

O'NEALS RANCH

Madera County, California

240.00± Acres

\$480,000
(\$2,000 Acre)



- Recreational Foothill Ranch
- Nearby to Bass Lake
- Secluded Rural Setting



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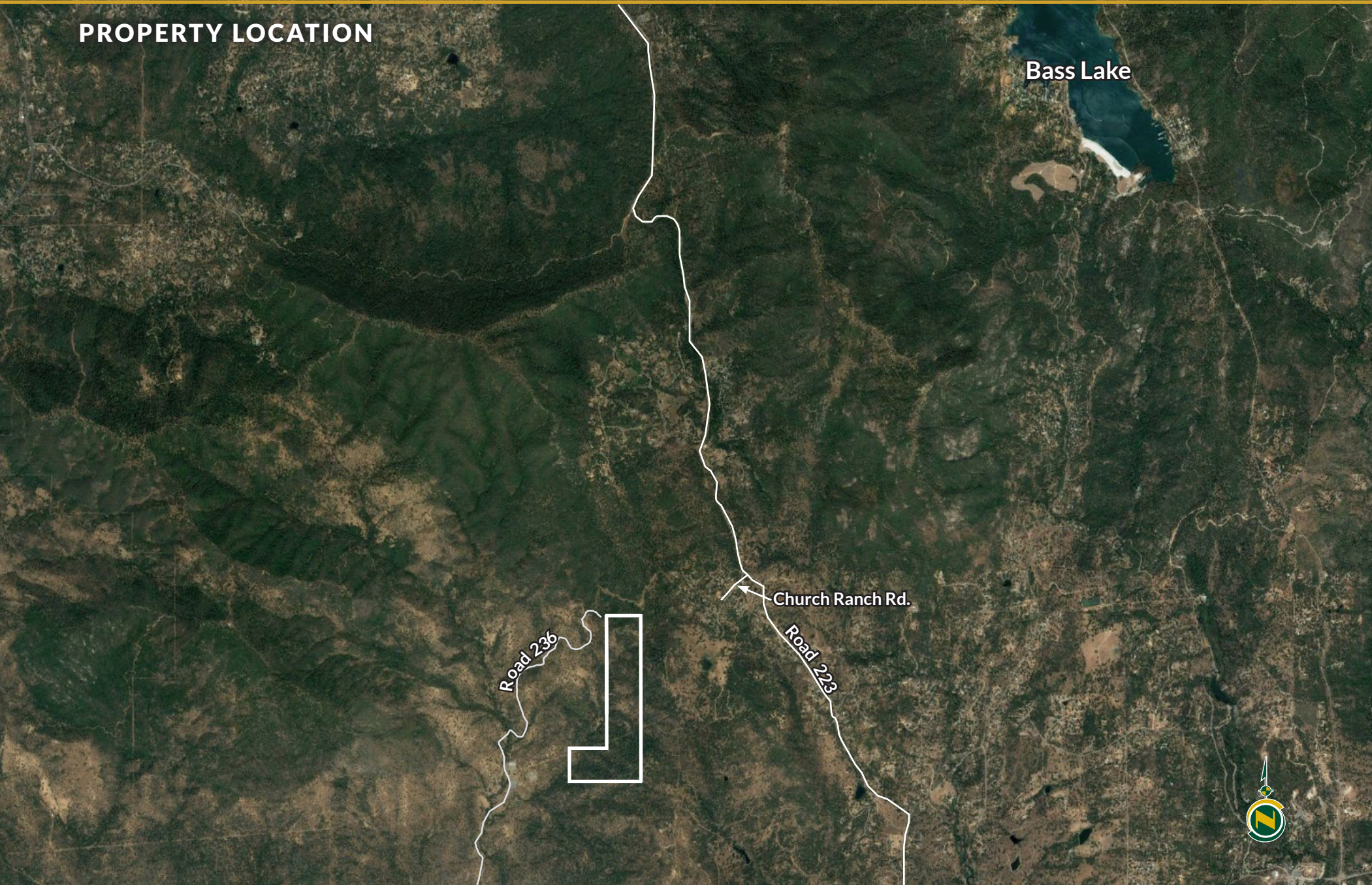


O'NEALS RANCH

240± Acres
Madera County, CA



PROPERTY LOCATION



PROPERTY INFORMATION

DESCRIPTION

This offering is 240± acres of recreational land located in the Madera County foothills just a few miles directly south of Bass Lake, near Sierra Highlands. This recreational property has gorgeous views of the Valley below and boasts a secluded setting with plenty of wildlife roaming throughout the area due to the close proximity of the Sierra National Forest. The neighboring property to the east is also for sale.

LOCATION

The property is located just west of the Sierra Highlands development off Road 223. The condition of the legal access to this property is unknown at this time, however, according to the previous owners, it was once believed to be off Road 200.

LEGAL

Madera County APN's: 050-095-008 and 066-120-016. Located in a portions of Sections 8 and 17, T8S, R22E, M.D.B.&M.

ZONING

RM Rural Mountain District

The property is not located within the Williamson Act.

PLANTINGS

Grazing land / Recreational

WATER

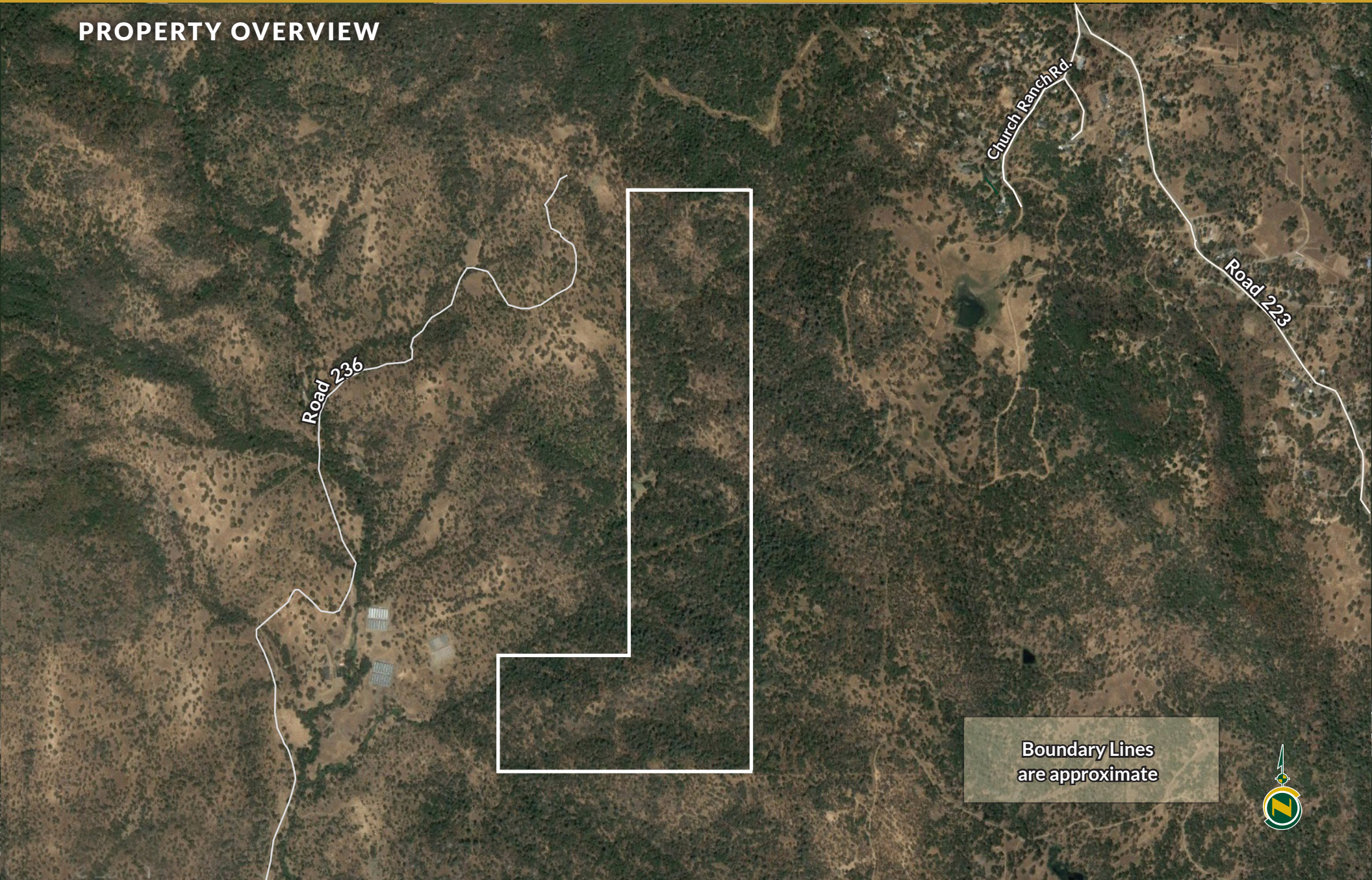
Seasonal creek

PRICE/TERMS

\$480,000 all cash at close of escrow.



PROPERTY OVERVIEW



O'NEALS RANCH

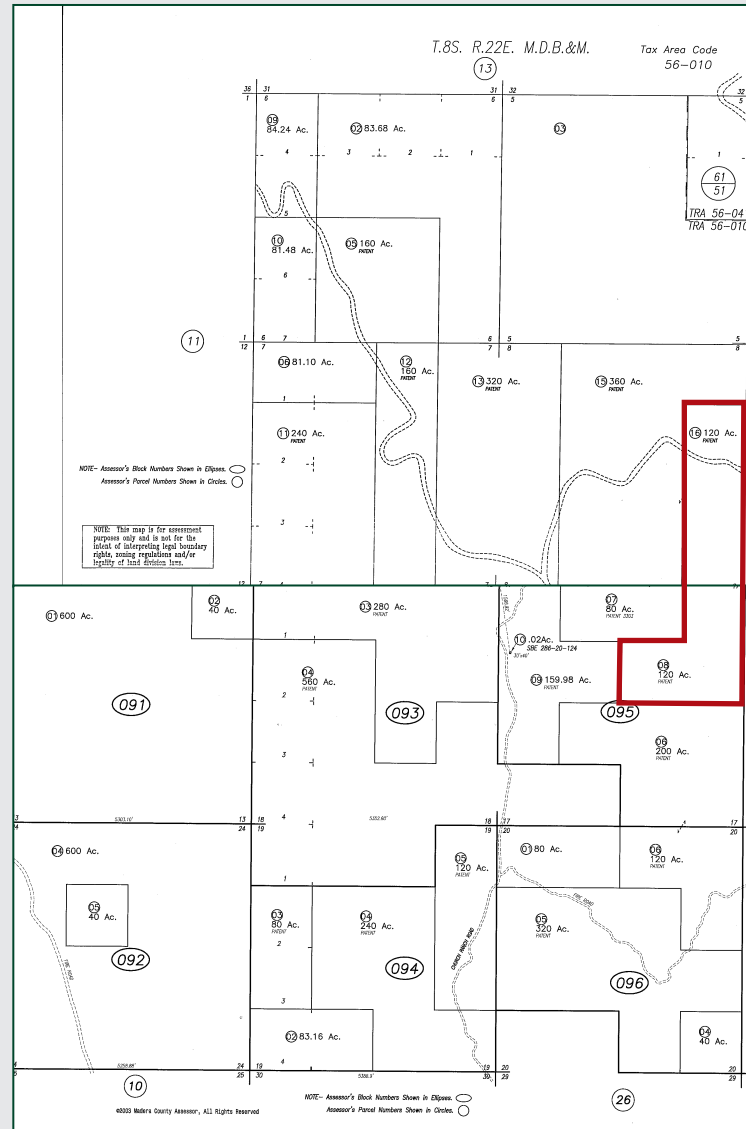
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3-D PROPERTY MAP



PARCEL MAP



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.