

# MADERA HOME SITE

Madera County, California

\$200,000

## LOCATION

The property is a half mile east of John J. Pershing Elementary School on Ellis St. between Chapin St. and Road 28, Madera, CA.

## LEGAL

Madera County APN: 037-060-004. Located in a portion of Section 7, T11S, R18E, M.D.B.&M.

## BUILDINGS

There are no buildings on the property

## WATER/IRRIGATION

There are no pumps or wells on the property.

## PRICE/TERMS

\$200,000 cash at the close of escrow.



**4.77± Acres**

- Madera County Home Site
- Build Your Dream Home

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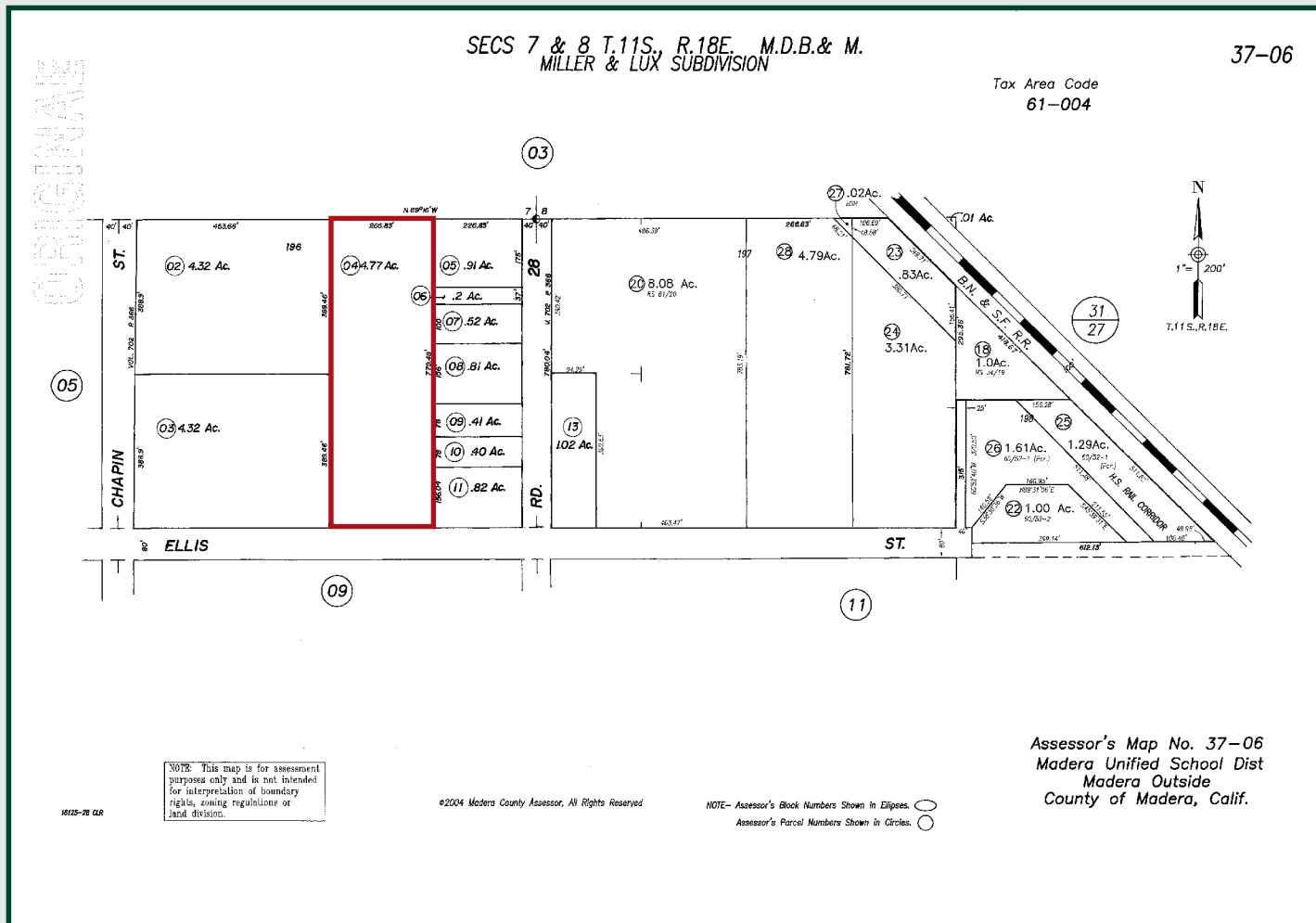
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## APN MAP



**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.**



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