

# RAYMOND FOOTHILL RANCH

Madera County, California

188.76± Acres

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



- Road 612 Frontage & Access
- Rolling Foothills
- Homesite



**PEARSON  
REALTY**  
AGRICULTURAL PROPERTIES  
*A Tradition in Trust Since 1919*

## Offices Serving The Central Valley

### FRESNO

7480 N. Palm Ave, Ste 101  
Fresno, CA 93711  
559.432.6200

### VISALIA

3447 S. Demaree Street  
Visalia, CA 93277  
559.732.7300

### BAKERSFIELD

4900 California Ave., #210B  
Bakersfield, CA 93309  
661.334.2777

[www.pearsonrealty.com](http://www.pearsonrealty.com)

Exclusively Presented by:



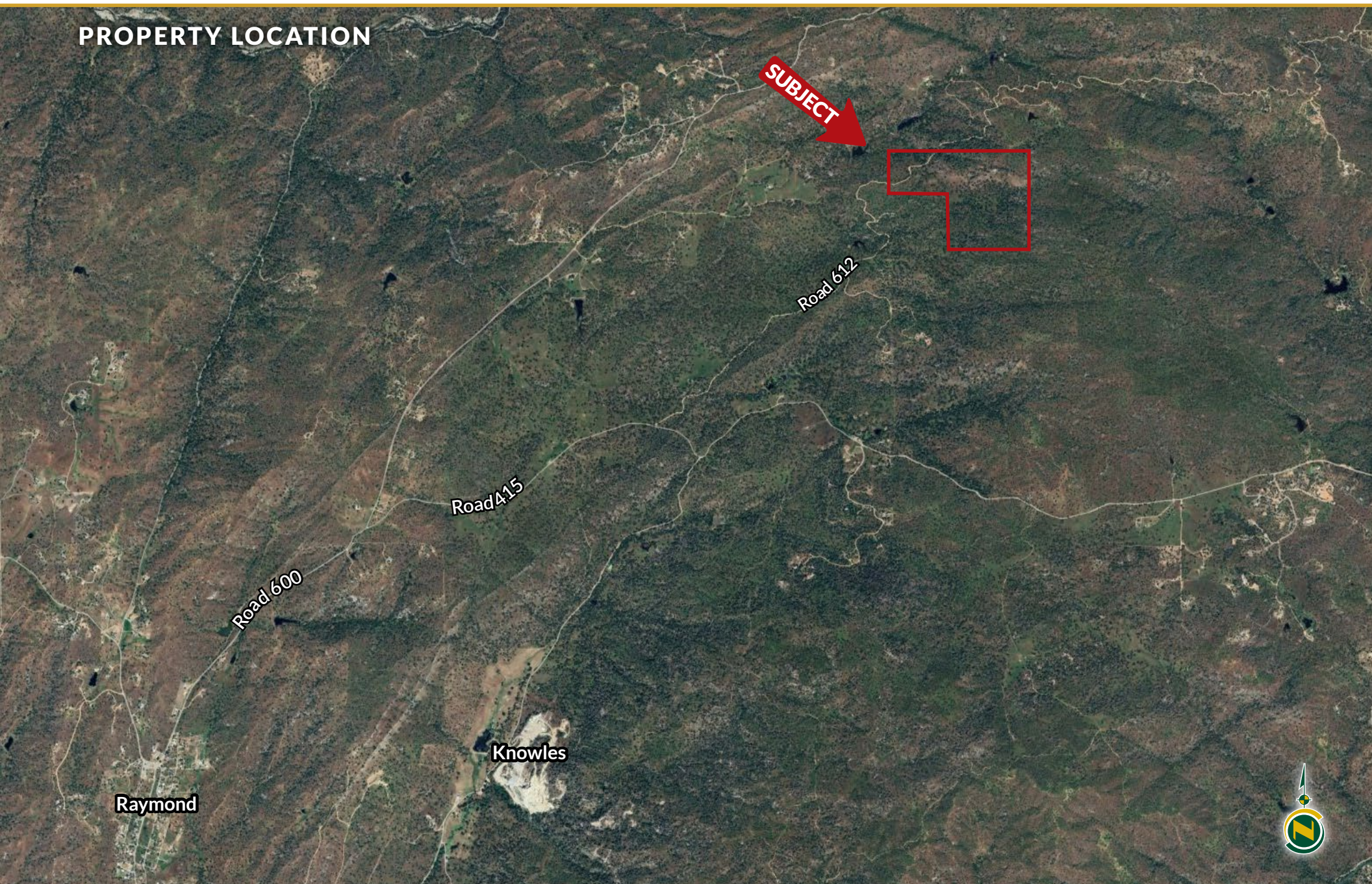


# RAYMOND FOOTHILL RANCH

188.76± Acres  
Madera County, CA



## PROPERTY LOCATION





# RAYMOND FOOTHILL RANCH

188.76± Acres  
Madera County, CA



## 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 not 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.



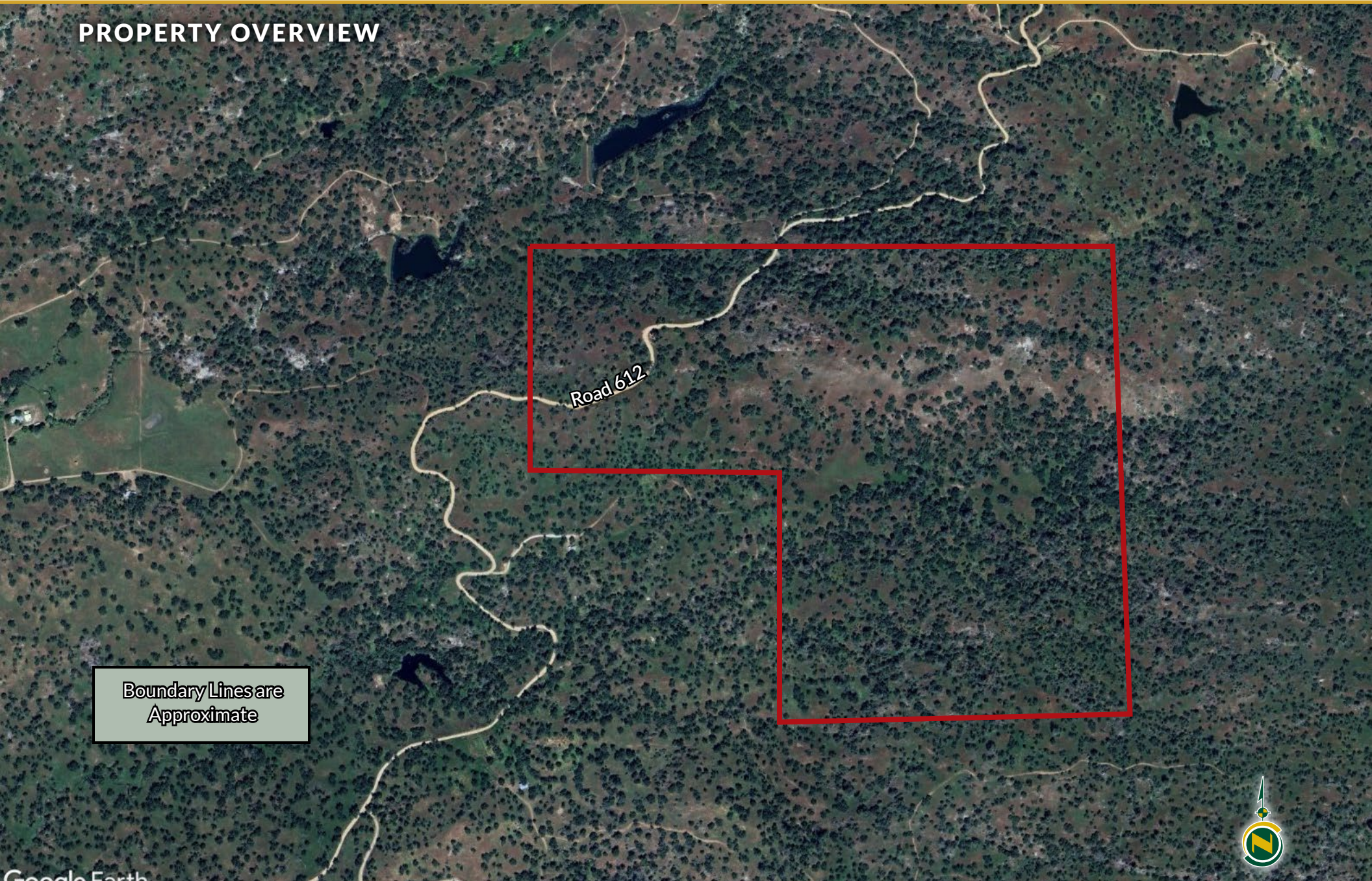


# RAYMOND FOOTHILL RANCH

188.76± Acres  
Madera County, CA

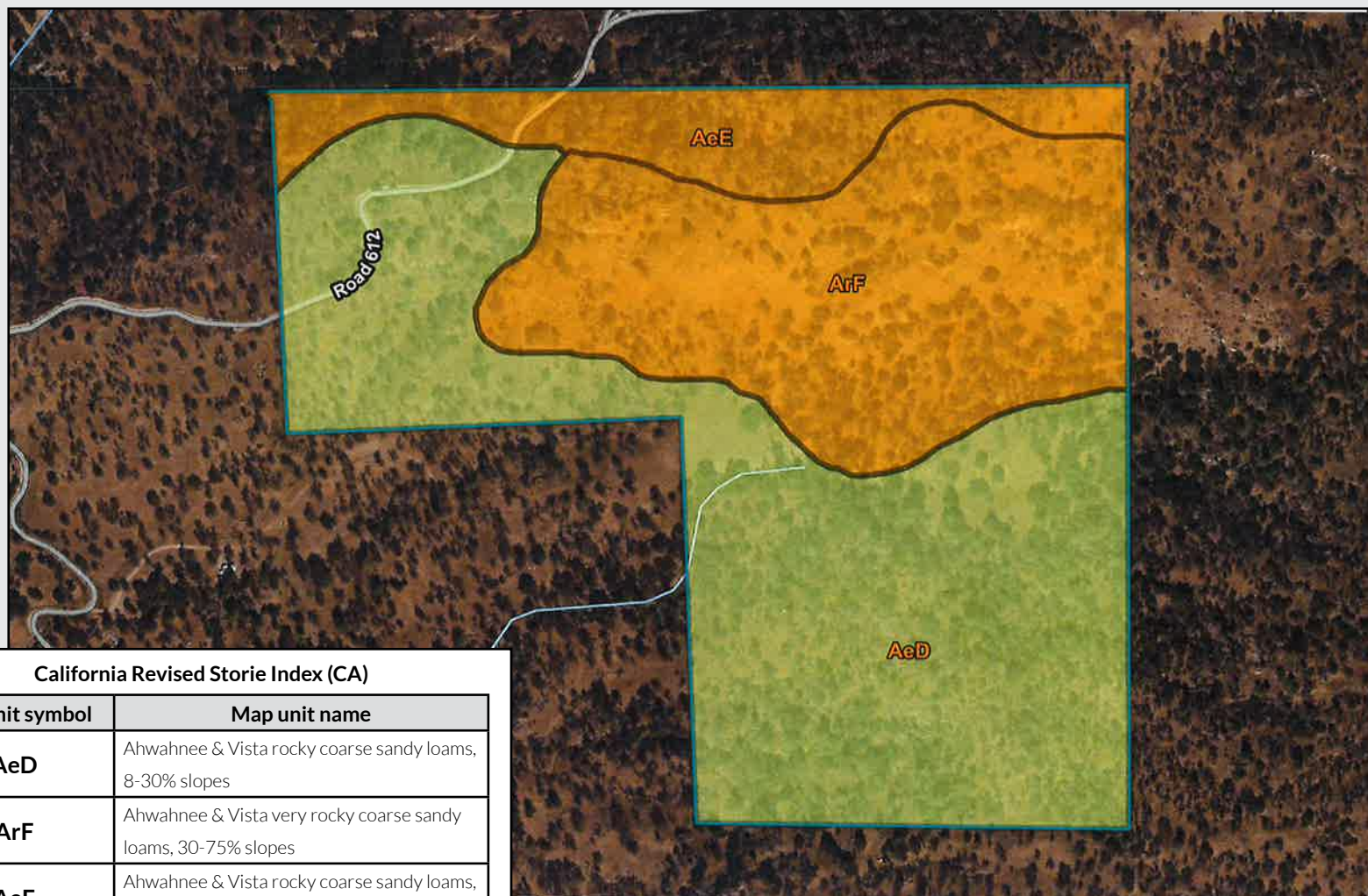


## PROPERTY OVERVIEW





## SOILS MAP



California Revised Storie Index (CA)

Map unit symbol	Map unit name
<b>AeD</b>	Ahwahnee & Vista rocky coarse sandy loams, 8-30% slopes
<b>ArF</b>	Ahwahnee & Vista very rocky coarse sandy loams, 30-75% slopes
<b>AeE</b>	Ahwahnee & Vista rocky coarse sandy loams, 30-45% slopes

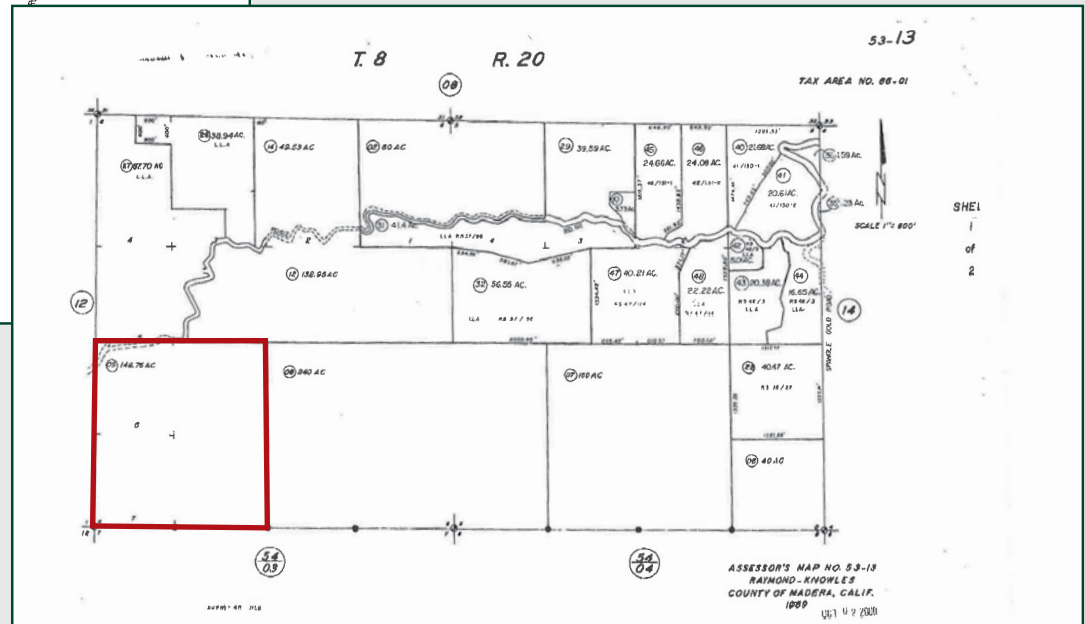
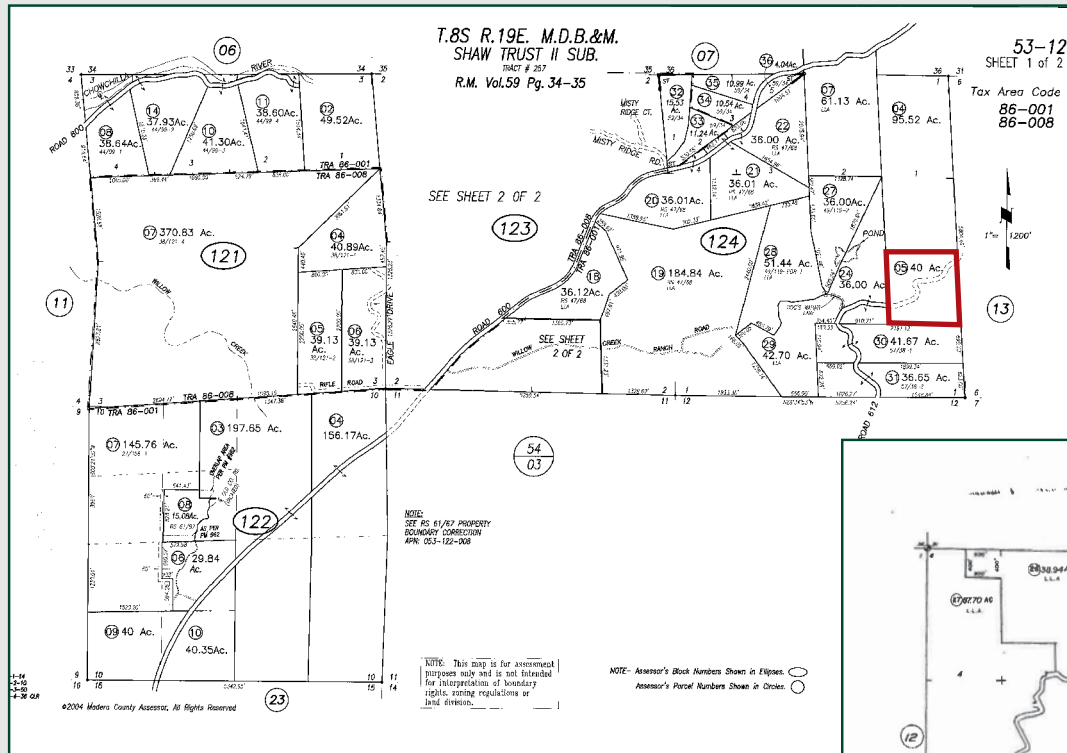


# RAYMOND FOOTHILL RANCH

188.76± Acres  
Madera County, CA



## PARCEL MAPS





# RAYMOND FOOTHILL RANCH

188.76± Acres  
Madera County, CA



## PROPERTY PHOTOS





# RAYMOND FOOTHILL RANCH

188.76± Acres  
Madera County, CA



## Offices Serving The Central Valley

### FRESNO

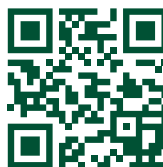
7480 N. Palm Ave, Ste 101  
Fresno, CA 93711  
559.432.6200

### VISALIA

3447 S. Demaree Street  
Visalia, CA 93277  
559.732.7300

### BAKERSFIELD

4900 California Ave., #210B  
Bakersfield, CA 93309  
661.334.2777



**Download Our  
Mobile App!**

<http://pearsonrealty.com/mobileapp>



Download on the  
**App Store**



GET IT ON  
**Google Play**

**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.