

HWY 41 MADERA OPEN GROUND

Madera County, California

61.94± Acres

\$750,000
(\$12,109/Acre)



- Over 1/2 mile of Hwy 41 Frontage
- (2) Deep Wells
- Perimeter Fenced and Rolling Hills



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PROPERTY LOCATION



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PROPERTY INFORMATION

DESCRIPTION

This 61.94 acre ranch is located in Madera just a mile north of Highway 41 and Highway 145 intersection on the East Side of the road. It is caddy corner to the Highway 41 RV & Boat Storage and offers over ½ mile of Hwy 41 frontage presenting endless opportunities for buyers. This ranch is gentle rolling hills and offers (2) 1300' deep wells that are speculatively drilled in close proximity to the various potential homesites this ranch has to offer.

LOCATION

East side of Hwy 41 just 1 Mile north of Hwy 41 and Hwy 145 intersection.

LEGAL

Madera County APN: 051-145-006

Located in a portion of Section 28, Township 10S, Range 20E, M.D.B&M.

ZONING

ARF – Agricultural Rural Foothill District

The property is NOT located within the Williamson Act.

LAND USE

Dry land pasture.

WATER

(2) Deep wells, each drilled over 1300' deep

BUILDINGS

None

PRICE/TERMS

\$750,000 all cash at the close of escrow.

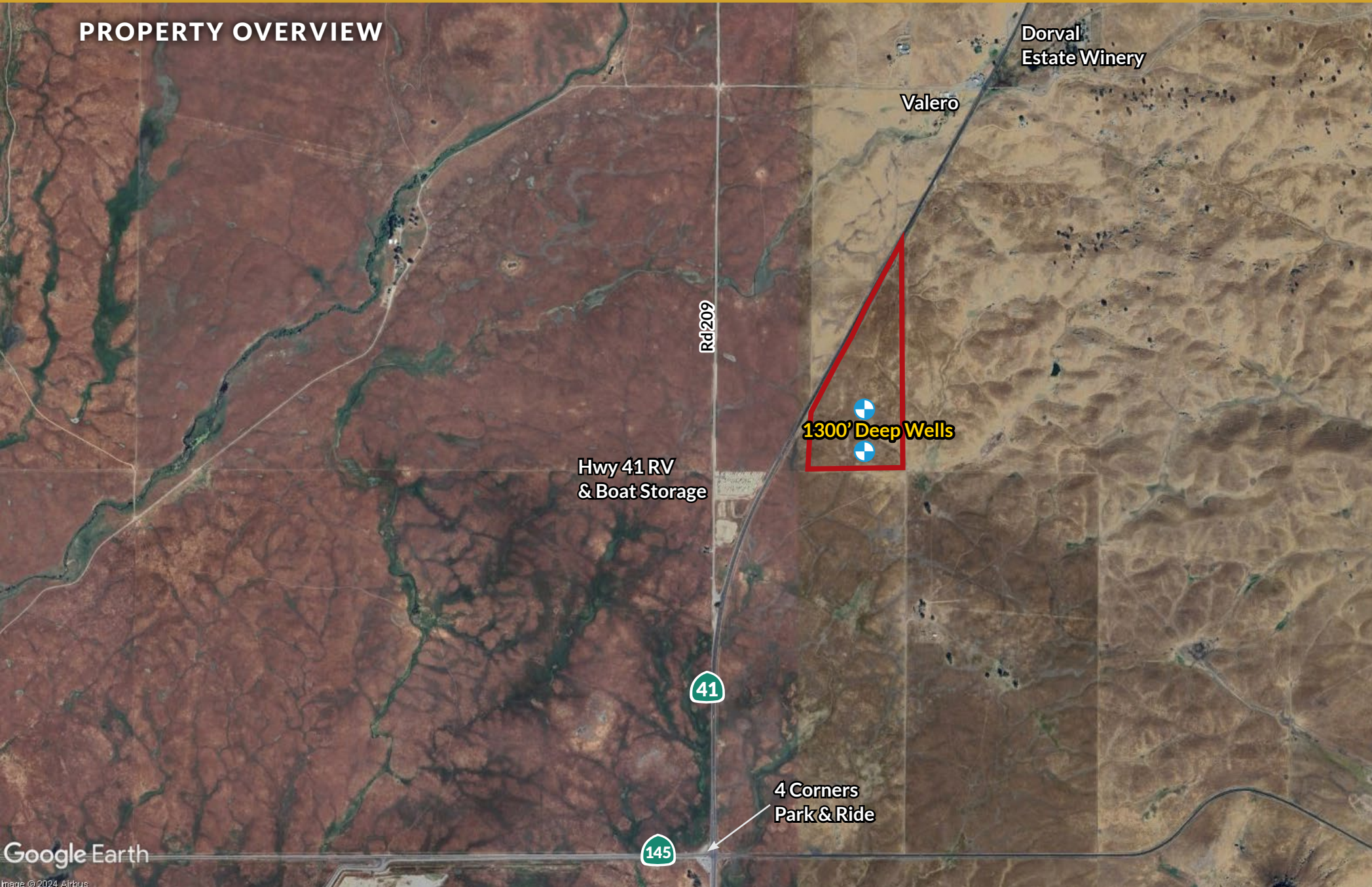


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PROPERTY OVERVIEW



HWY 41 MADERA OPEN GROUND

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PROPERTY PHOTO

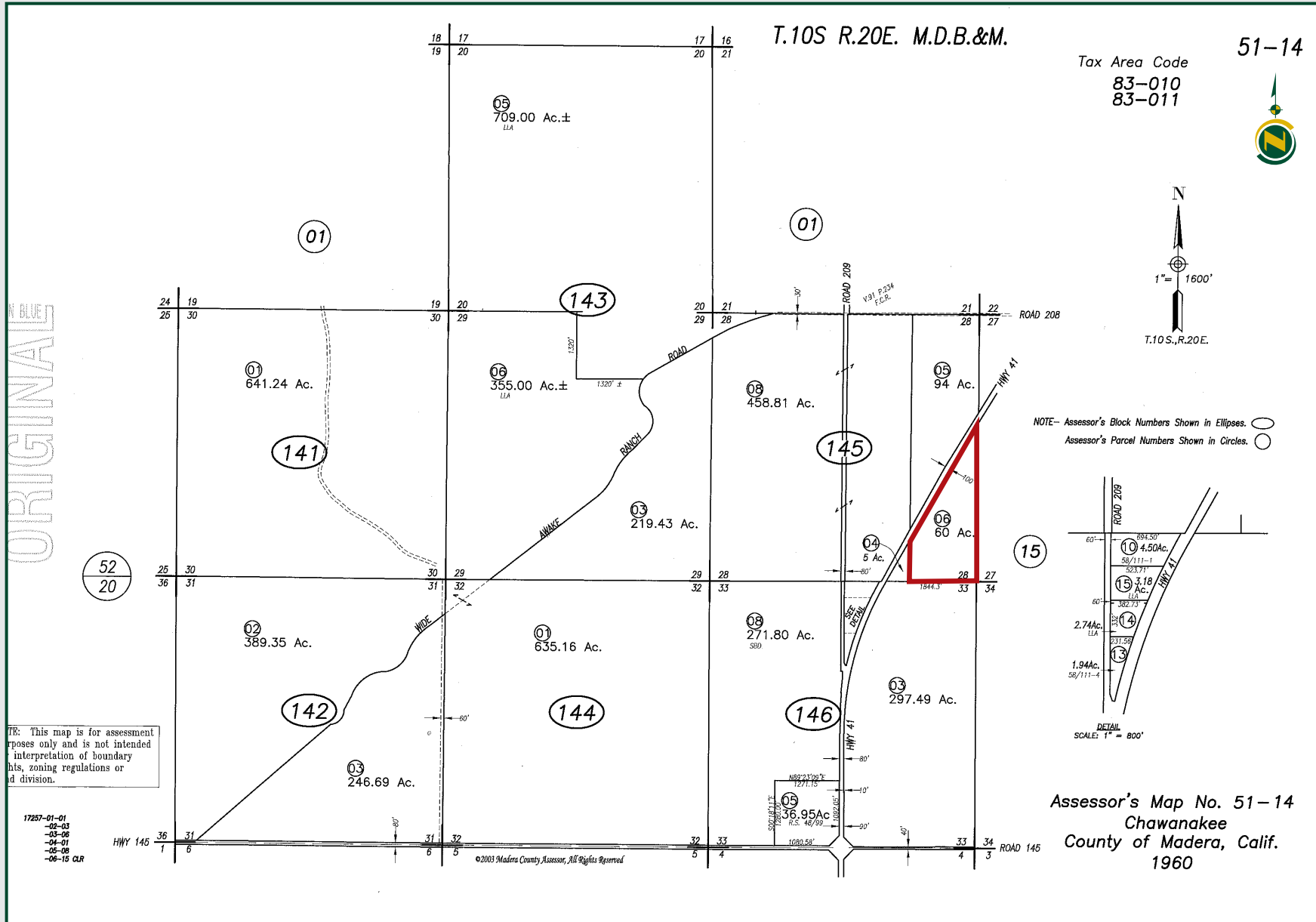


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PARCEL MAP



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PROPERTY PHOTOS



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Water Disclosure: The Sustainable Groundwater Management Act (SGMA) was passed in 2014, requiring groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. SGMA may limit the amount of well water that may be pumped from underground aquifers. Buyers and tenants to a real estate transaction should consult with their own water attorney; hydrologist; geologist; civil engineer; or other

environmental professional. Additional information is available at: California Department of Water Resources Sustainable Groundwater Management Act Portal - <https://sgma.water.ca.gov/portal/> Telephone Number: (916) 653-5791
Policy on cooperation: All real estate licensees are invited to offer this property to prospective buyers. Do not offer to other agents without prior approval.