

RAYMOND FOOTHILL RANCH

Madera County, California

188.76± Acres

\$530,000
(\$2,808/Acre)



- Road 612 Frontage & Access
- Rolling Foothills
- Homesite



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PROPERTY LOCATION



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PROPERTY INFORMATION

DESCRIPTION

This 188.76 acre offering in the lower foothill community is extremely accessible via county roads and offers a home site with great views of the valley and the Sierra's in the distance. It consists of rolling hills with (2) seasonal creeks, an Artesian well, electricity located nearby, and access off Road 612 to either side of the ranch. The property is a perfect opportunity for a family to establish roots in the country on private acreage with easy access from county-maintained roads.

LOCATION

Located approximately 5± miles northeast of Raymond, CA on the east and west sides of Road 612

LEGAL

Madera County APN: 053-124-005, 053-130-009
Located in portions of Sections 1 & 6, Township 8S, Range 19E & 20E, M.D.B&M.

ZONING

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

WATER/IRRIGATION

(2) season creeks along with an Artesian well

SOILS

See soils map included.

BUILDINGS

None.

PRICE/TERMS

\$530,000 cash at the close of escrow.

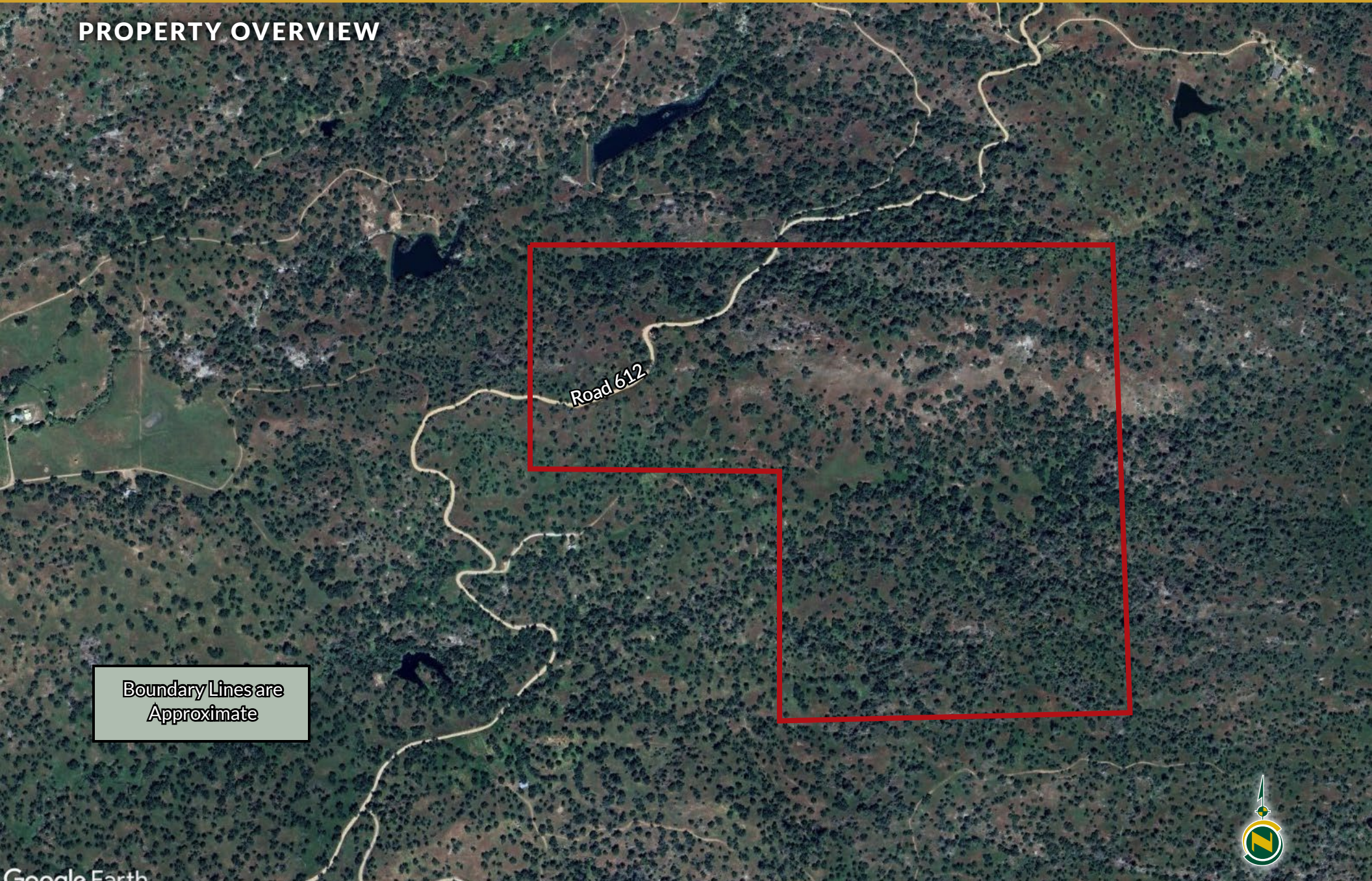


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PROPERTY OVERVIEW



Boundary Lines are
Approximate



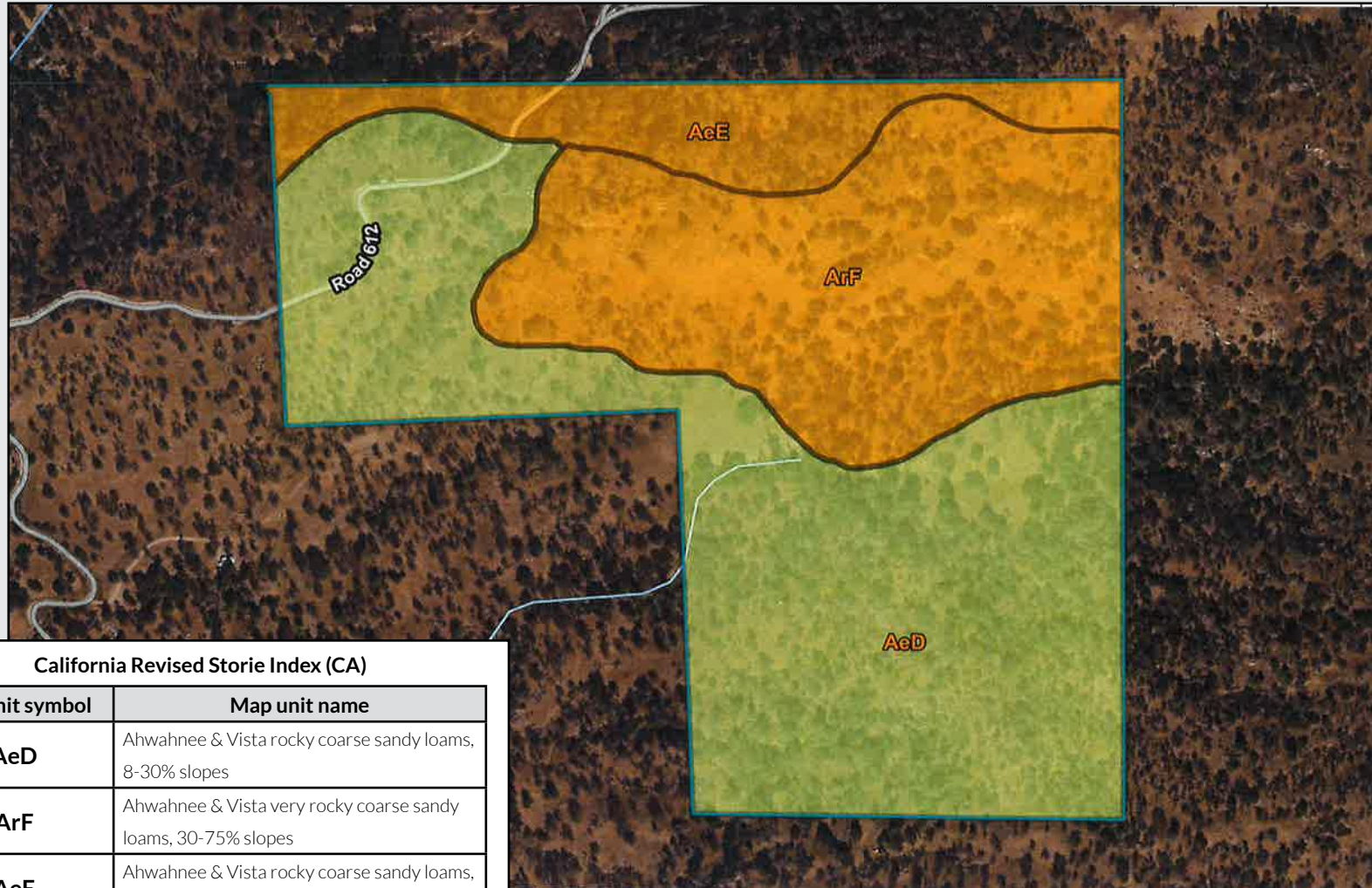
Google Earth

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SOILS MAP



California Revised Storie Index (CA)	
Map unit symbol	Map unit name
AeD	Ahwahnee & Vista rocky coarse sandy loams, 8-30% slopes
ArF	Ahwahnee & Vista very rocky coarse sandy loams, 30-75% slopes
AeE	Ahwahnee & Vista rocky coarse sandy loams, 30-45% slopes

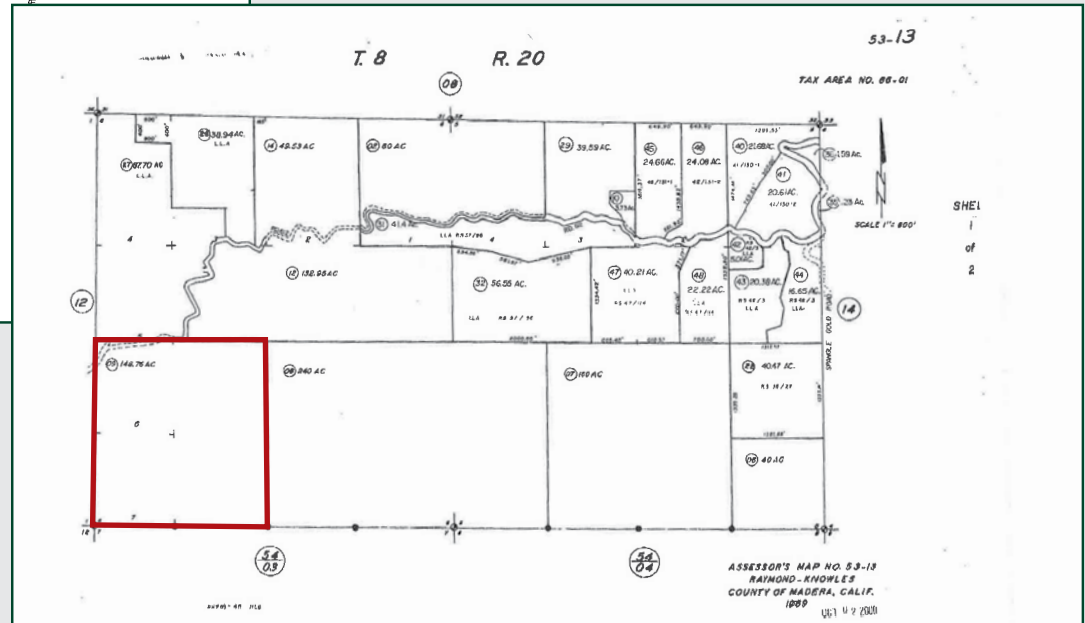
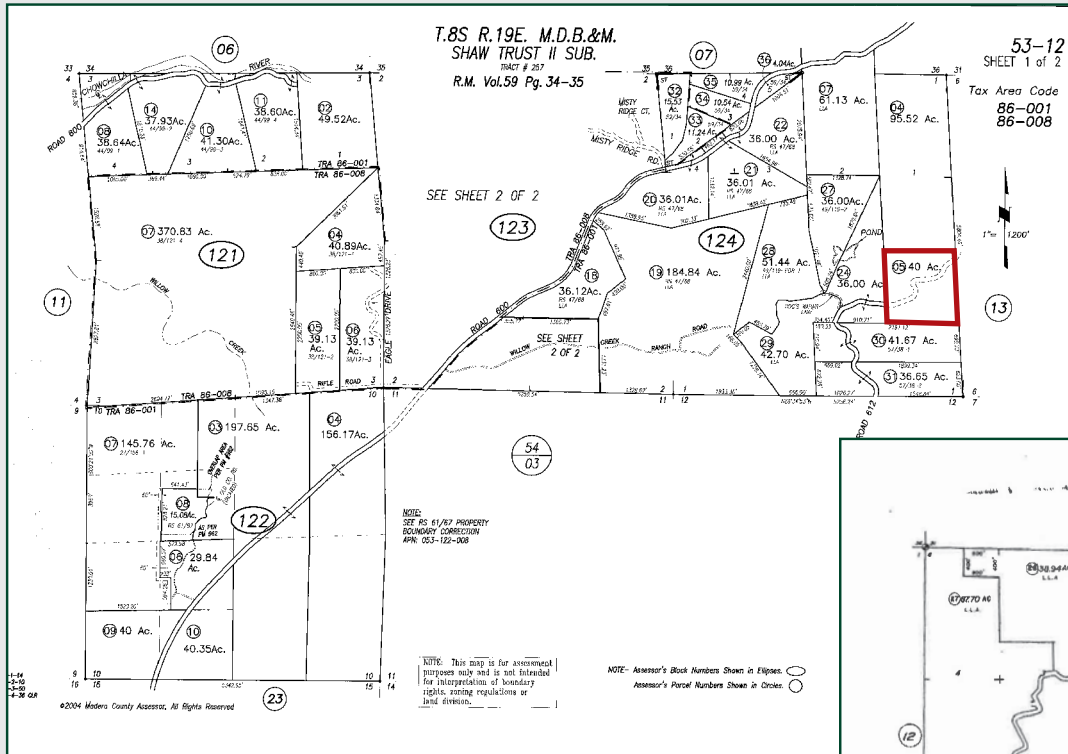


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PARCEL MAPS



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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.**