

# RAYMOND RANCH

Madera County, California

370.83± Acres

**\$890,000**  
(\$2,400/Acre)

**PRICE REDUCED**

- Large Pond and Willow Creek
- Graded Roads For Easy Access
- Close Proximity to Raymond



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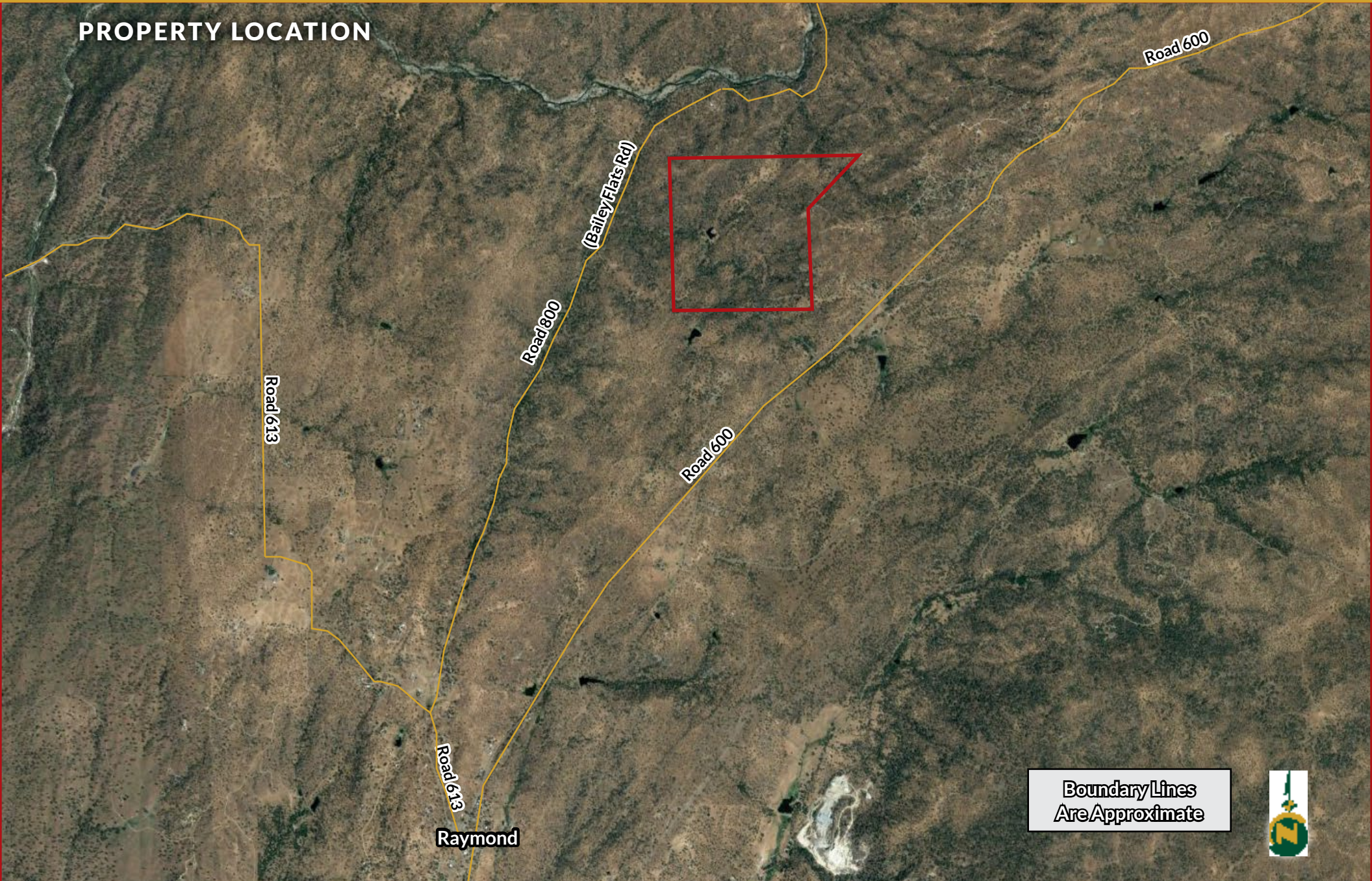


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## PROPERTY LOCATION



Boundary Lines  
Are Approximate





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## PROPERTY INFORMATION

### DESCRIPTION

This gorgeous ranch is located in the foothills of Madera County just north of the town of Raymond. It boasts a secluded setting with plenty of wildlife roaming due to Willow Creek and easy access throughout via graded roads. This ranch has historically been operated as a cattle ranch in addition to the outdoor activities it offers, such as horseback riding, UTV/ATV riding, fishing, hunting, and many others.

### LOCATION

The ranch has (2) legal access points. One entrance is located on the east side of Road 800 (Bailey Flats Road); 3 Miles North of the Raymond General Store, and the other entrance is located off of Road 600 just 3.5 miles north of the store.

### LEGAL

Madera County APN: 053-121-007

### ZONING

AE-20, Agricultural Exclusive - 20 acres.  
The property is located within the Williamson Act.

### WATER

Seasonal creeks and pond.

### BUILDINGS

None.

### PRICE/TERMS

\$890,000 all cash at the close of escrow



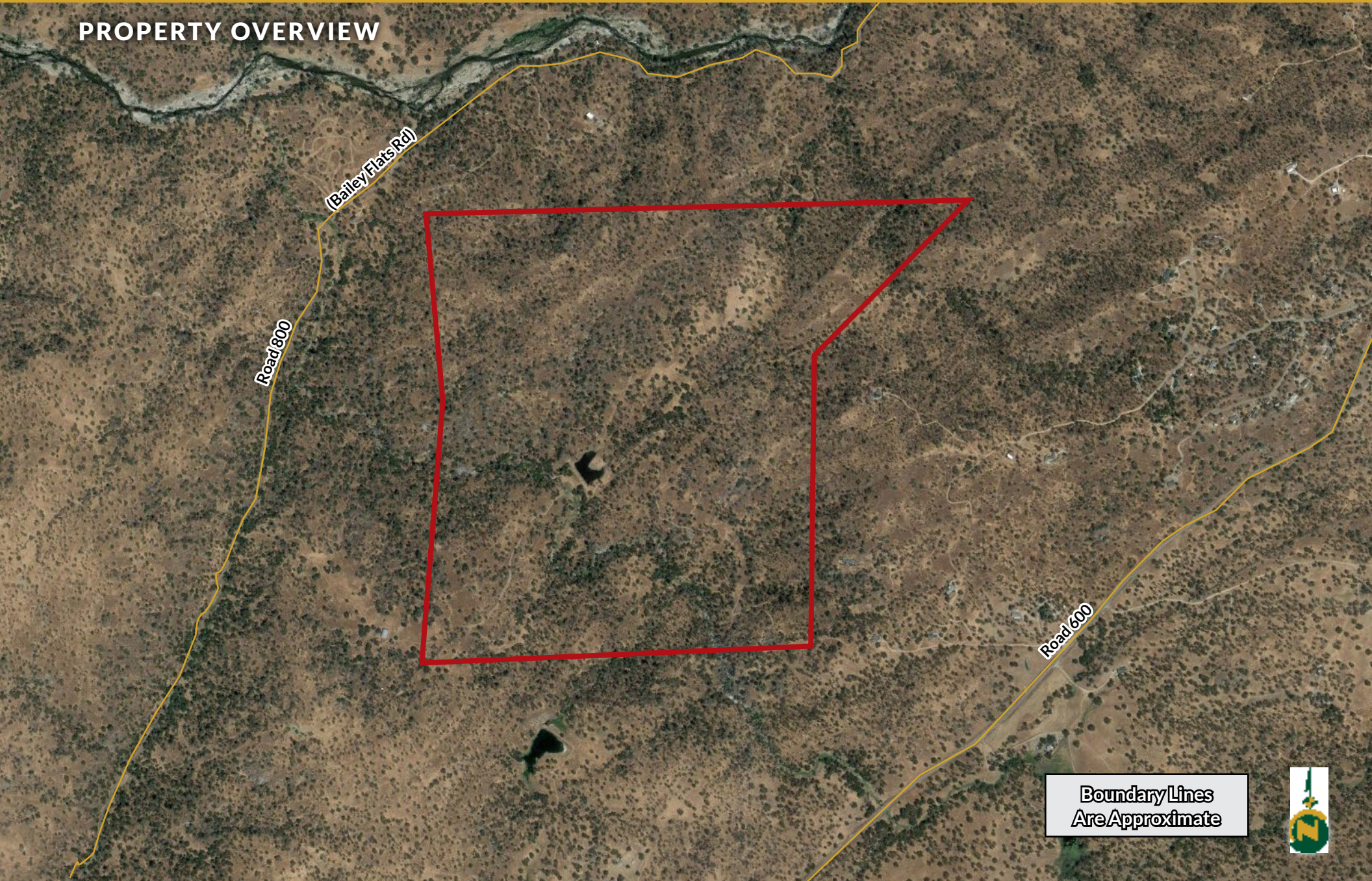


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## PROPERTY OVERVIEW

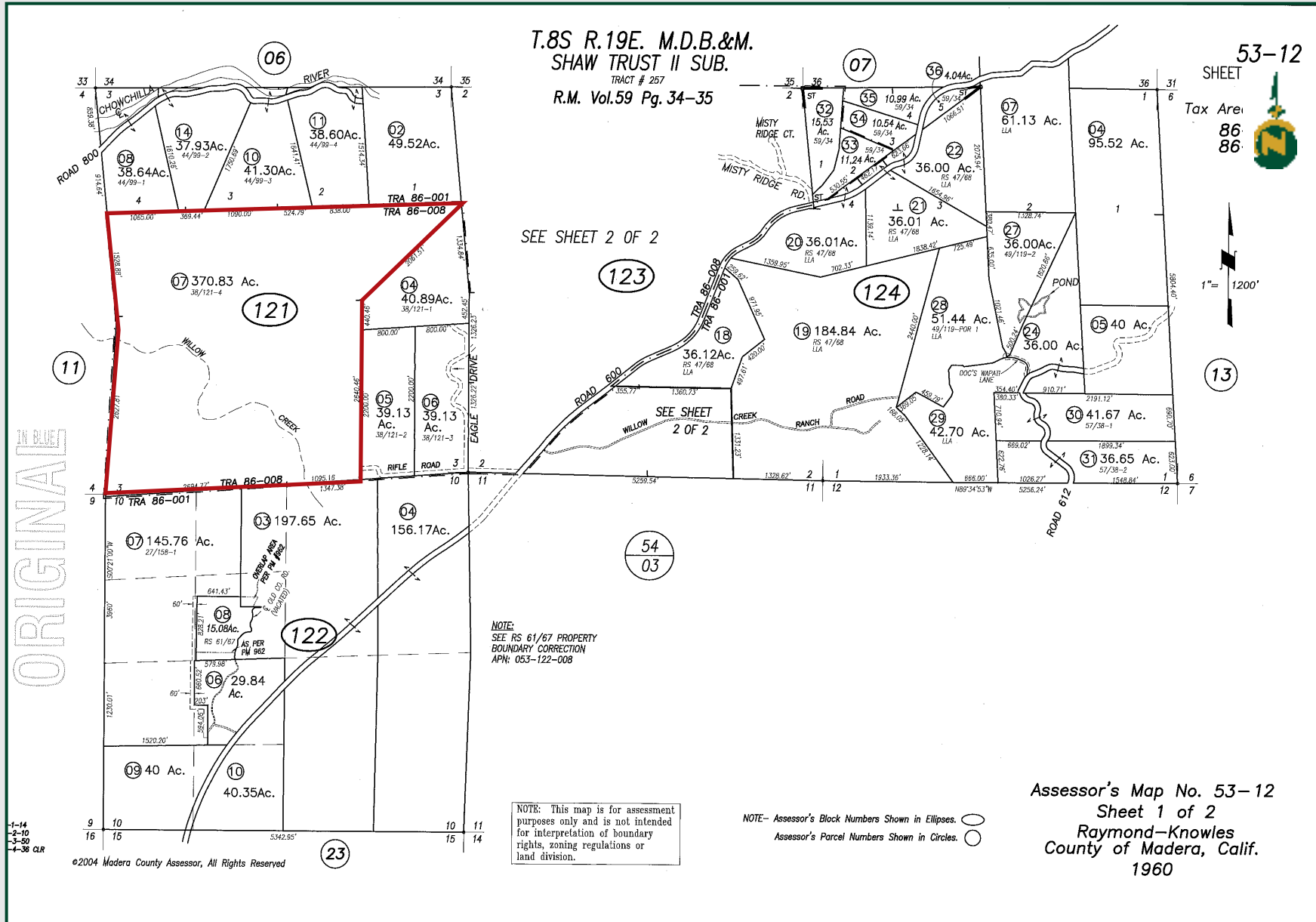


Boundary Lines  
Are Approximate





## PARCEL MAP





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## PROPERTY PHOTOS





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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.**