

# HEADWATER INVESTMENTS, LLC | AVE 9 RANCH

## ADDRESS

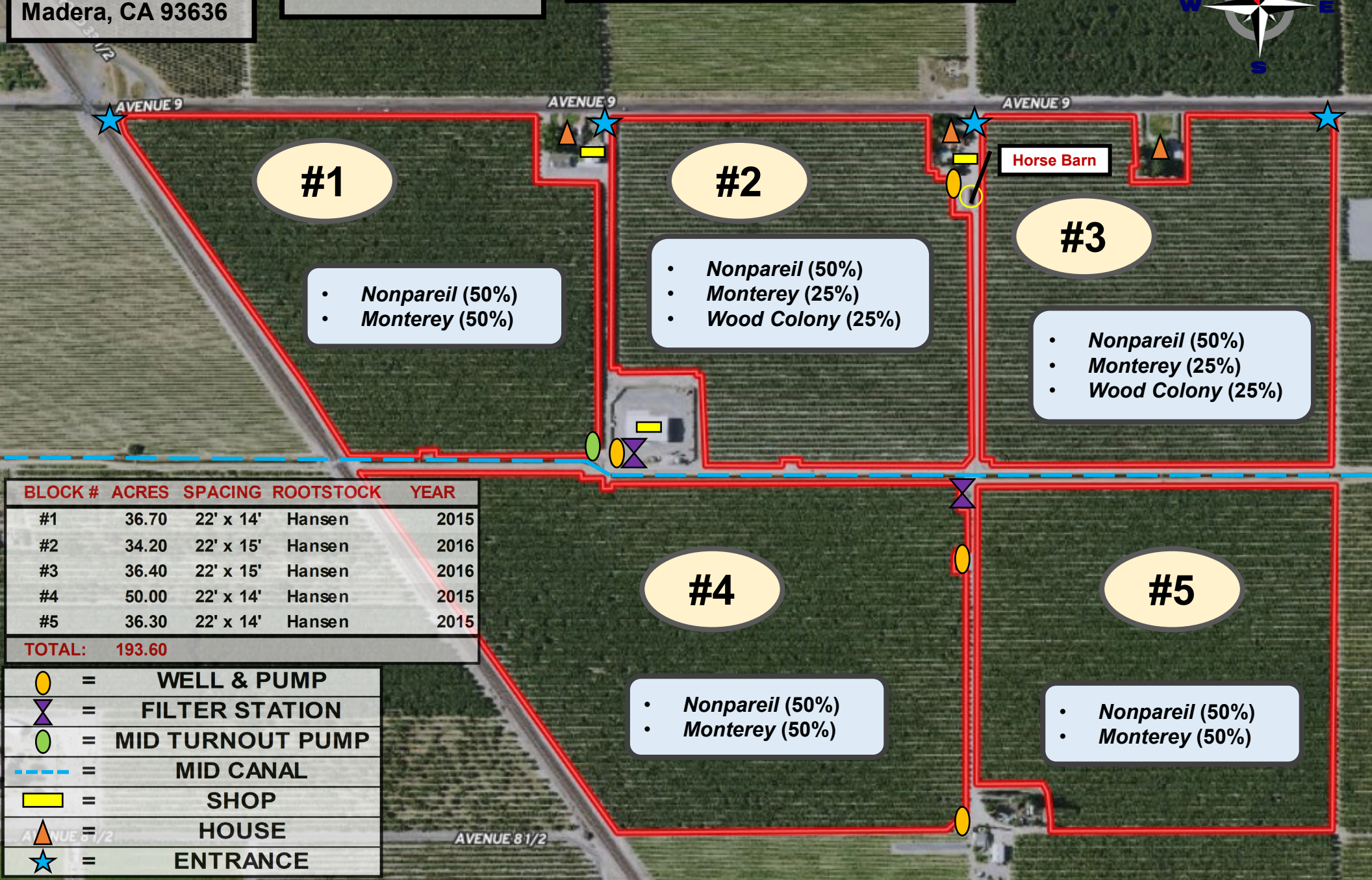
33856 Avenue 9  
Madera, CA 93636

GROSS ACRES: 207.84

NET ACRES: 193.60

COUNTY: MADERA

WATER: MADERA IRRIGATION DISTRICT (MID)



#1

- Nonpareil (50%)
- Monterey (50%)

#2

- Nonpareil (50%)
- Monterey (25%)
- Wood Colony (25%)

#3

- Nonpareil (50%)
- Monterey (25%)
- Wood Colony (25%)

Horse Barn

#4

- Nonpareil (50%)
- Monterey (50%)

#5

- Nonpareil (50%)
- Monterey (50%)

BLOCK #	ACRES	SPACING	ROOTSTOCK	YEAR
#1	36.70	22' x 14'	Hansen	2015
#2	34.20	22' x 15'	Hansen	2016
#3	36.40	22' x 15'	Hansen	2016
#4	50.00	22' x 14'	Hansen	2015
#5	36.30	22' x 14'	Hansen	2015
<b>TOTAL:</b>	<b>193.60</b>			

	=	WELL & PUMP
	=	FILTER STATION
	=	MID TURNOUT PUMP
	=	MID CANAL
	=	SHOP
	=	HOUSE
	=	ENTRANCE



# INFRASTRUCTURE MAP



## WEST HOUSE

- 2,097 sq-ft
- 33856 Ave 9  
Madera, CA 93636

## MIDDLE HOUSE

- 2,708 sq-ft
- 34290 Ave 9  
Madera, CA 93636

## EAST HOUSE

- 2,589 sq-ft
- 34402 Ave 9  
Madera, CA 93636

## WEST SHOP

- 2,400 sq-ft

## EAST SHOP

- 1,500 sq-ft

## HORSE BARN

- 1,200 sq-ft

## MAIN/SOUTH SHOP

- 10,000 sq-ft

AVENUE 9

AVENUE 9

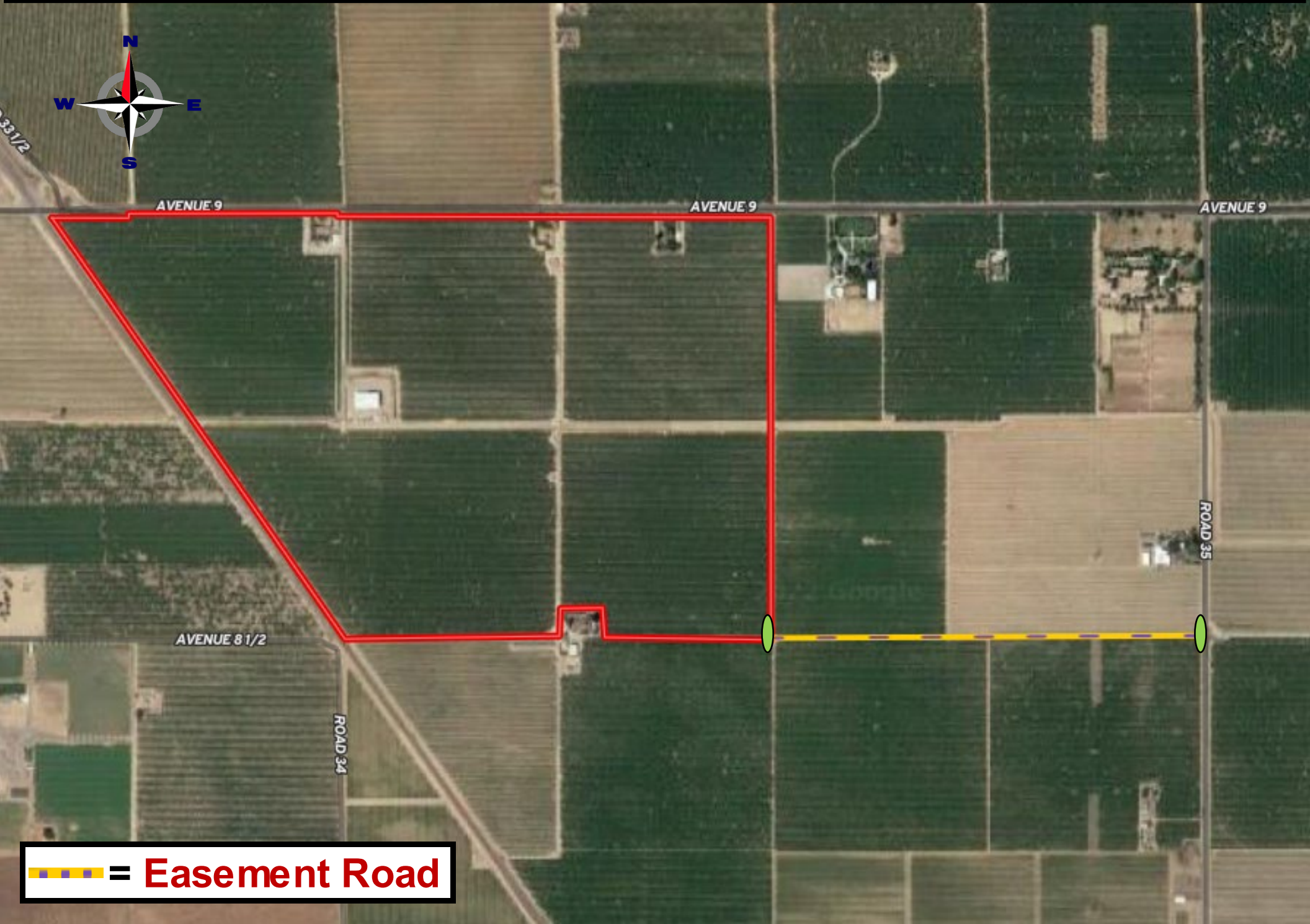
AVENUE 9

AVENUE 8 1/2

AVENUE 8 1/2



# EASEMENT DETAILS FOR PROPERTY ACCESS



AVENUE 9

AVENUE 9

AVENUE 9

AVENUE 8 1/2

ROAD 34

ROAD 35

 = Easement Road



# APN MAP DETAILS | MADERA COUNTY

APN: **048-100-010**  
GROSS ACRES: **20.26**

APN: **048-110-002**  
GROSS ACRES: **39.99**

APN: **048-100-011**  
GROSS ACRES: **31.72**

APN: **048-110-019**  
GROSS ACRES: **77.53**

APN: **048-110-004**  
GROSS ACRES: **38.17**

APN: **048-110-003**  
GROSS ACRES: **0.17**

TOWNSHIP: **12 S**  
RANGE: **19 E**  
SECTION: **19 & 20**

GROSS ACRES: **207.84**  
NET ACRES: **193.60**

AVENUE 81/2





# SOIL MAP DETAILS



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
HdA	Hanford (ripperdan) fine sandy loam, moderately deep and deep over silt, 0 to 3 percent slopes	121.00	62.50	0	20	4s
TwA	Tujunga loamy sand, 0 to 3 percent slopes	62.50	32.28	0	16	6e
DeB	Delhi sand, 3 to 8 percent slopes, MLRA 17	9.50	4.91	0	12	4e
SaA	San Joaquin sandy loam, 0 to 3 percent slopes, MLRA 17	0.60	0.31	0	14	4s
<b>TOTALS</b>		<b>193.60</b>	<b>100%</b>	<b>-</b>	<b>18.34</b>	<b>4.64</b>





Millerton  
Lake State  
Recreational  
Area

**WATERLAND VINEYARDS RAMPAGE, LLC**

**NERU PROPERTIES, LLC (MOIRA)**

**HEADWATER INVESTMENTS, LLC (AVE 9 RANCH)**

**CUATRO FARMES, LLC**

**UNO FARMES, LLC**

**SUNDRIED FARMES, LLC (GRAVELLY FORD)**

Madera

Clovis

Fresno

Kerman

CALWA

Sanger

99

99

145

145

41

99

41

145

168

168

145

99

41

168

180

180

180

180

168

180

180

180

99