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# For Sale UK Ranch



**Exclusively Presented By:  
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**641.46± Acres, Madera County, California**



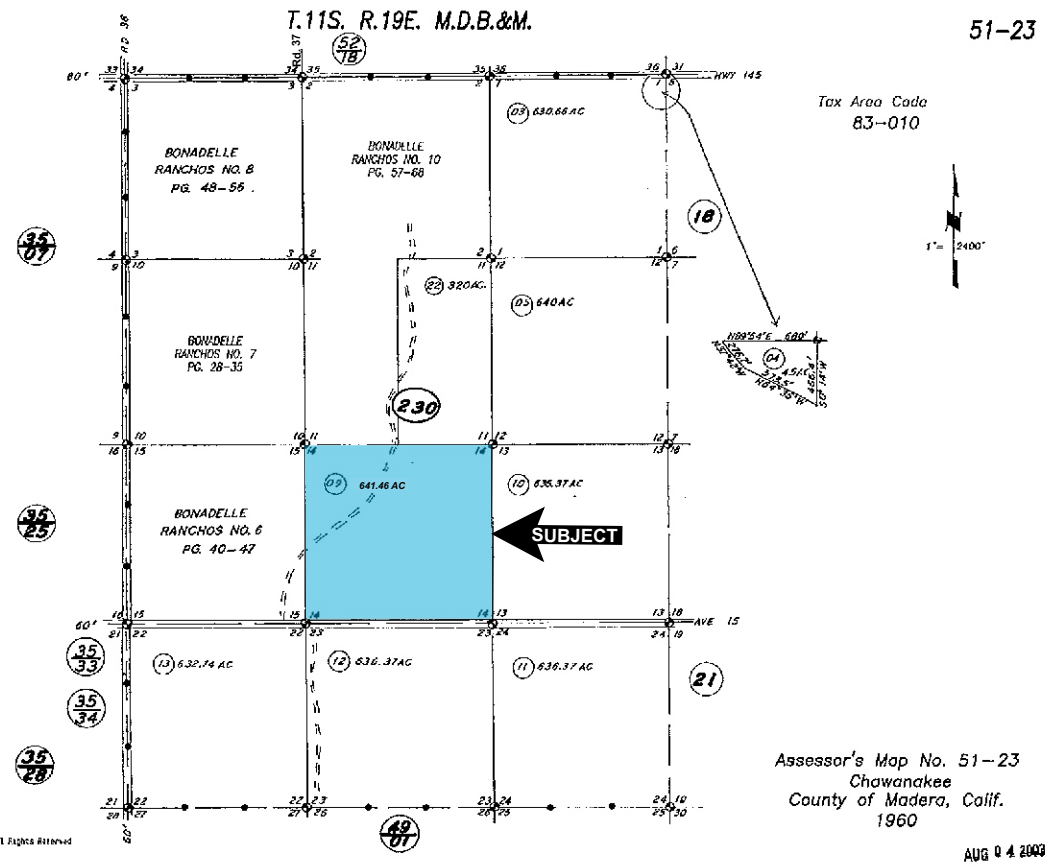
**641.46+/- Acres**

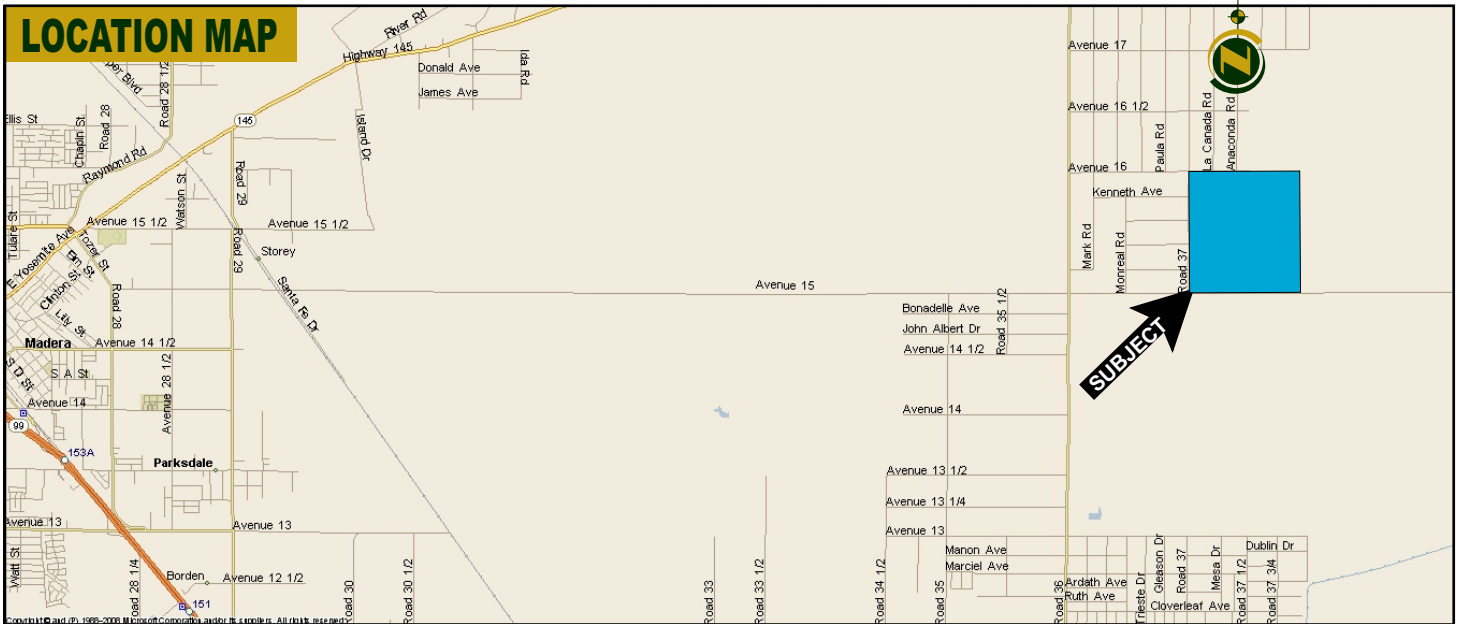
**\$2,100,000**

- LOCATION:** 37281 Avenue 15 Madera, CA 93636. Located on the northeast corner of Avenue 15 and Road 37. The property is located east and south of the Bonadelle Ranchos.
- DESCRIPTION:** This 641.46+/- acres is located in northeastern Madera County. It has excellent views of the Sierra Nevada Mountains and is a short drive into Fresno. The property has ample frontage along Avenue 15. It is currently being used for cattle grazing and has great potential for possible mitigation ground, home sites, permanent plantings, etc. The property will be surveyed to identify the property corners. The owner will install boundary markers and will be fencing the property completely. The iron gates and one cattle scale will be removed from the property prior to the close of escrow and will not be included in the sale.
- LEGAL:** Madera County APN: 051-230-009, portion of Sec. 14, T11S, R19E, M.D.B.&M. The property is zoned ARE-40 and the General Plan is AE. It is in the Williamson Act. The property owner filed for non-renewal approximately 3 years ago.
- WATER:** One domestic, submersible pump and well. There is also a seasonal creek which runs through the middle of this property from the northeast to the southwest.
- SOILS:**  
Cometa gravelly sandy loam, 3-8% slopes  
Cometa sandy loams, 3-8% slopes  
Cometa sandy loams, 8-15% slopes  
Hanford sandy loam, moderately deep and deep over hardpan, 0-3% slopes  
Trigo fine sandy loam, 3-8% slopes  
Whitney fine sandy loam, 3-8% slopes  
Whitney fine sandy loam, 8-15% slopes  
Whitney-Trigo fine sandy loams, 3-8% slopes
- BUILDINGS/  
IMPROVEMENTS:** Old barn, shed, and domestic, submersible pump and well
- PRICE/TERMS:** \$2,100,000 cash or owner will consider terms and conditions with a qualified Buyer.
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**ASSESSOR'S PARCEL MAP**

ORIGINAL





### REGIONAL LOCATION MAP



We believe the information contained herein to be correct. It is obtained from sources which we regard as reliable, but we assume no liability for errors or omissions.  
 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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