

AVAILABLE FOR SALE | 338± ASSESSED ACRES

LEÒN CITRUS RANCH

MADERA, CALIFORNIA

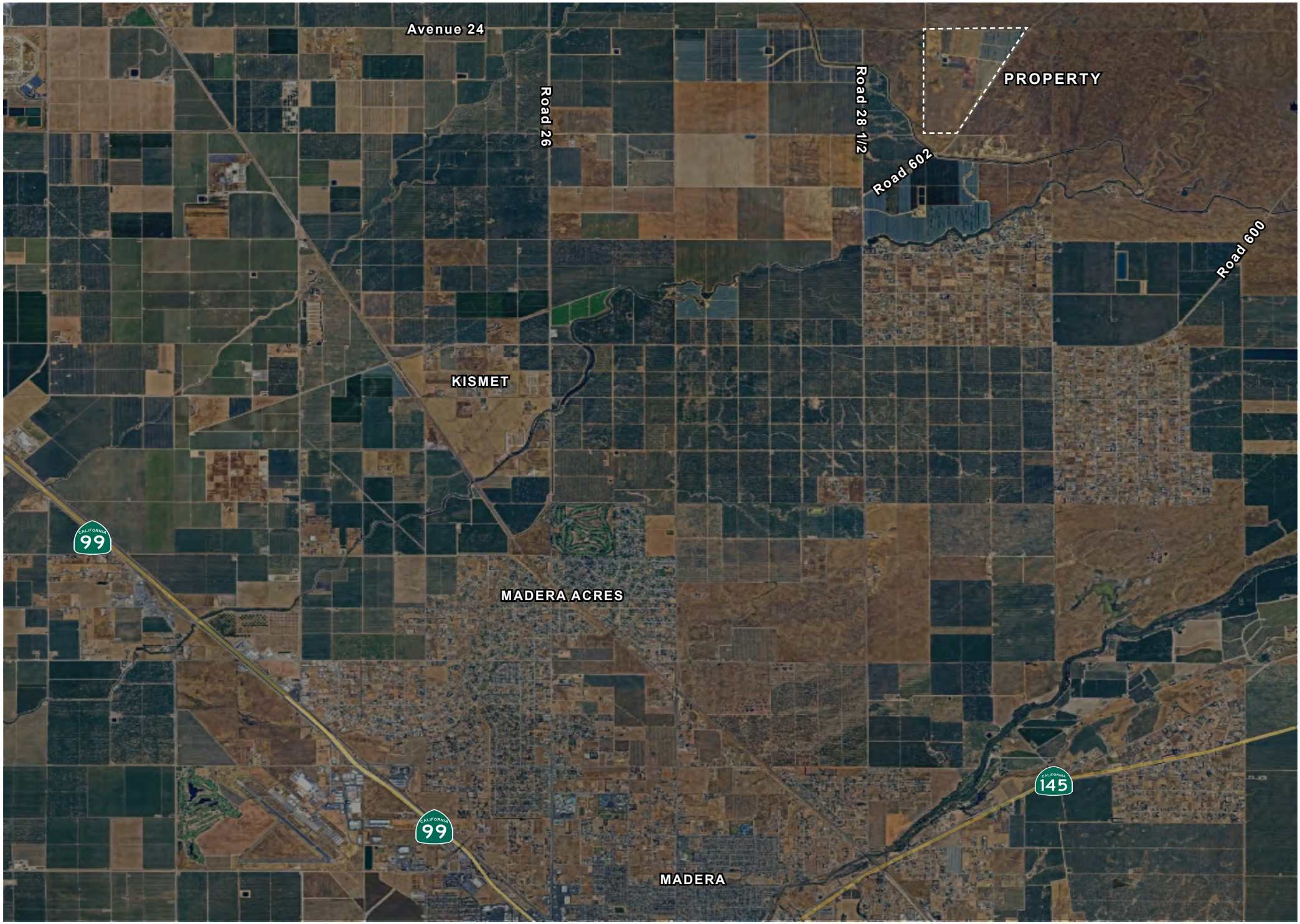
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PROPERTY INFORMATION

PROPERTY LOCATION

Property Address: 23762 Road 602 Madera, CA 93638

PROPERTY DESCRIPTION

Located in Madera, California, this 338± acre ranch presents an established citrus operation with a combination of mature and developing permanent plantings, agriculture infrastructure, residential improvements, and water resources.

The ranch is currently planted to Clementine, Murcott, and Tango mandarins, with approximately 150± acres of citrus established between 2019 and 2024. The property also includes two rental residences, a reservoir and irrigation wells. The remaining acreage provides additional flexibility for future agricultural use or expansion.

LEGAL

Madera County APN's: 052-130-12 & 004.

ZONING

ARE-20 (Agricultural, Rural, Exclusive). The property is enrolled in the Williamson Act.

PLANTINGS

VARIETY	ACRES	PLANTING YEAR	ROOTSTOCK	SPACING
Clementine	60± AC	2019	Carrizo	18' x 12'
Clementine	20± AC	2021	Carrizo	20' x 10'
Murcott	50± AC	2021	Trifoliate	20' x 10'
Tango	18± AC	2023	Trifoliate	20' X 10'

WATER

The ranch is supported by an on-site groundwater and irrigation system consisting of:

- Three submersible agricultural irrigation wells
- Reservoir for irrigation water storage
- Sand media filtration station
- Fan-jet irrigation emitters and newly installed dual-line drip

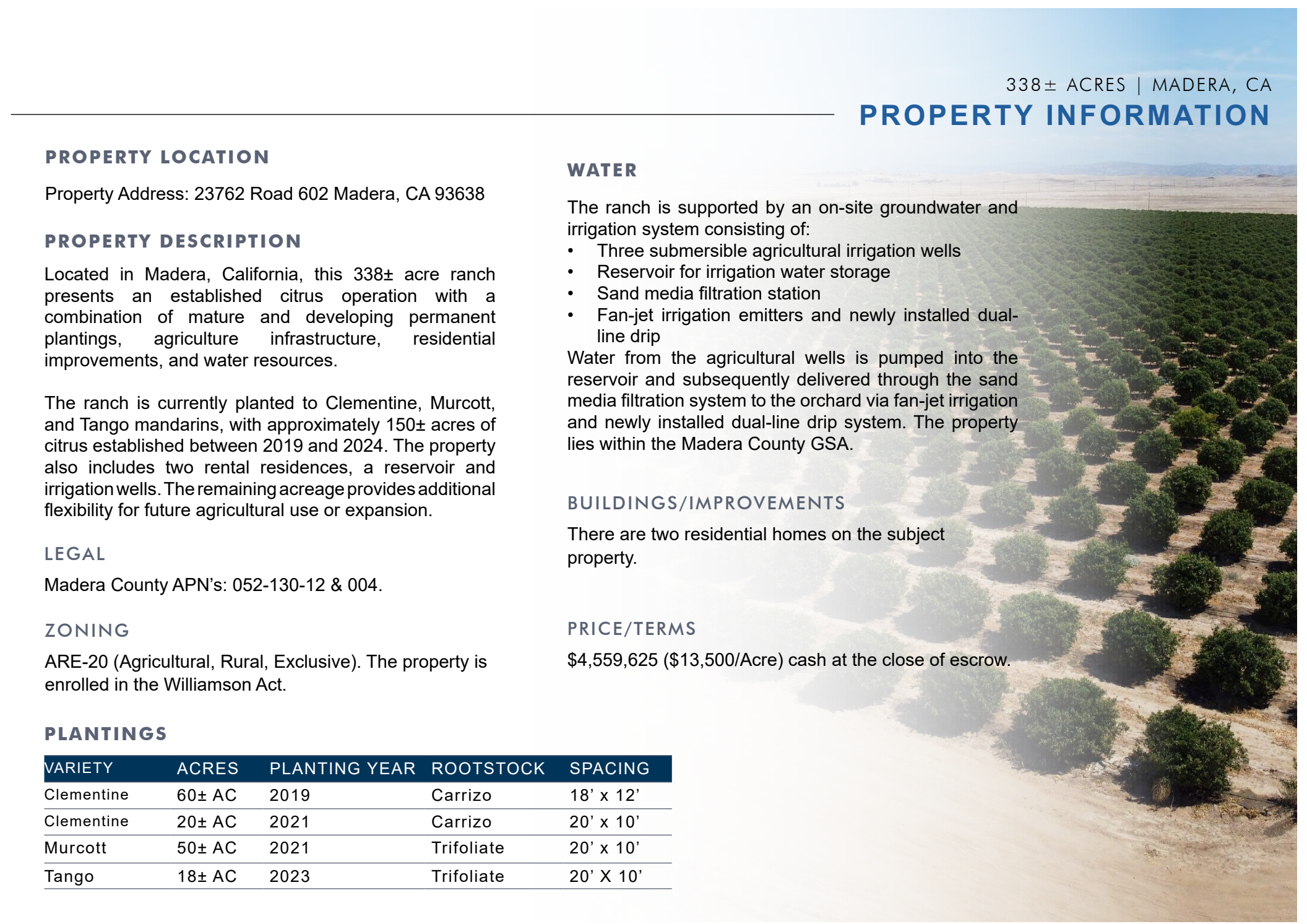
Water from the agricultural wells is pumped into the reservoir and subsequently delivered through the sand media filtration system to the orchard via fan-jet irrigation and newly installed dual-line drip system. The property lies within the Madera County GSA.

BUILDINGS/IMPROVEMENTS

There are two residential homes on the subject property.

PRICE/TERMS

$4,559,625 ($13,500/Acre) cash at the close of escrow.



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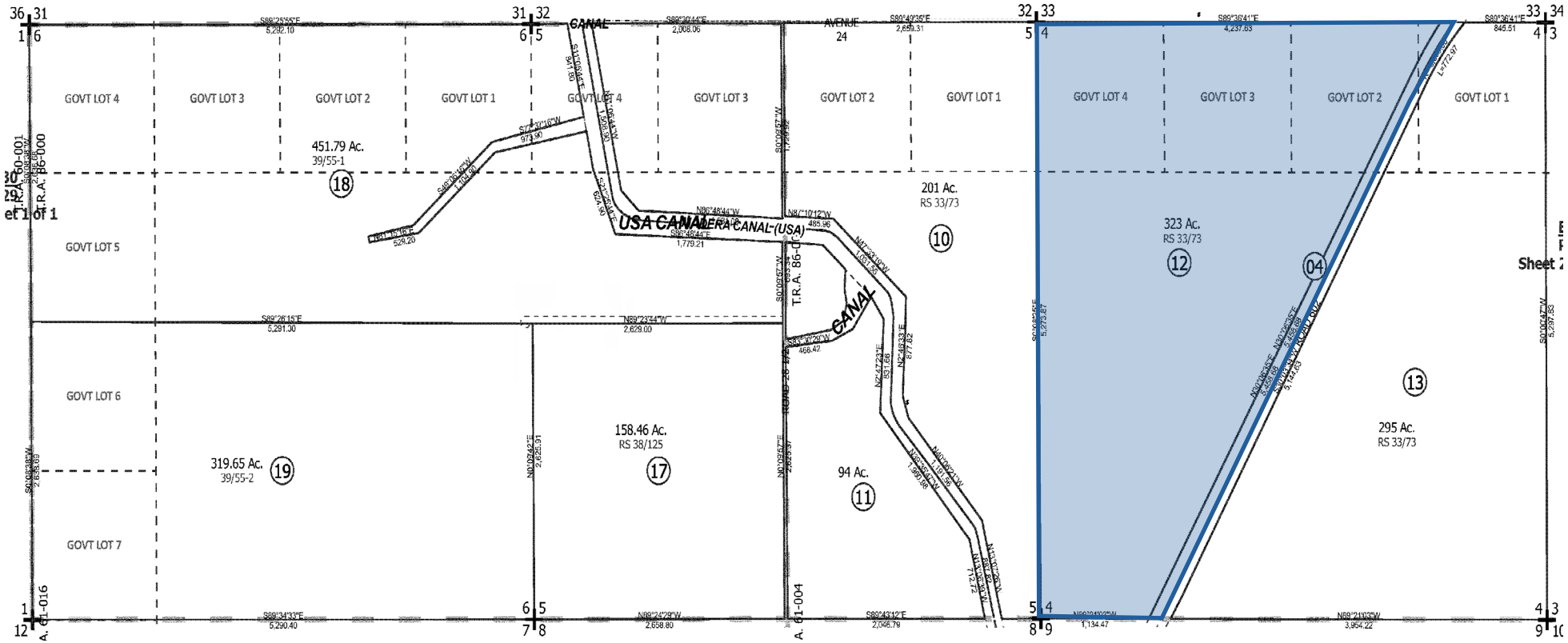
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PARCEL MAP



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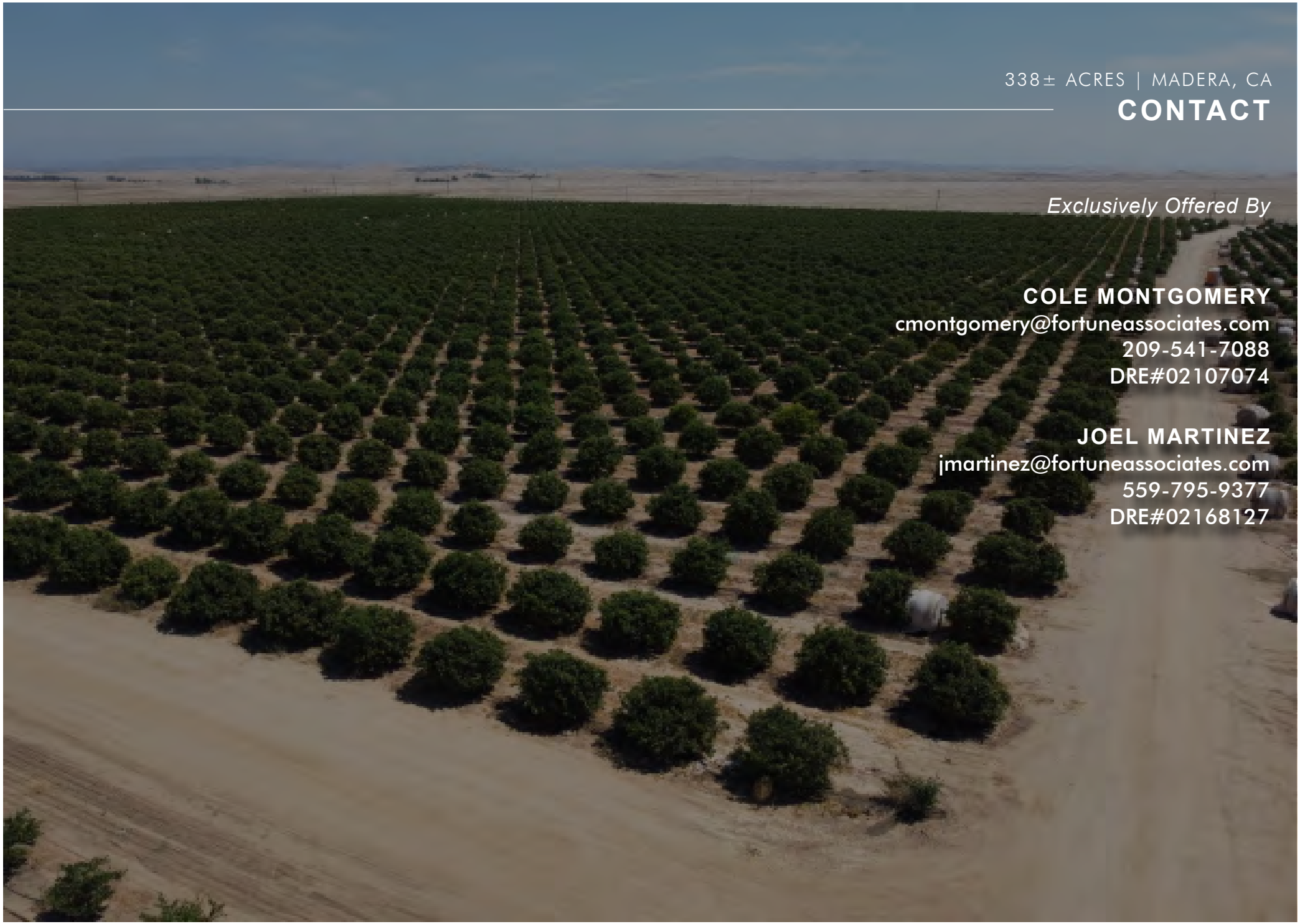
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CONTACT

Exclusively Offered By

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