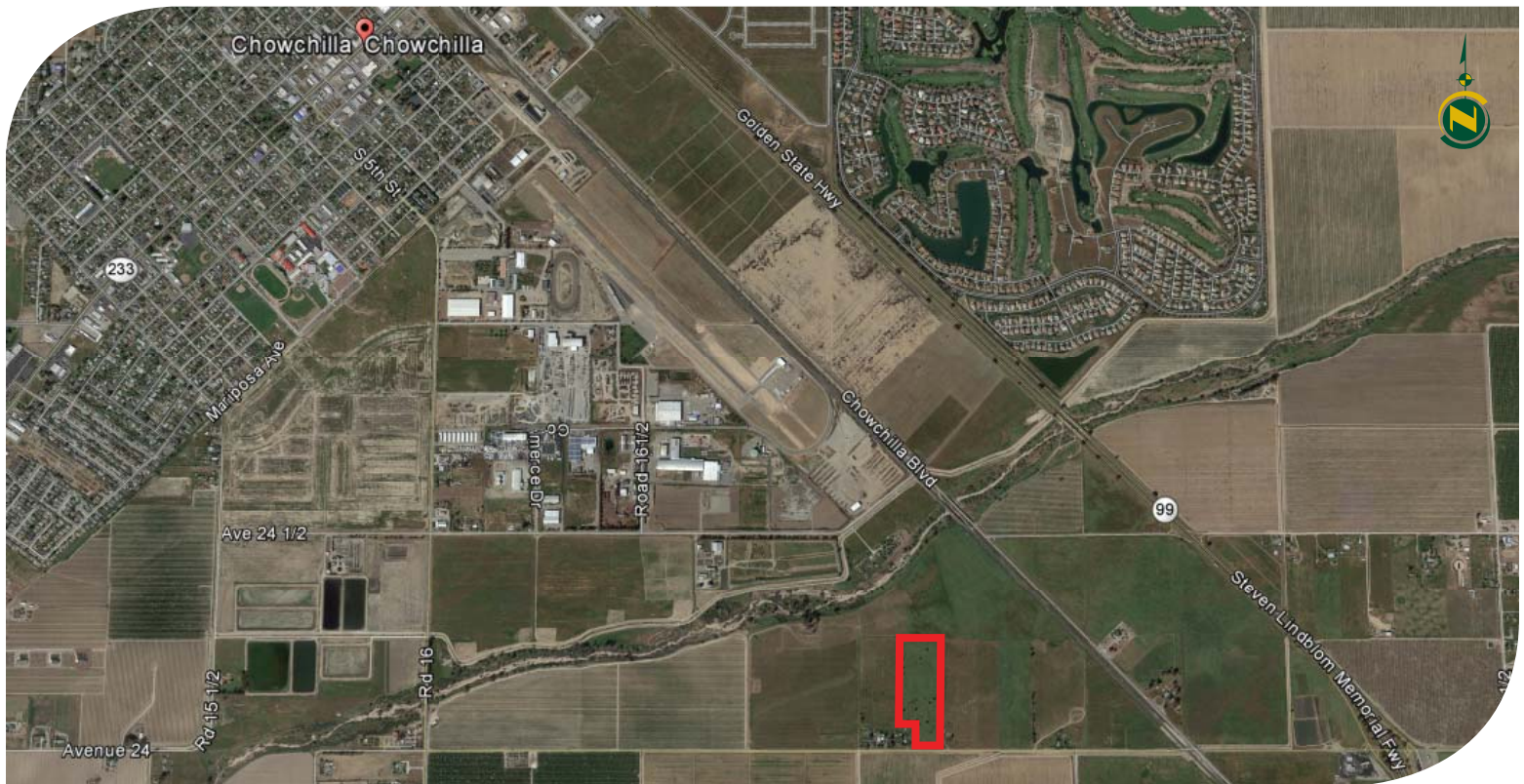




**PEARSON
REALTY**
AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

FOR SALE

Chowchilla Open Ground



13.89± Acres
Madera County, California

- Ready to Develop
- Easy Access to Freeway 99
- Zoned Heavy Industrial

**Exclusively Presented By:
Pearson Realty**



CALIFORNIA'S LARGEST AG BROKERAGE FIRM

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Chowchilla Open Ground

13.89± Acres

\$277,800

DESCRIPTION:

This Chowchilla area opportunity is open land ready to be developed. It is a portion of land that has been annexed by the City of Chowchilla. It is currently zoned Heavy Industrial but the City Planner says that it can possibly be used as agriculture with a letter stating land was at rest but has been agriculture historically. (Buyers should confirm use with the City) In a convenient location just west of US 99 Freeway.

LOCATION:

The property is located on the north side of Avenue 24 between Road 17 and Road 17 1/2, just west of Highway 99 and Chowchilla Blvd.

LEGAL:

Madera County APN 002-350-013 and is located in a portion of Fairmead Colony No. 6, Portion lot 724, Section 33, Township 9S, Range 18E. M.D.B. & M.

SOILS:

Greenfield coarse sandy loam 0 to 3% slopes.
Madera fine sandy loam 0 to 3% slopes.
Ramona sandy loam 0 to 3% slopes.

WATER:

Property is located in Chowchilla Water District but does not have a water outlet.

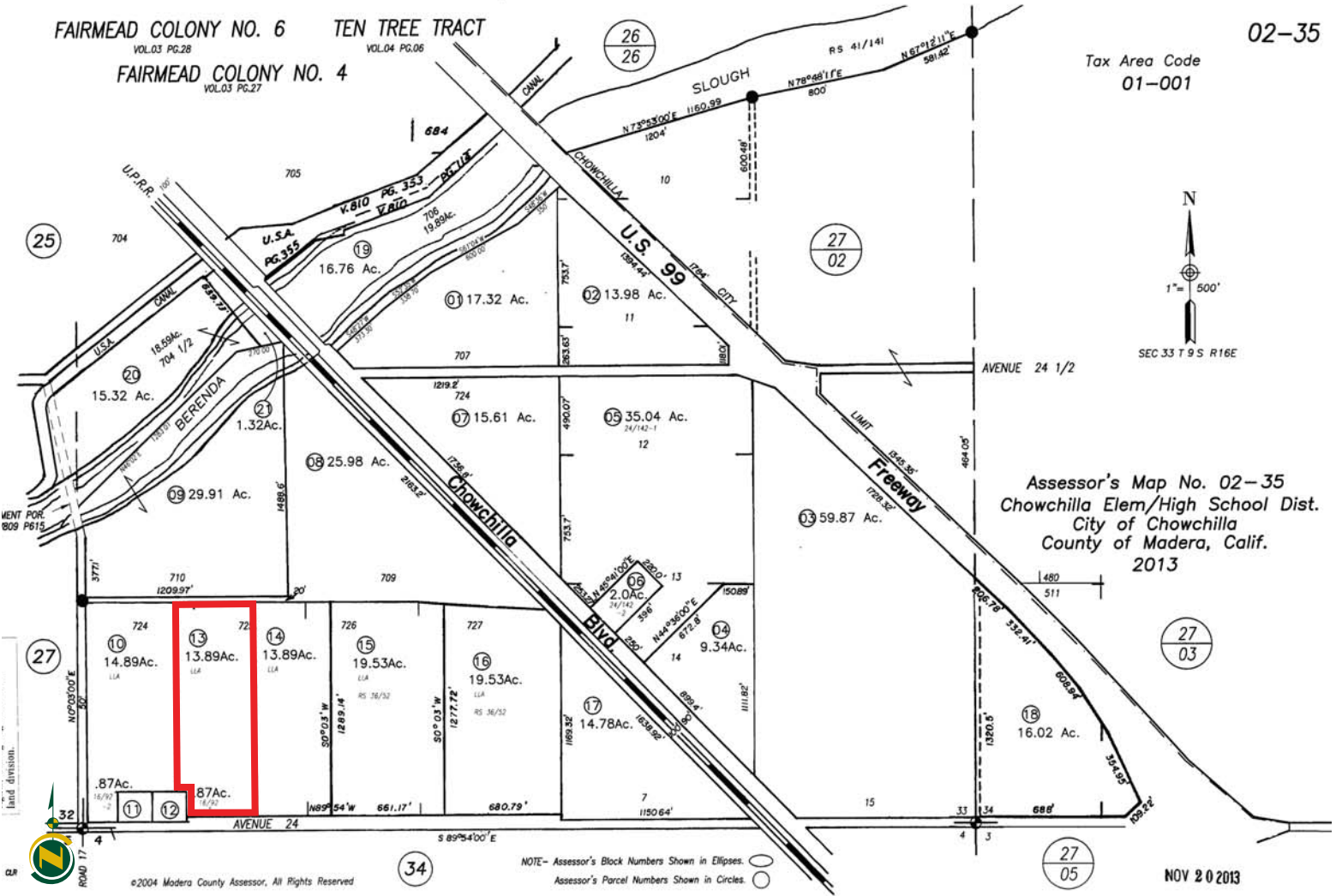
ZONING:

Heavy Industrial, the property is not under the Williamson Act Contract.

PRICE & TERMS:

\$277,800 or terms acceptable to Seller.

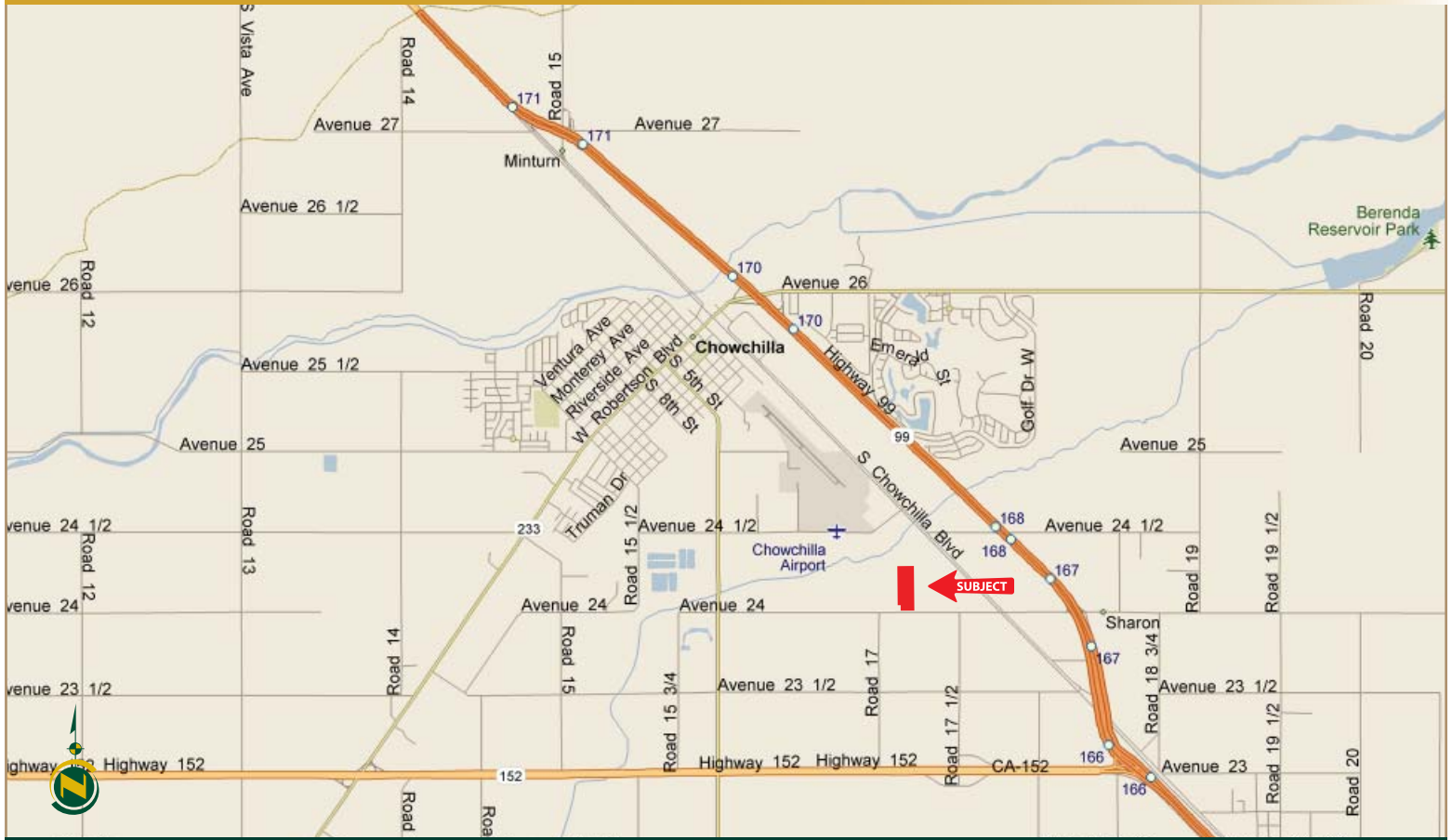
ASSESSOR'S PARCEL MAP



PROPERTY PHOTOS



LOCATION MAP



REGIONAL MAP



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We believe the information contained herein to be correct. It is obtained from sources which we regard as reliable, but we assume no liability for errors or omissions. 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.

