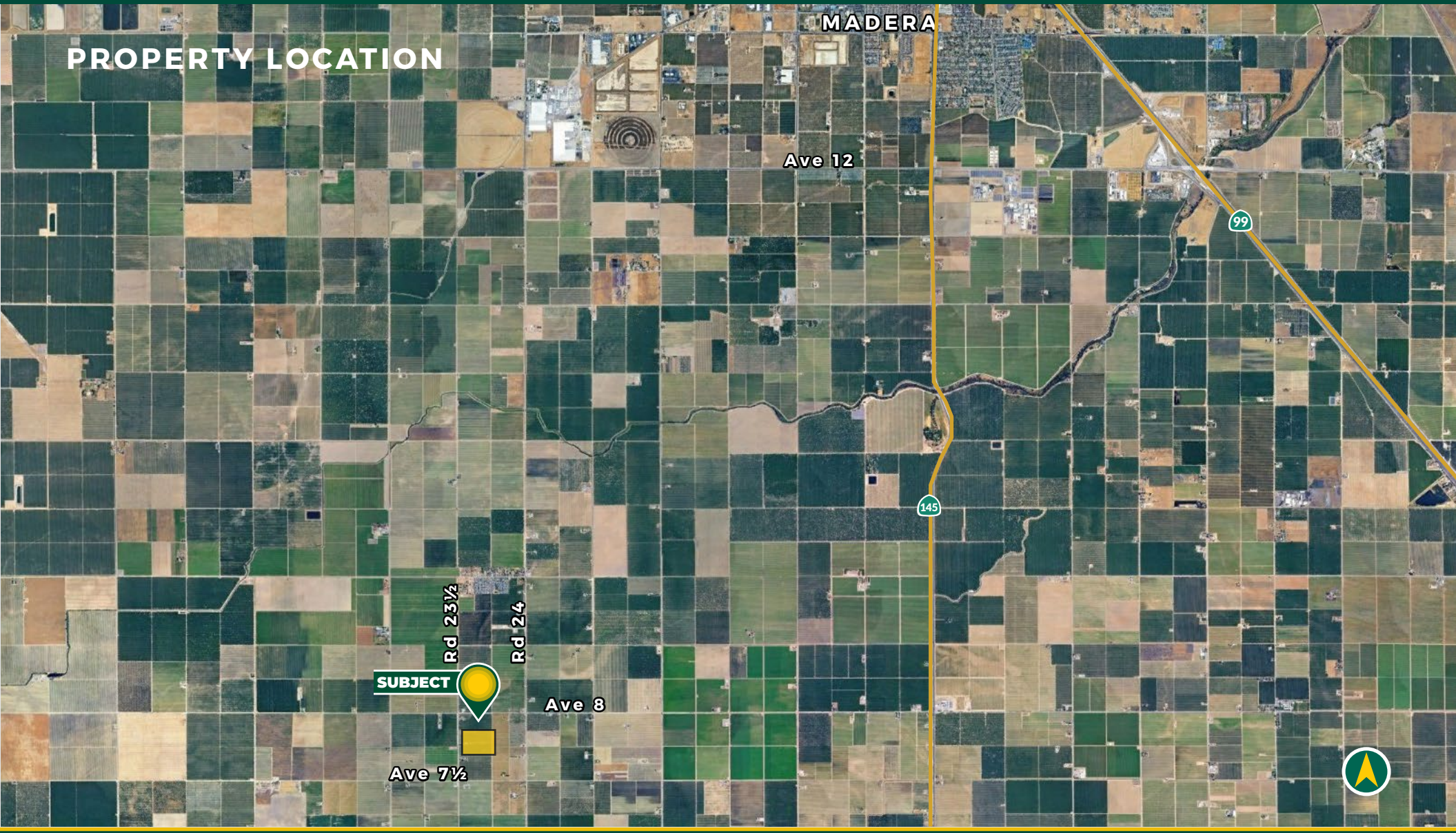
PROPERTY HIGHLIGHTS:

- 4 WINE GRAPE VARIETIES
- PROFITABLE VINEYARD
- RENTAL HOME, SHED & BARN

PROPERTY LOCATION



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PROPERTY INFORMATION

DESCRIPTION
Here's an opportunity to own a good cash flow vineyard with 4 varieties of wine grapes grown CCOF Certified Organic. Situated in the heart of the Madera County wine grape growing region. The vineyard has good production and consistent profits over the years.

LOCATION
7715 Road 23½ in Madera County

LEGAL
APN: 044-290-009 Located in a portion of Sec.28, T12S, R17E, M.D.B.&M.

ZONING
AG. The parcel is not enrolled in the Williamson Act

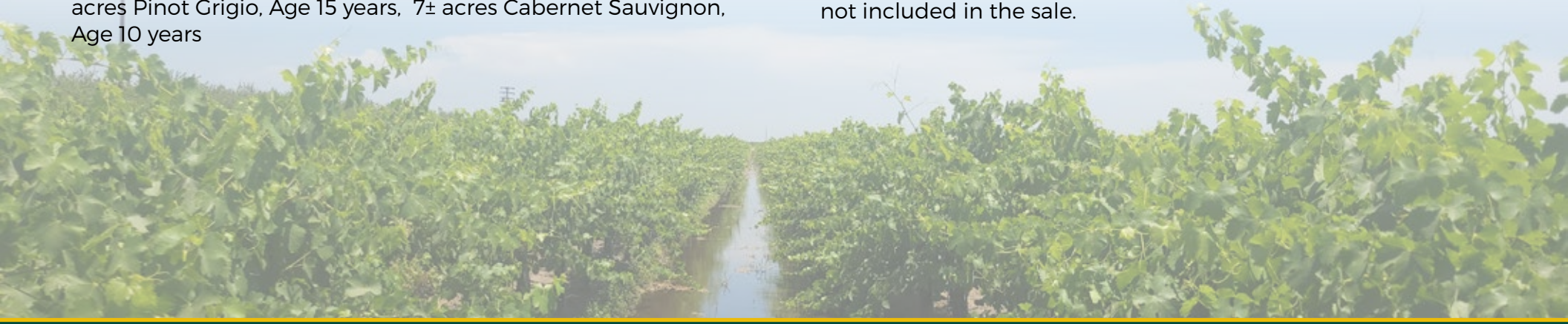
PLANTINGS
7± acres Syrah, Age 29 years, 7± acres Grenache, Age 10 years, 6± acres Pinot Grigio, Age 15 years, 7± acres Cabernet Sauvignon, Age 10 years

SOILS
See soils map included

WATER
There is one 30 HP irrigation pump and well with very good production and minimal drawdown. The parcel is in Madera Irrigation District and receives water through the Shubert ditch 260-1A turnout. It has a concrete pipeline with a valve at each row and is flood irrigated. The parcel is level to grade and irrigates easily from east to west.

BUILDINGS
There is an older rental home consisting of 1,776± sq. ft. along with a fully enclosed 40' x 60' metal construction shed with a concrete floor and 3 doors. Additionally there is an older approximately 30' x 40' wooden barn for additional storage.

PRICE/TERMS
$1,350,000.00 All cash at the close of escrow. The 2025 crop is not included in the sale.



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PROPERTY OVERVIEW

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SOILS MAP

California Revised Storie Index (CA)		
Map unit symbol	**Map unit name**	**Rating**
CfA	Chino fine sandy loam, 0-1% slopes	Grade 2 - Good
DpA	Dinuba-El Peco fine sandy loams, slightly saline alkali, 0-1% slopesl	Grade 2 - Good
TwA	Tujunga loamy sand, 0-3% slopes	Grade 2 - Good

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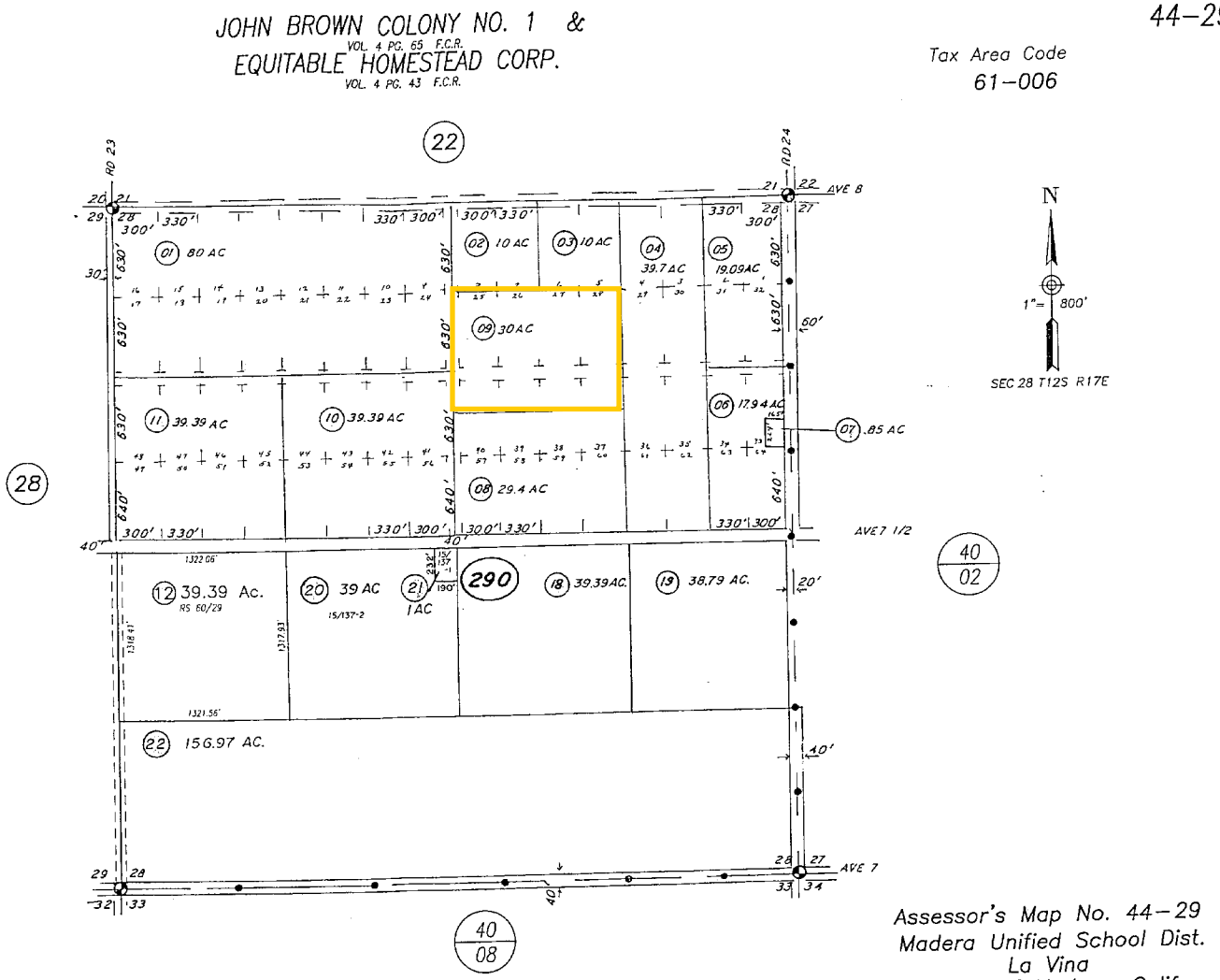
PARCEL MAP



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PROPERTY PHOTOS

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