



**PEARSON
REALTY**

AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

FOR SALE

Madera Open Ground



40.45± Acres
Madera County, California

- San Joaquin River location and views
- General Plan - low density residential
- New well drilled

Exclusively Presented By:
Pearson Realty



CALIFORNIA'S LARGEST AG BROKERAGE FIRM

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CA BRE #00020875



Madera Open Ground

40.45± Acres

\$1,213,500

LOCATION:

The property consists of 2 parcels totaling 40.45± acres of open ground. It is located on the south side of Avenue 7 approximately 1 3/4 miles east of Freeway 99, just north of the San Joaquin River on the Madera/Fresno County line.

DESCRIPTION:

The property is open ground. Great potential for permanent plantings. The property is fenced on the north, east and west sides. There is a beautiful building site overlooking the San Joaquin River and Riverside Golf Course and great access to the San Joaquin River.

LEGAL:

Madera County APN's: 048-280-009 (24.76± acres) and 048-280-011 (15.69± acres). The zoning calls for planned residential development district. The general plan for Madera County is low density residential. The property is not in the Williamson Act, per Madera County.

WATER:

Domestic well, drilled and ready for pump.

SOILS:

Hanford (ripperdan) fine sandy loam, moderately deep and deep over silt, 0-3% slopes
San Joaquin sandy loam, 0-3% slopes
Tujunga loamy sand, 3-8% slopes
Hanford fine sandy loam, 0-1% slopes
Hanford gravelly sandy loam, 3-8% slopes

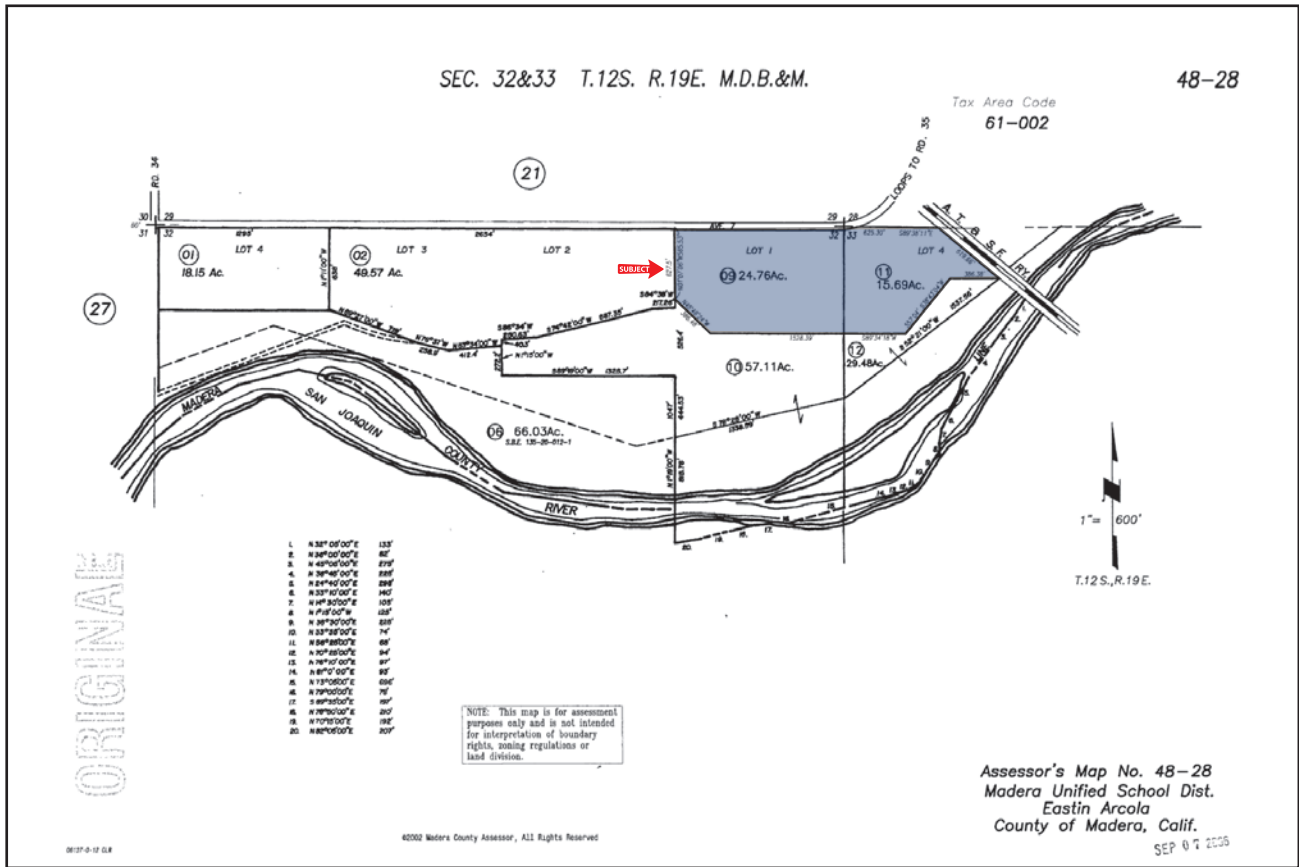
**BUILDINGS/
IMPROVEMENTS:**

None.

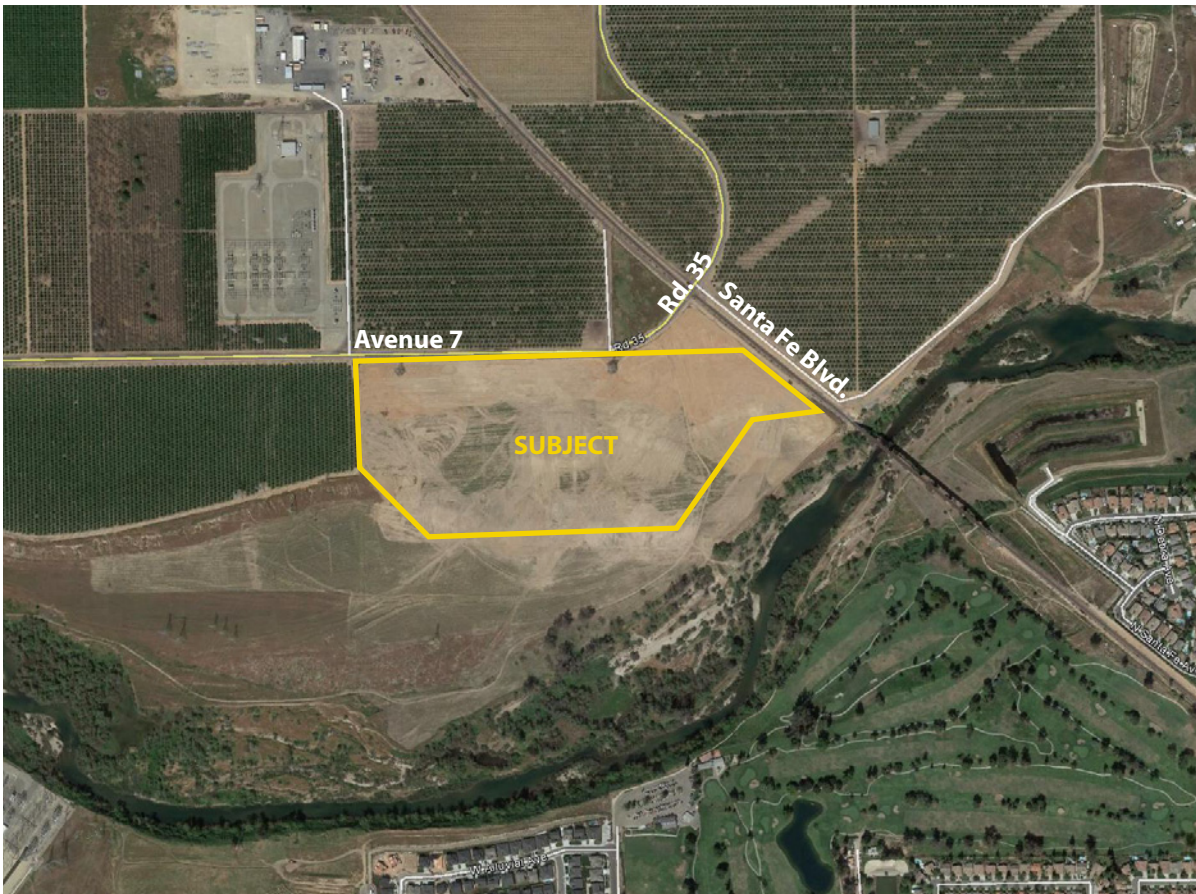
PRICE/TERMS:

\$1,213,500 All cash or terms acceptable to Seller.

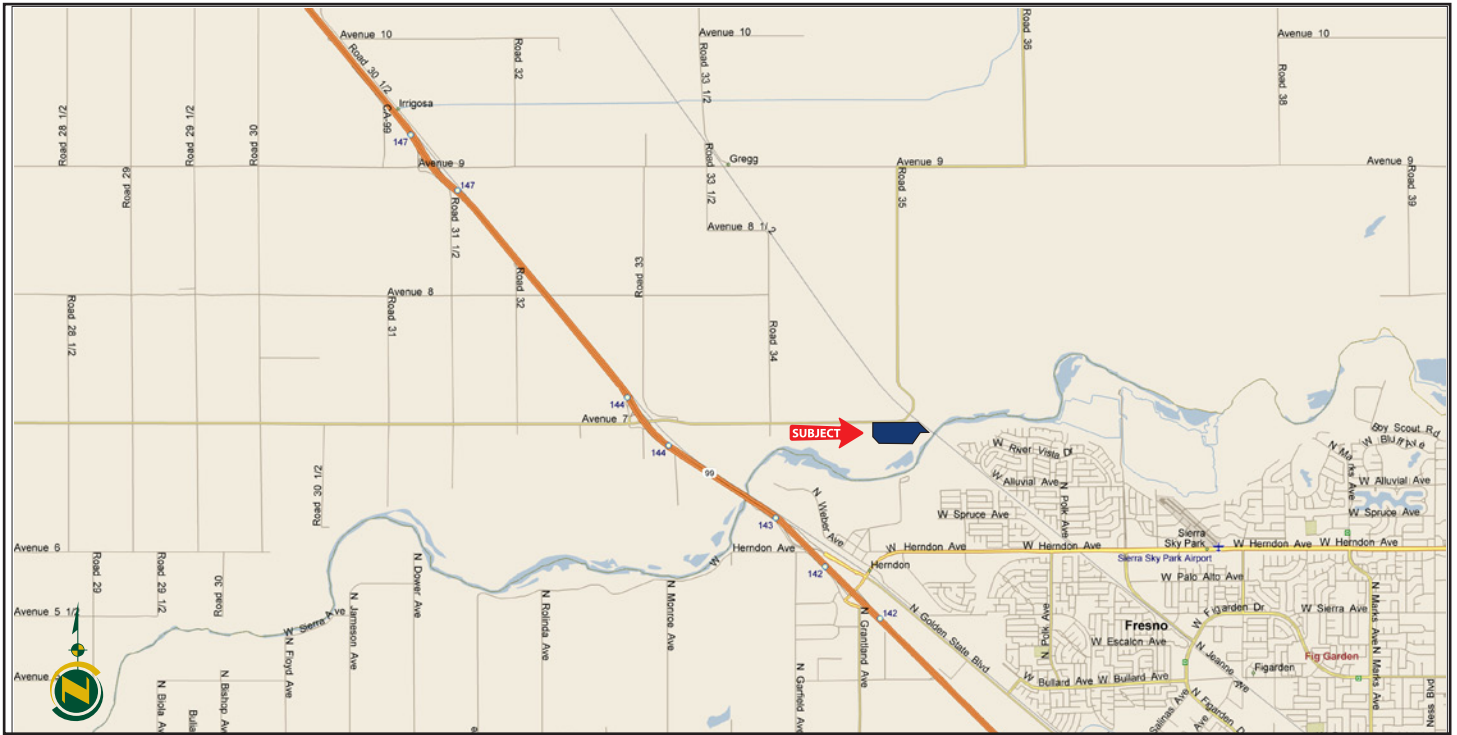
ASSESSOR'S PARCEL MAP



PLANTING MAP



LOCATION MAP



REGIONAL MAP

SOILS LEGEND

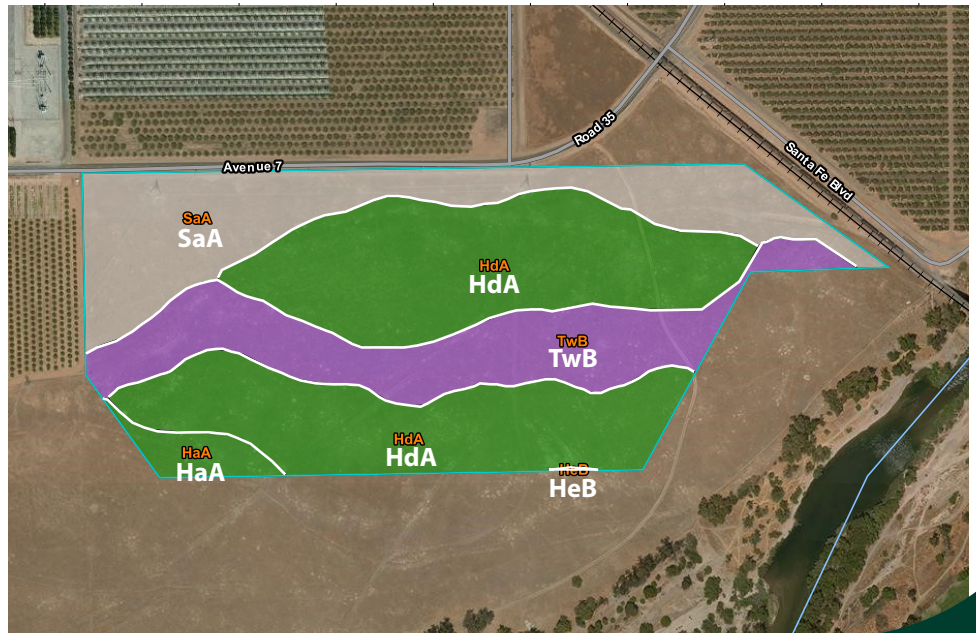
HdA - Hanford (ripperdan) fine dandy loam, moderately deep and deep over silt, 0-3% slopes

SaA - San Joaquin sandy loam, 0-3% slopes

TwB - Tujunga loamy sand, 3-8% slopes

HaA - Hanford fine sandy loam, 0-1% slopes

HeB - Hanford gravelly sandy loam, 3-8% slopes



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

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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.

