

FOR SALE



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San Joaquin River Open



68.58± Acres Madera County, California

- SEC Avenue 8 & Road 40
- Future residential development land
- Outstanding location just minutes north of Fresno
- Located near prestigious new development -
San Joaquin River Estates

**Exclusively Presented By:
Pearson Realty**



CALIFORNIA'S LARGEST AG BROKERAGE FIRM

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CA BRE #00020875



San Joaquin River Open

68.58± Acres

\$2,160,270

LOCATION:

Ideally located near the San Joaquin River just minutes north of Fresno. Directions to the property from Freeway 41: take the Children's Blvd/Avenue 9 exit and go west to Road 40 and then turn left (south). Travel approximately 1 mile south, and the property will be on the left (east) side of Road 40.

DESCRIPTION:

68.58± acres of vacant land suitable for temporary farming or potential future single family residential development. Property is adjacent to approved mapped subdivision and subject to this developments CC&R's. Property has great bluff and mountain views. Located in Madera County, but within ten minutes to River Park Retail Center for shopping, dining and entertainment.

LEGAL:

Portion of Madera County APN: 049-640-022, T12S, R20E, M.D.B.&M. The property is not within the Williamson Act.

ZONING:

ARE-40. Please contact Madera County for additional details - 559.675.7821.

WATER:

None.

SOILS:

HdA, Hanford fine sandy loam, moderately deep and deep over silt, 0 to 3% slopes.
SaA, San Joaquin sandy loam, 0 to 3 % slopes
TwA, Tujunga loamy sand, 0 to 3 % slopes
WrB, Whitney and Rocklin sandy loams, 3 to 8 slopes
WrC, Whitney and Rocklin sandy loams, 8 to 15 % slopes

PRICE/TERMS:

\$2,160,270 All cash.

NOTE:

Prospective Buyers to review "Declaration of Covenants, Conditions, Restrictions and Easements, Tract NO. 276" for existence of any other easements on the sale parcel and the recorded final map.

LOCATION MAP



PROPERTY PHOTOS



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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