

FOR SALE



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Avenue 14 1/2 Residential Lot



9.80± Acres
Madera County, California

- Zoned for residential
- Great hobby farm or horse property
- PG&E at street

Exclusively Presented By:
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CA DRE #00020875



Avenue 14 1/2 Residential Lot

9.80± Acres

\$275,000

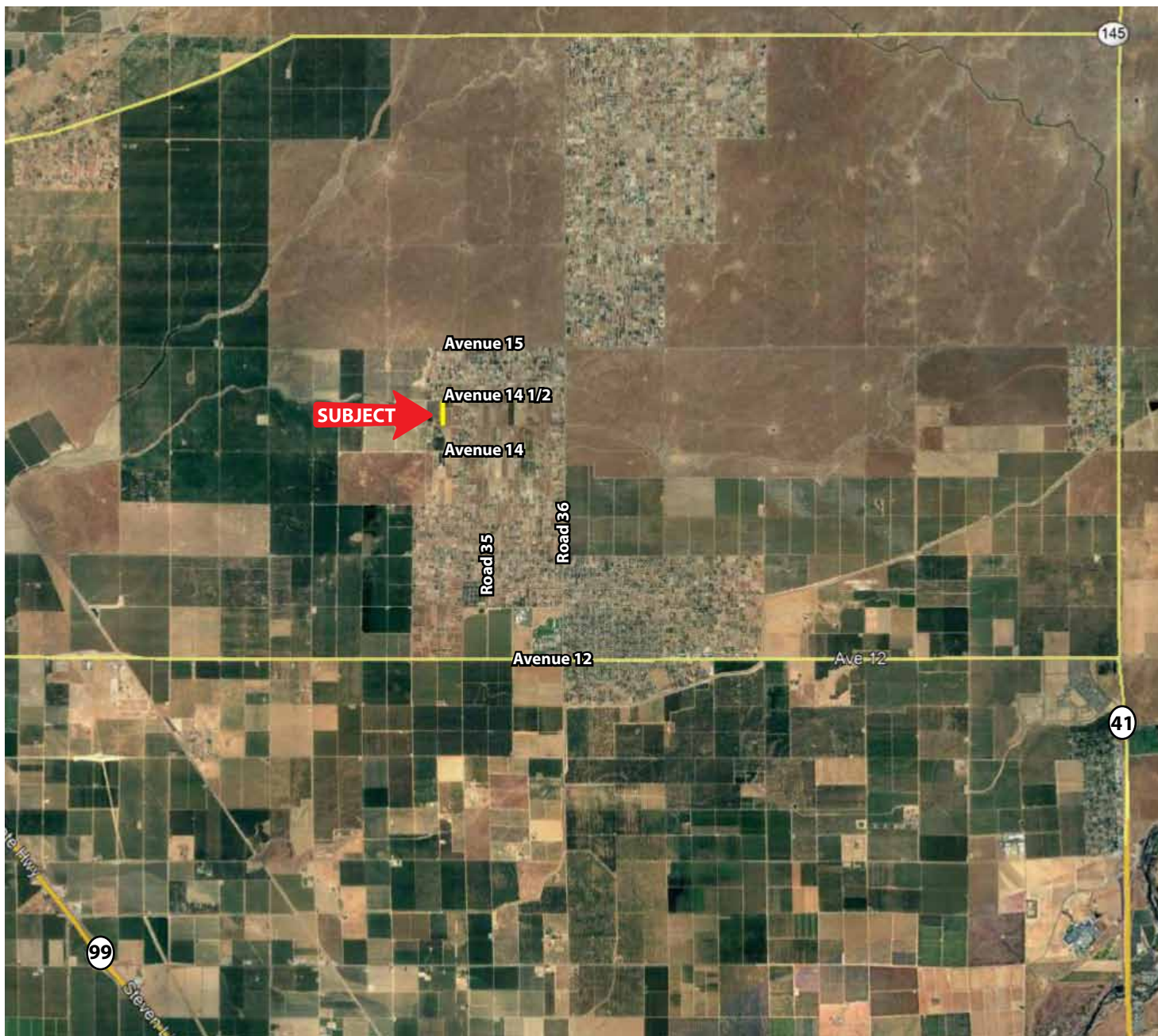
LOCATION:	Located on the south side of Avenue 14 1/2, west of Road 35.
DESCRIPTION:	9.80± acre vacant lot zoned for residential. Perfect hobby farm or horse property.
LEGAL:	Madera Co. APN: 035-262-003.
ZONING:	MHA (Manufactured Housing Architectural Review Overlay)
SOILS:	HbA - Hanford fine sandy loam, moderately deep & deep over hardpan, 0-3% slopes. AsA Alamo clay, 0-1% slopes. GvA - Greenfield sandy loam, moderately deep and deep over hardpan, 0-3% slopes.
UTILITIES:	PG&E electric service available at the street.
BUILDINGS/ IMPROVEMENTS:	None.
PRICE/TERMS:	\$275,000 cash to Seller at close of escrow.



PROPERTY PHOTOS



LOCATION 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

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