



SCHUIL
AG REAL ESTATE



+/-1,265.3 Acres – Almonds, Grazing Land and Barns – Firebaugh, CA

11885 Rd 9, Madera, CA 93637, USA • 1265.3 Acres

Schuil Ag Real Estate

CalBRE: 00845607

559-734-1700 • www.schuil.com

LOCATION:

Property is located at 11885 Road 9, along Hemlock Road (Rd 9) between Ave 19 and Firebaugh Blvd in east Firebaugh, CA.

SIZE:

+/-1,265.3 Assessed Acres

BUILDINGS:

There is a +/-1,600 sq. ft. metal shop and multiple livestock barns located on the property. Three (3) homes are on the property. All offers must be made subject to life estates on the homes.

PLANTINGS:

Property is planted to +/-565 acres of almonds

- +/-491 acres in 2004-2015 – See 'Property Map' for details.
- +/-74 acres planted in 2024

IMPROVEMENTS:

Property consists of +/-117.4 acres of irrigated pasture and +/-390 acres of native pasture. The ranch features:

- Complete perimeter fencing with 6-wires and steel posts
- Solar farm with three (3) installations

WATER:

Six (6) deep ag wells and pumps, and two (2) domestic wells are located on the property. The ag pumps are interconnected via underground PVC pipe and the almonds have a single line drip irrigation system. The ranch can be flood irrigated via the PVC pipes and valves if needed.

SOIL:

See 'Soil Map' and 'Soil Description' for details.

LEGAL:

Madera County APNs: 041-032-001, 041-032-002, 041-092-003, and 041-092-004

GROUNDWATER
DISCLOSURE :

Sustainable Groundwater Management Act (SGMA) requires groundwater basins to be sustainable by 2040. SGMA may limit ground water pumping. For more information, please visit the SGMA website at

<https://water.ca.gov/programs/groundwater-management/sgma-groundwater-management>.

The Buyer is responsible for conducting their own research to verify all information related to groundwater and surface water resources, including availability, usage rights, and potential restrictions.

REMARKS:

The property is enrolled in the Williamson Act.

PRICE:

\$12,000,000

CONTACT:

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