

FOR SALE



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Wicks Mountain Ranch



375.60± Acres
Madera County, California

- Hwy. Access to Fresno
- Seasonal Pond

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CA BRE #00020875



Wicks Mountain Ranch

375.60± Acres

\$1,032,900

LOCATION:

Subject property is located approximately 4± miles north of Highway 145 on Highway 41.

DESCRIPTION:

Cattle ranch with older fences. The property has good access from Fresno via Highway 41 with frontage on Highway 41.

SCHOOLS:

Chawanakee School District:
High School - Minarets
Junior High - Spring Valley
Grade School - Spring Valley
(*Buyer to verify schools)

LEGAL:

Madera County APN's: 051-031-005, 051-022-008 and 051-033-001.

WATER:

Seasonal rains, dry farmed. Seasonal ponding basin.

SOILS:

Ahwahnee and Vista coarse loams, 15 to 30% slopes.
Ahwahnee and Vista rocky coarse sandy loams, 8 to 30% slopes.

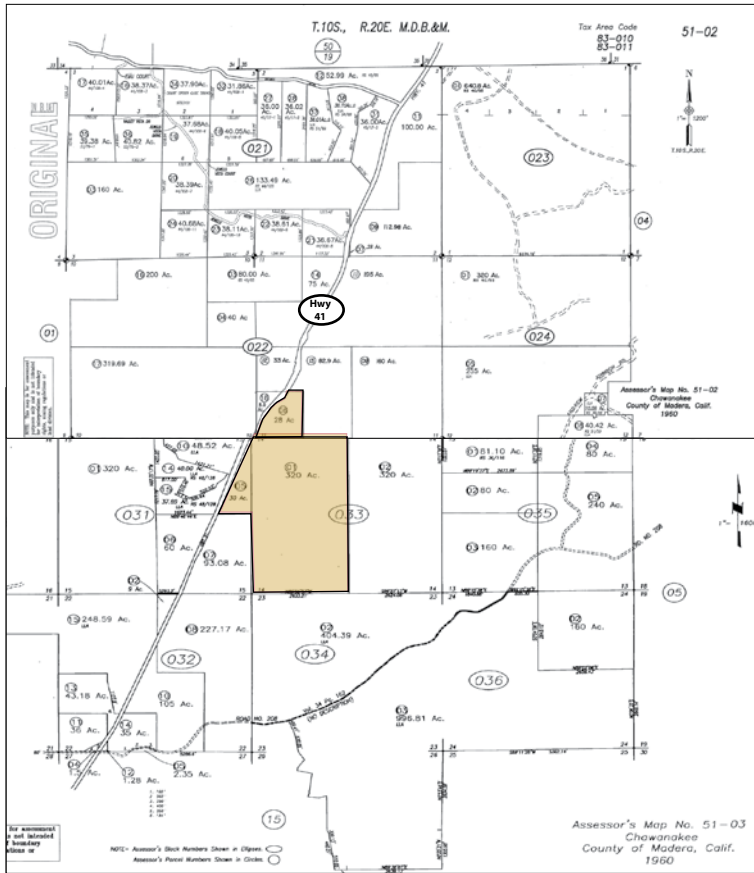
**BUILDINGS/
IMPROVEMENTS:**

None.

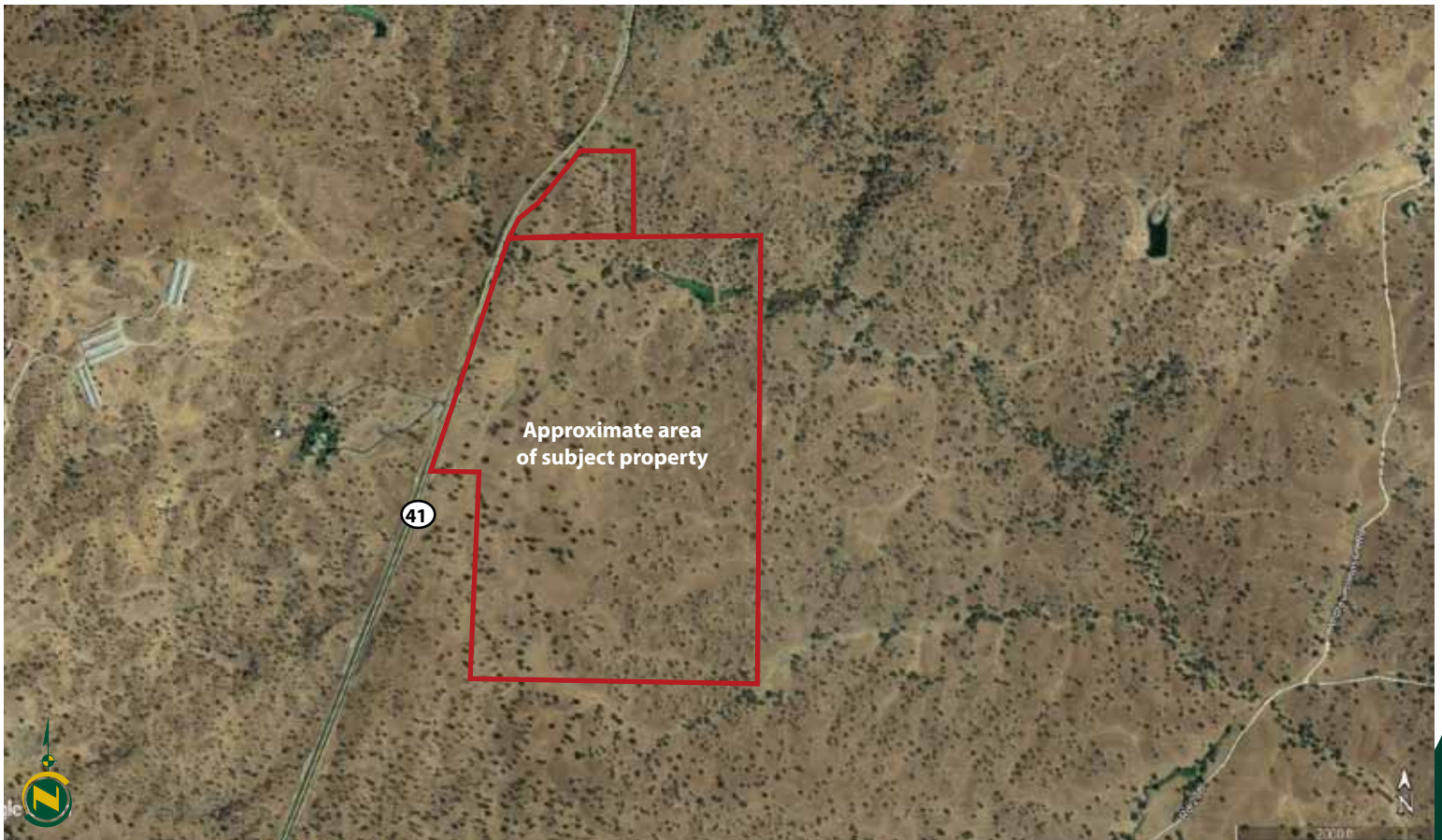
PRICE/TERMS:

\$1,032,900 All cash.

ASSESSOR'S PARCEL MAP



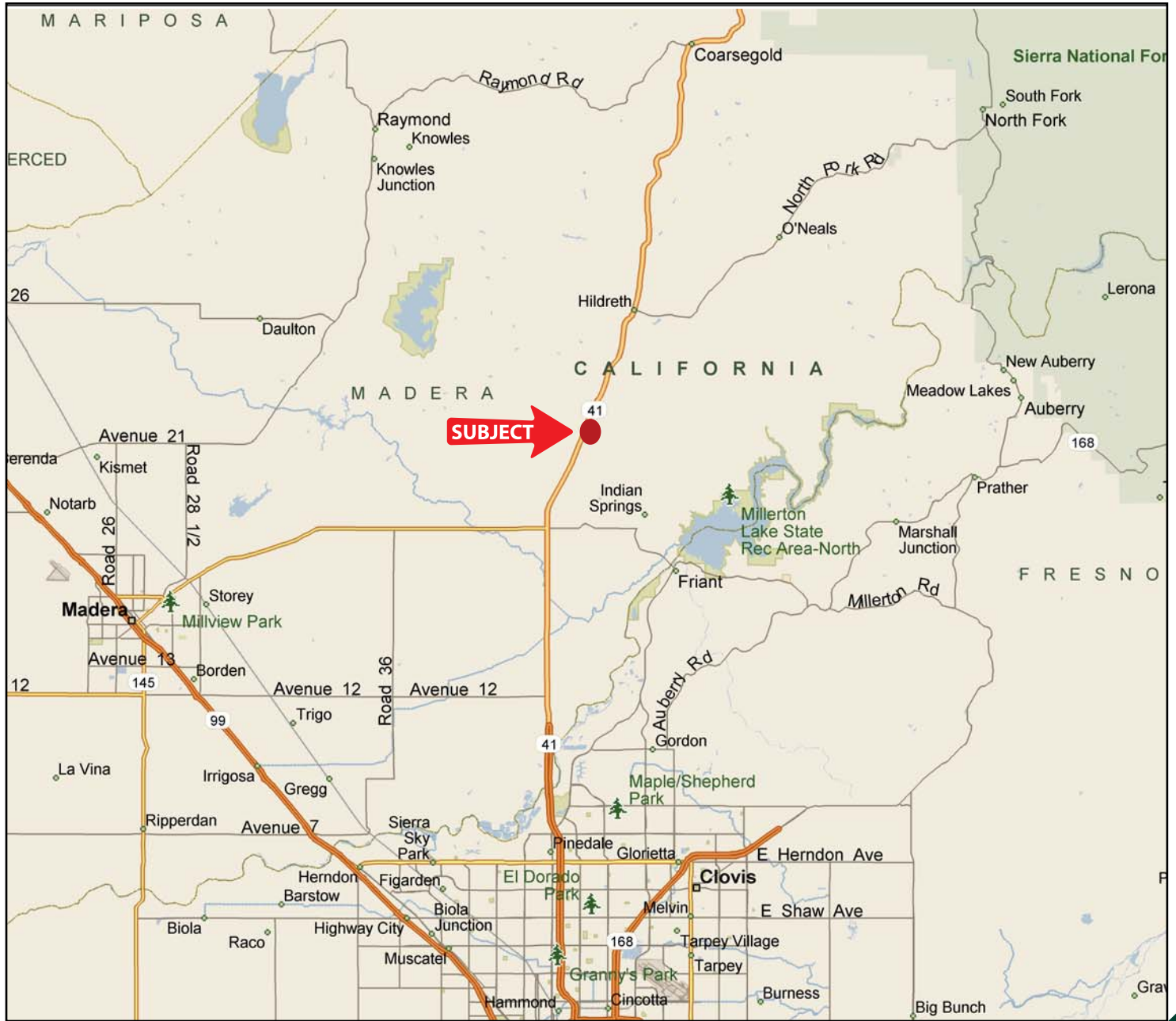
AERIAL OF PROPERTY



375.60 Acs. Wicks Mountain Ranch



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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