

2 Homes & Open Land Ready to Develop As An Almond Ranch Madera

SDM REALTY



Property: +/-68.93 Acres

Zoning: ARE 20

APN: 035-120-004

County: Madera

Location: 29800 Avenue 16 ¼, Madera, CA 93636

Structures: 3 Bedroom 2 Bathroom +/- 1884 sqft Home built in 2004
3 Bedroom 3 Bathroom +/- 2650 sqft Home Built in approximately 1950
Large Swimming Pool
Metal Shop approximately 61' x 42'
Wooden Shop approximately 48' x 22'
Hay Barn approximately 52' x 26'

Water: 1 Ag Well 50 HP Pump – 425 GPM (According to last test)
1 Domestic Well 5 HP Pump

Soil Type: ScB – San Joaquin – Whitney Sandy Loam 0 to 3% slope
HfA – Hanford Sandy Loam 0 to 3% slope
PaA – Pachappa Fine Sandy Loam 0 – 1% slope
TuB – Trigo Fine Sandy Loam 3 – 8% slope

Schools: Madera Unified: Millview Elementary, King Junior High, Madera South High

Utilities: Electricity, Propane

Price: \$ 1,500,000 – (\$ 21,761 per acre)

Remarks: The Sustainable Ground Water Management Act (SGMA) passed in 2014 requires groundwater basins to be sustainable by 2040. SGMA plans may limit the amount of well water that may be pumped. The subject property is in the Madera Sub Basin and in the Madera County Groundwater Sustainability Agency (GSA). See www.maderacountywater.com.

**For Additional Information or to Schedule an Appointment Call Steve McDonald or Heather Sullivan at (559) 875-2095
Shown by Appointment Only!**

*** Please do not enter property without a representative of SDM Realty**

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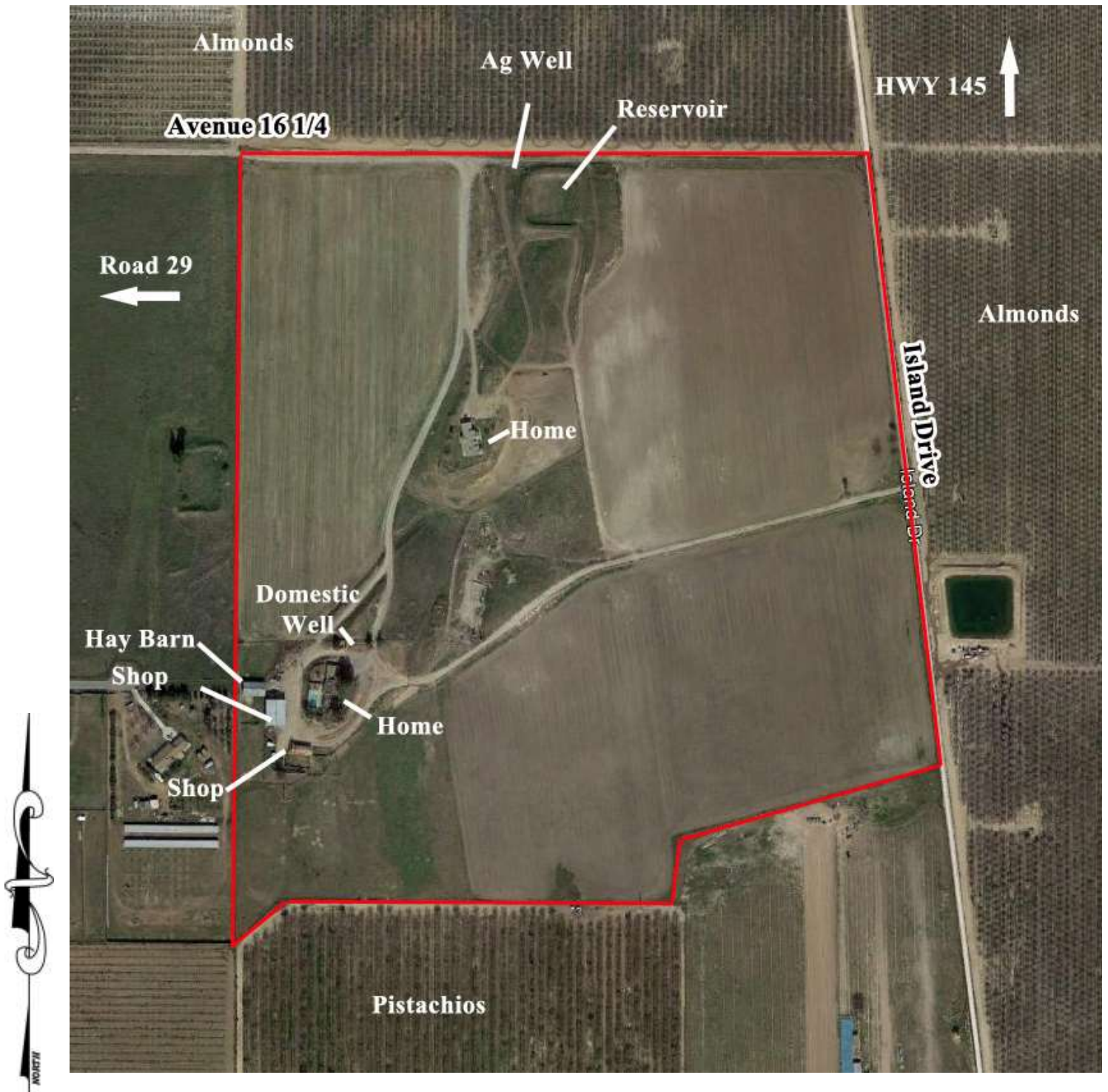
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Aerial Photo



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Photos of Property



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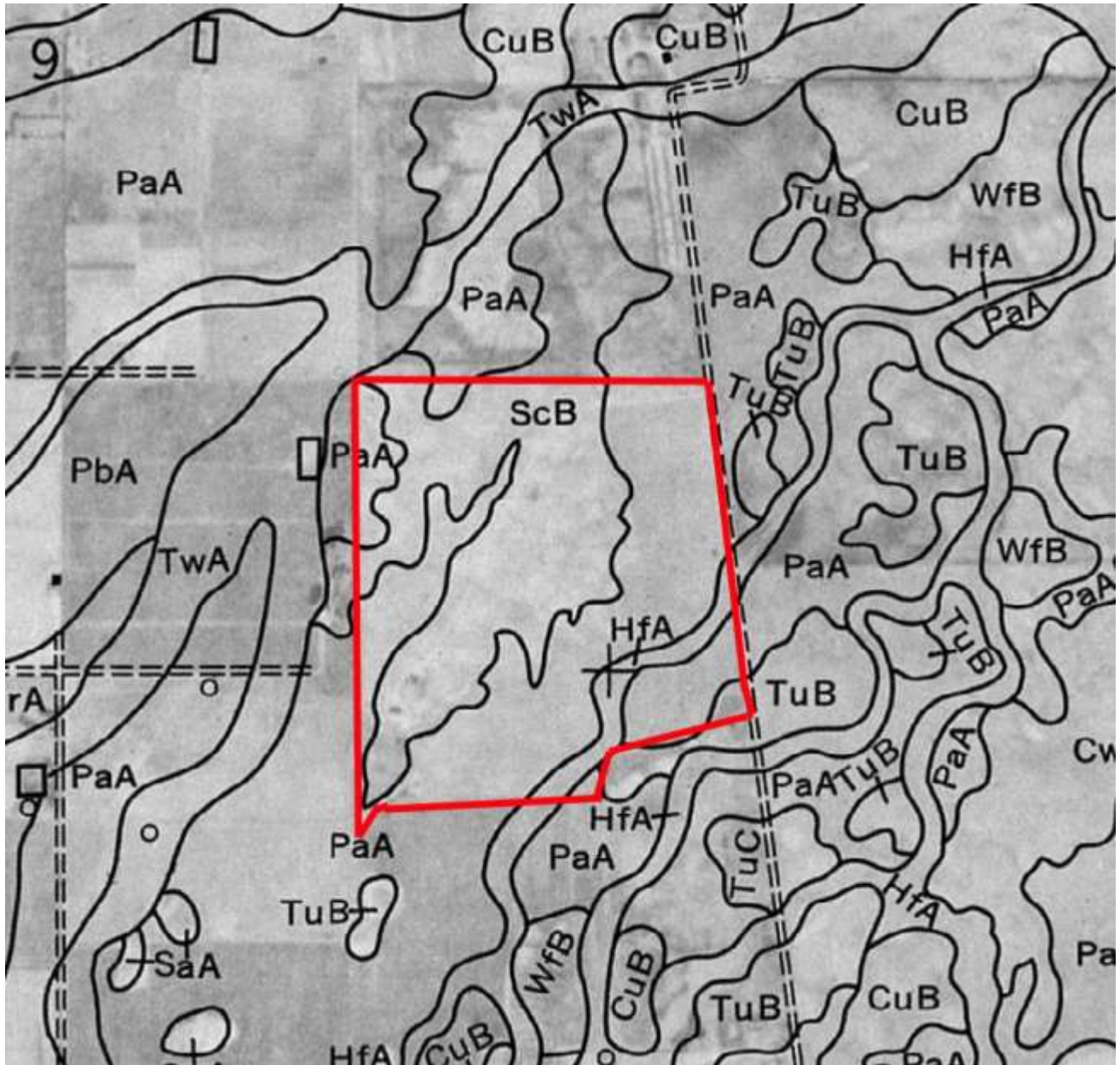
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Soil Map



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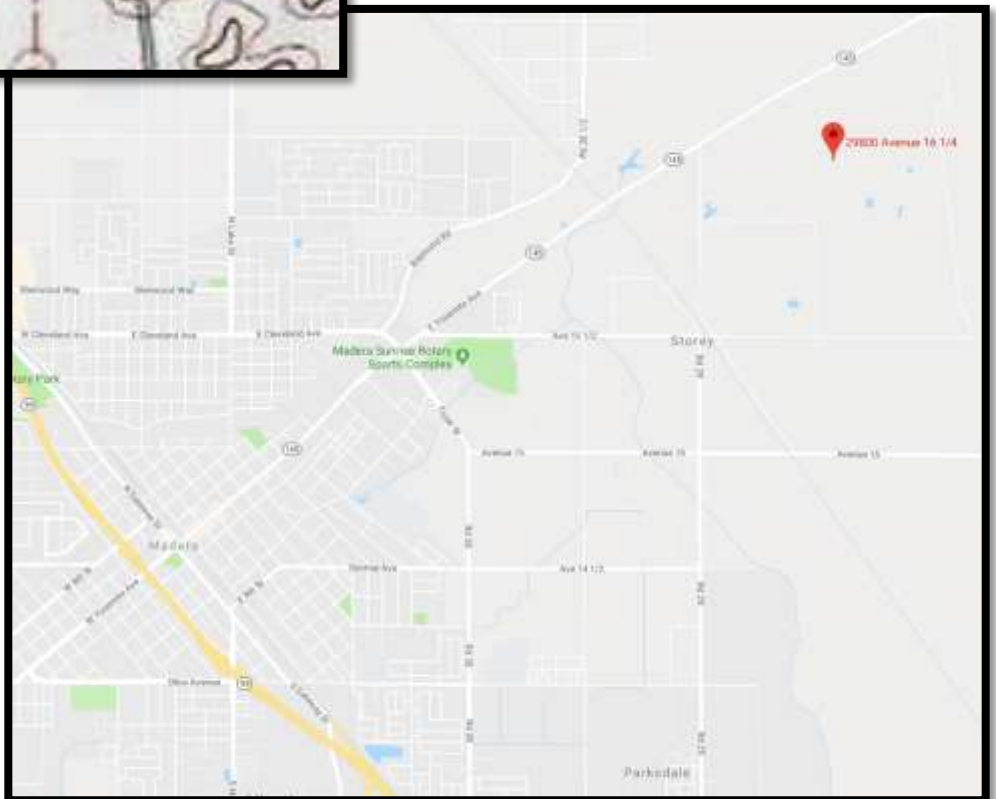
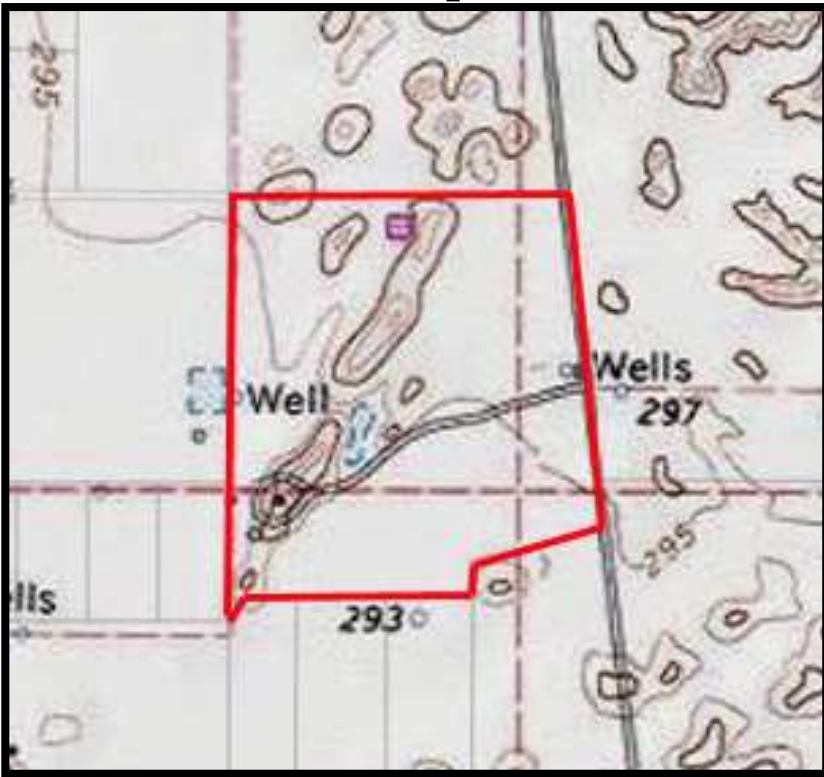
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Topo & Location Map

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