

BASS LAKE RANCH

Madera County, California

50.99± Acres

\$250,000
(\$4,903/Acre)



- Hunting Ranch
- Potential for Homesite
- Various Recreational Activities



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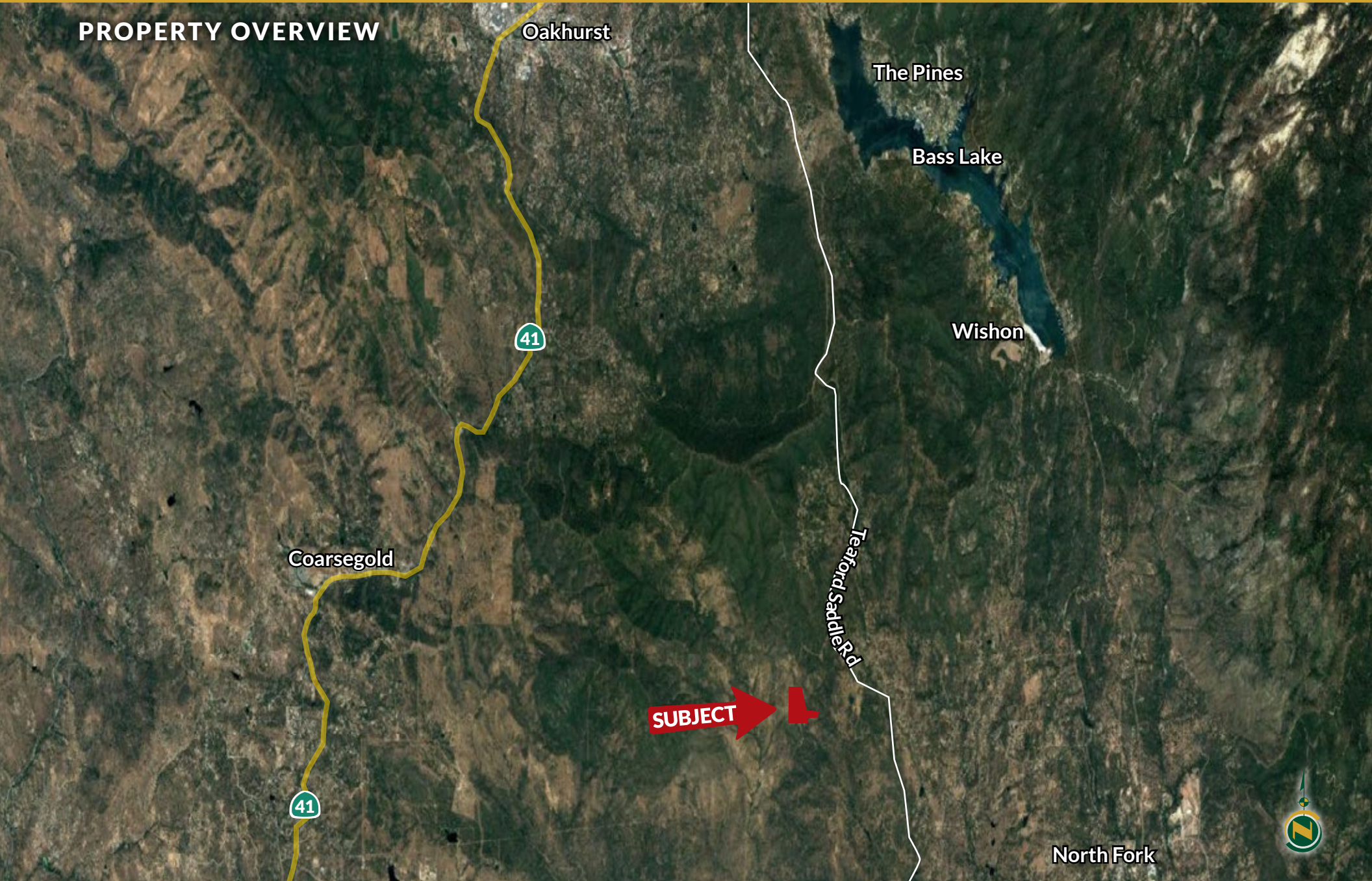


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PROPERTY OVERVIEW



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PROPERTY INFORMATION

DESCRIPTION

This ranch is a hunter's paradise that is home to turkey, deer, pigs, bocats, coyotes, bears, doves, quail and many varmint species. Most of the land above the subject property is owned by the Forest Service, which makes a great habitat for many of the above-mentioned species known to roam this property. The ranch consists of oak studded terrain and partial brush cover. Recreational activities may consist of hunting, hiking, horseback riding and ATV riding. There is also a building site, with easy access to power, that has beautiful views of the property and valley below.

LOCATION

The property is located 45 minutes north of Fresno just up SR 41, in between North Fork and Bass Lake off of Teaford Saddle Road. From the Bass Fork Mini Mart, travel north on Road 221 and turn left on Road 223/Teaford Saddle Road. Continue 1.9± miles and turn left onto Church Ranch Road and follow the road until it dead ends into a dirt road. The ranch is located behind 2 locked gates. Permission to enter must be obtained from the listing agent.

LEGAL

Madera County APN: 061-520-03. Located in a portion of Section 9, T8S, R22E, M.D.B.&M.

ZONING

RM (Rural Mountain District).

The property is not located within the Williamson Act.

LAND USE

Hunting ranch.

WATER/IRRIGATION

None

BUILDINGS

None

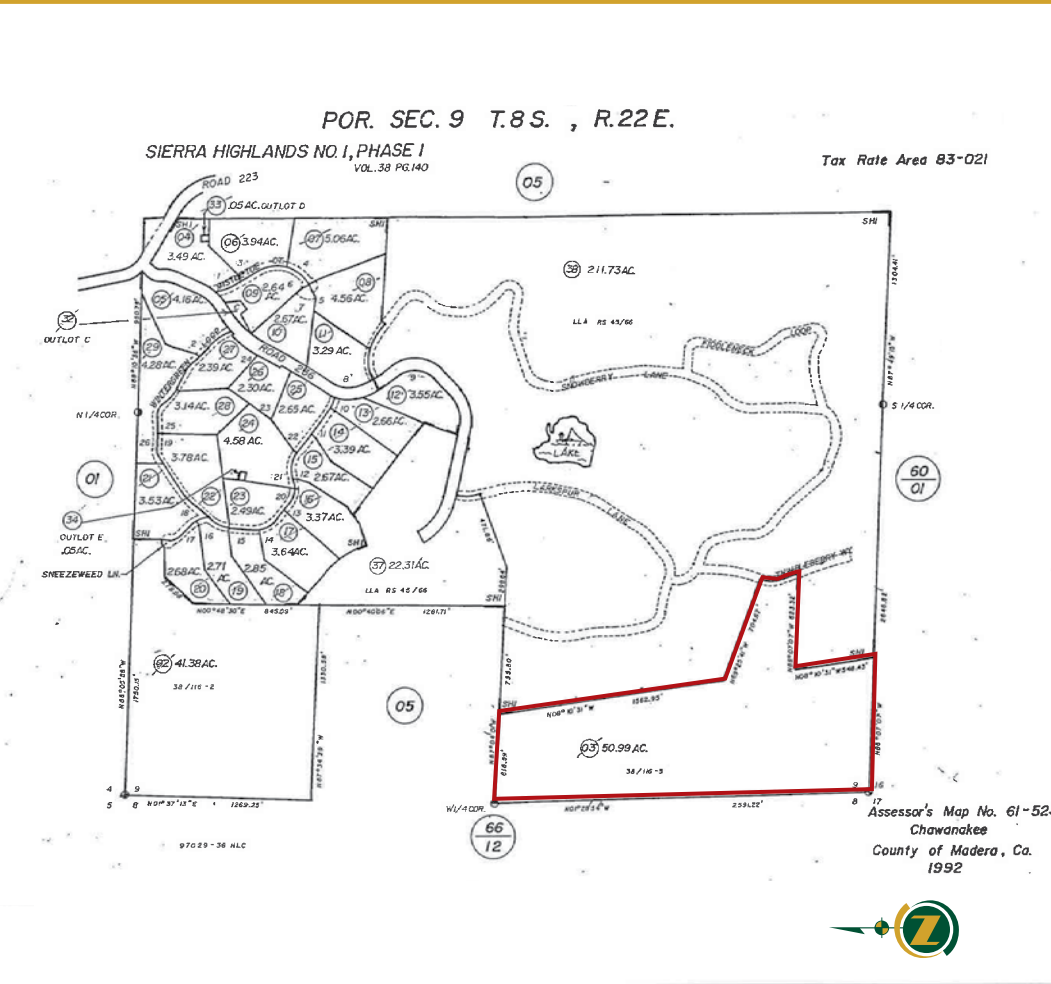
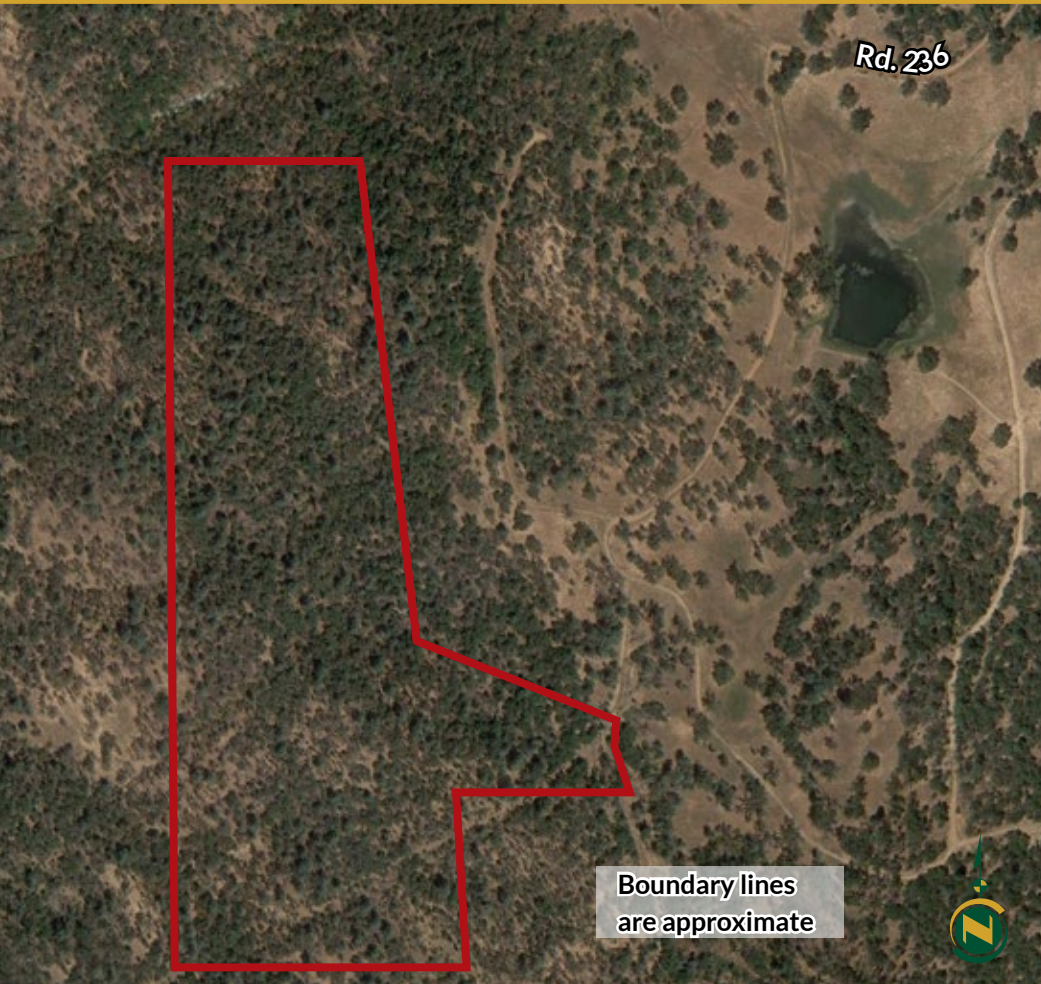
PRICE/TERMS

\$250,000 cash at the close of escrow.



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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.**