



**RIB-ARROW REALTY INC.**  
**AG LAND • DAIRY**  
**RESIDENTIAL • COMMERCIAL SALES**

**PRICE REDUCED!**  
**Madera Ranch**  
**158.51 +/- Acres**  
**Asking Price \$4,438,280**

- Description:** Property is located in Madera and two homes, almond orchard, older dairy and/or feedlot for 2000 head of cattle.
- Crops:** Nonpareil Almond Orchard sits on 78 +/- acres and are made up of Aldrich and Wood. Dairy/feedlot are located on 80 +/- acres. All pipelines and return systems!
- Houses:** Two homes located on the property. Primary home is older and beautiful and secondary home is a nice mobile home.
- Water & Irrigation:** The Property has both flood and drip irrigation. There is one deep irrigation well and two shallow wells. One shallow well can be used for irrigation as well. Current owner is working to obtain access to Chowchilla Water District for this ranch.
- SGMA:** The Sustainable Groundwater Management Act passed in 2014 requires groundwater basins be sustainable by 2040 and requires Groundwater Sustainability Plans (GSP) by 2020. GSPs may limit the amount of well water pumped. For more information go to  
<https://water.ca.gov/Programs/Groundwater-Management/SGMA-Groundwater-Management>

**MAX RIBEIRO**

*President/Broker*

max@ribarrowrealtyinc.com

Phone: (559) 381-1035

License: 01760906

**DOUG WISECARVER**

*Real Estate Agent*

doug@ribarrowrealtyinc.com

Phone: (559) 250-3334

DRE: 02208945

**JOSEPH BREWER**

*Real Estate Agent*

joseph@ribarrowrealtyinc.com

Phone: (559) 670-8685

DRE: 02057539

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Max Ribeiro  
+1 559-381-1035

1200 W. Grangeville Blvd.  
Hanford, CA 93230

[max@ribarrowrealtyinc.com](mailto:max@ribarrowrealtyinc.com)  
[www.ribarrowrealtyinc.com](http://www.ribarrowrealtyinc.com)



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**Madera Ranch**

**Asking Price: \$4,438,280**



**158.51 +/- acre ranch with Nonpareil Almonds and Dairy/Feedlot**  
**Property has one deep irrigation well and two shallow wells.**

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