

MADERA INDUSTRIAL GROUND

Madera County, California

\$65,000

PRICE REDUCED



0.86± Acres

- Lot With Grain Storage Silos
- Industrial Development Nearby
- Frontage to BNSF Railroad
- County Road Access

Exclusively Presented by:

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CA DRE #00020875

PROPERTY INFORMATION

DESCRIPTION

This property is currently open ground with BNSF rail frontage and county road access. The lot was historically used for grain storage and has 4 large metal silos. There are industrial developments and storage yards nearby.

LOCATION

Located on the northwest corner of Road 29 and Avenue 15 1/2.

LEGAL

Madera County APN: 035-110-071. Located in a portion of Section 16, T11S, R18E, M.D.B.&M.

ZONING

BXEH - Agricultural, Industrial, Commercial, Manufacturing, Machinery, Production, Grain. The property is NOT located within the Williamson Act.

WATER/IRRIGATION

None.

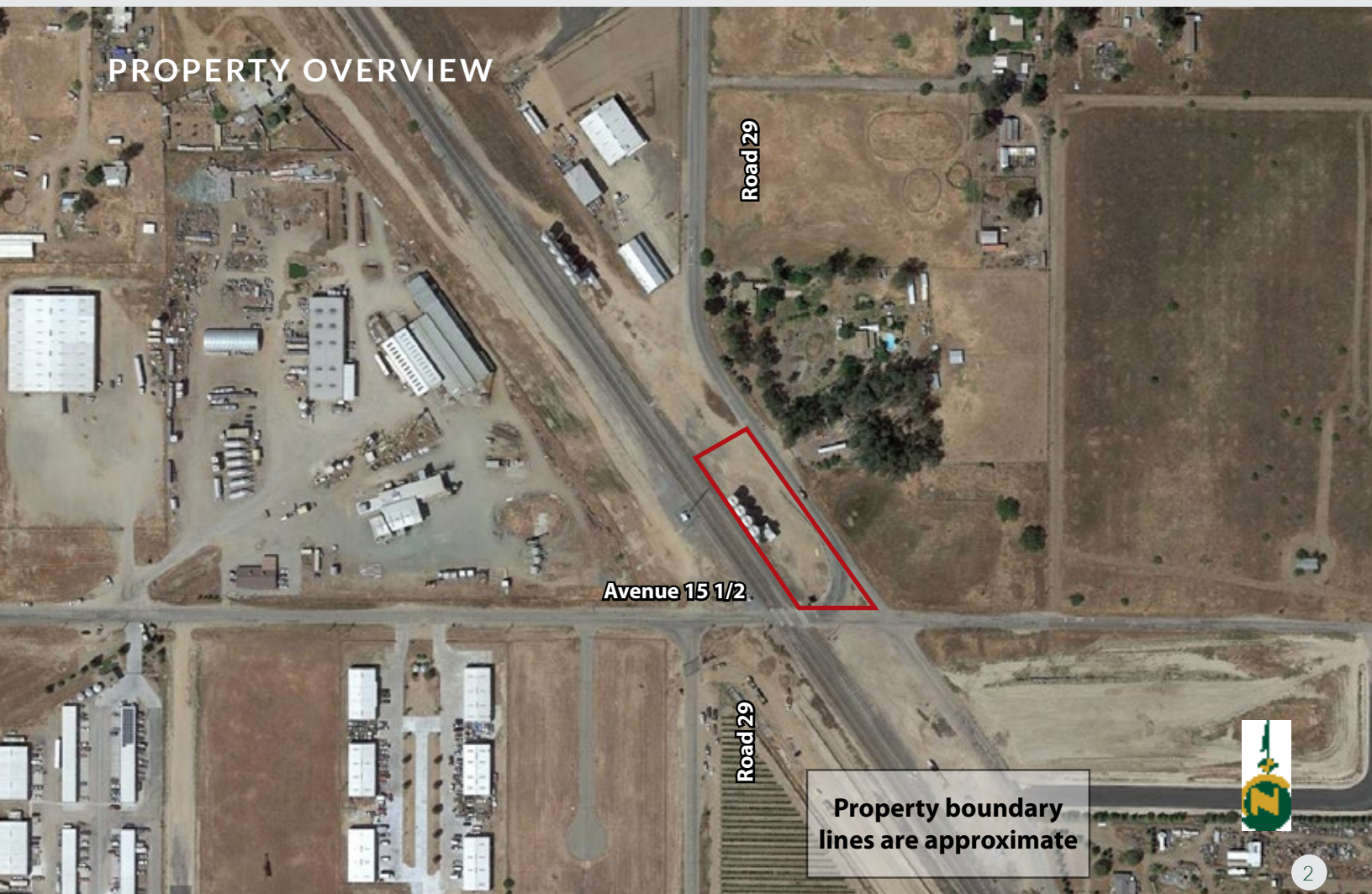
BUILDINGS/IMPROVEMENTS

Four grain silos and a small storage building.

PRICE/TERMS

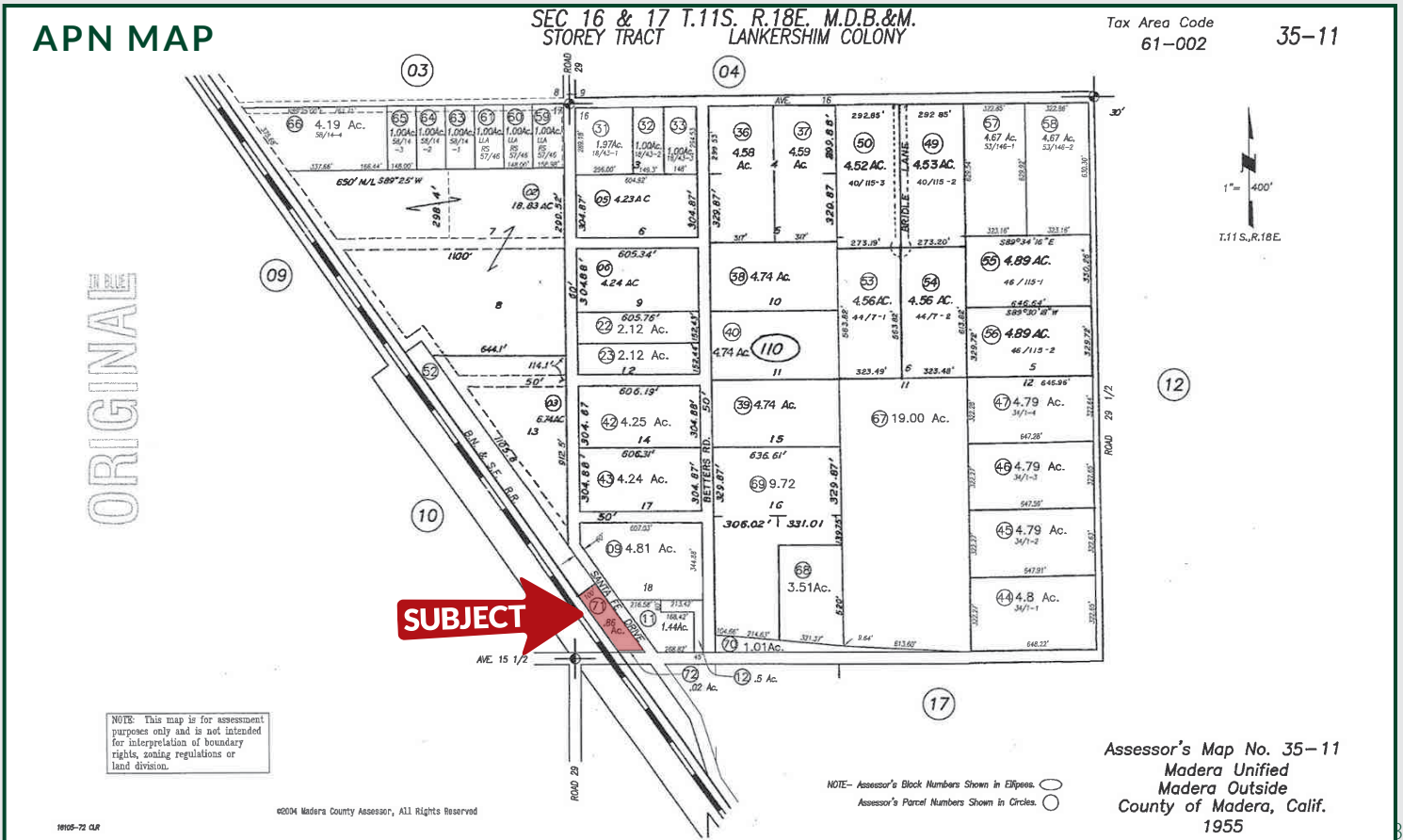
\$65,000 cash at the close of escrow.

PROPERTY OVERVIEW



MADERA INDUSTRIAL GROUND

0.86± Acres
Madera County, CA



STATE MAP



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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.



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