80 ACRES MADERA

MADERA, CA



PROPERTY DESCRIPTION

Welcome to your chance to own a piece of paradise! Nestled on 80 acres of prime, raw land, this property is an incredible opportunity for cattle grazing. With an ample water supply that includes multiple sources of clean water, your livestock will thrive in this stunning natural setting. Please note that no electricity is available on property, and there is an easement off Ave 15.

This expansive property offers plenty of space for your animals to graze and roam, ensuring their health and well-being. The breathtaking views and serene surroundings provide the perfect combination of practicality and scenic tranquility.

Whether you are an experienced rancher looking to expand your herd or seeking a peaceful retreat to call your own, this property is a rare gem that should not be overlooked. With its natural beauty and abundant resources, it is truly a one-of-a-kind find. Please see attached typical house rendering and note that approved home plans are available for purchase.

Don't miss your chance to own this incredible property, APN- 051-184-002-000, priced at $599,000. Come and experience the joy of living in harmony with nature on this remarkable piece of land!

OFFERING SUMMARY

Sale Price:	$599,000
Lot Size:	80 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	219	2,987	16,436
Total Population	708	9,304	45,936
Average HH Income	$85,138	$95,491	$128,763

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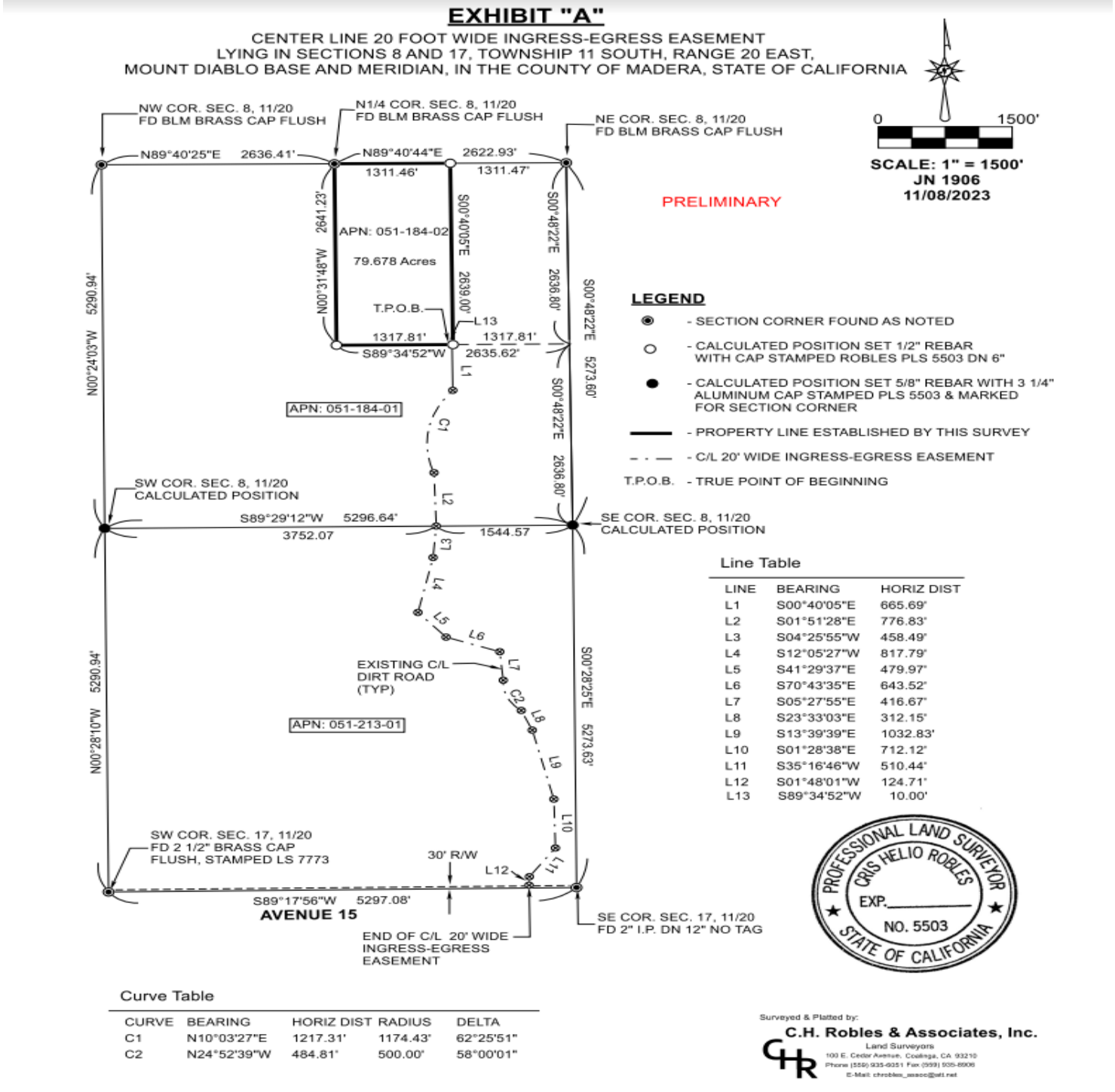
Each office independently owned and operated

KIRK ATAMIAN
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501 North E St, Suite H
Madera, CA 93638

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Line Table

LINE	BEARING	HORIZ DIST
L1	S00°40'05"E	665.69'
L2	S01°51'28"E	776.83'
L3	S04°25'55"W	458.49'
L4	S12°05'27"W	817.79'
L5	S41°29'37"E	479.97'
L6	S70°43'35"E	643.52'
L7	S05°27'55"E	416.67'
L8	S23°33'03"E	312.15'
L9	S13°39'39"E	1032.83'
L10	S01°28'38"E	712.12'
L11	S35°16'46"W	510.44'
L12	S01°48'01"W	124.71'
L13	S89°34'52"W	10.00'

Curve Table

CURVE	BEARING	HORIZ DIST	RADIUS	DELTA
C1	N10°03'27"E	1217.31'	1174.43'	62°25'51"
C2	N24°52'39"W	484.81'	500.00'	58°00'01"

Surveyed & Platted by:
C.H. Robles & Associates, Inc.
Land Surveyors
100 E. Cedar Avenue, Coalinga, CA 93210
Phone (559) 935-9351 Fax (559) 935-8906
E-Mail: chrobles_assoc@att.net

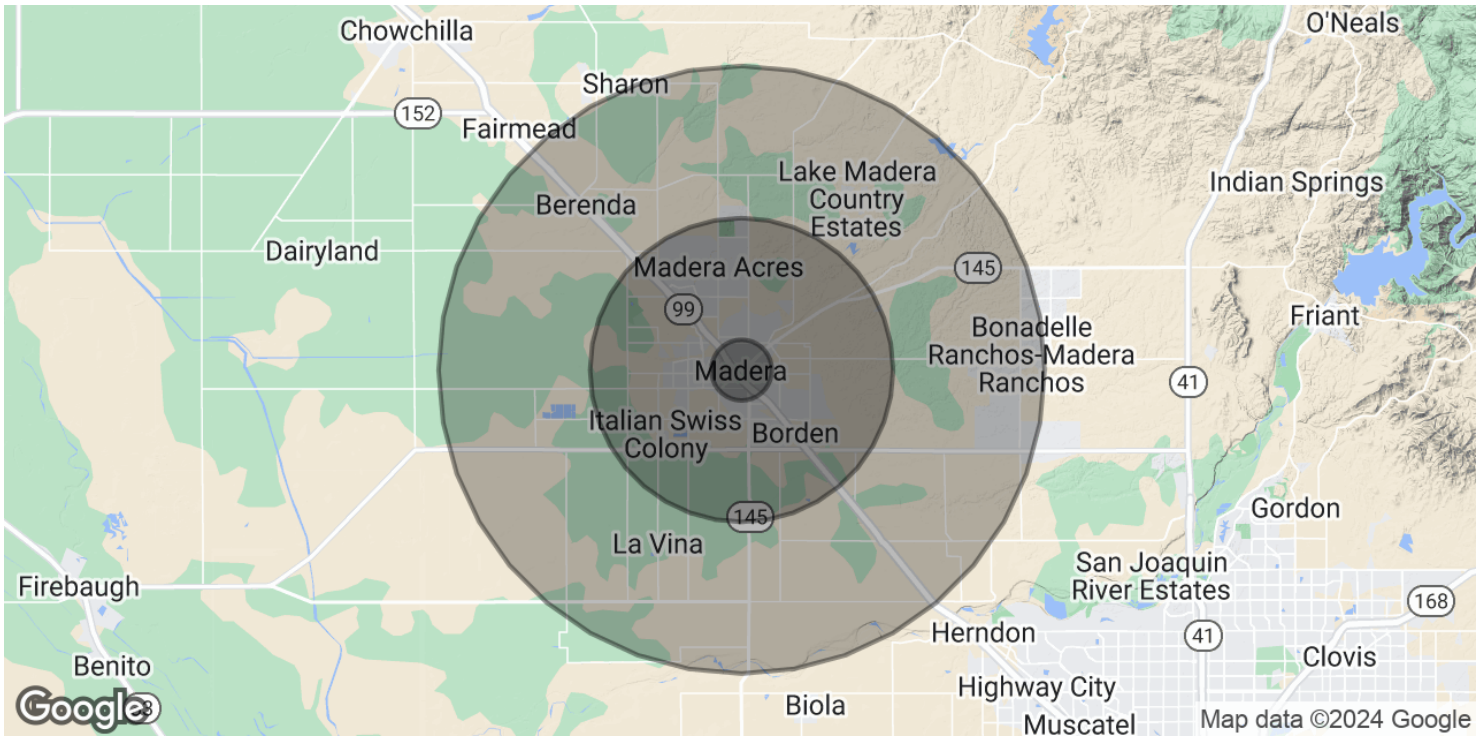
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	708	9,304	45,936
Average Age	33.2	39.0	41.2
Average Age (Male)	25.6	35.2	38.5
Average Age (Female)	43.8	42.8	43.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	219	2,987	16,436
# of Persons per HH	3.2	3.1	2.8
Average HH Income	$85,138	$95,491	$128,763
Average House Value	$342,930	$338,513	$458,084

** Demographic data derived from 2020 ACS - US Census*

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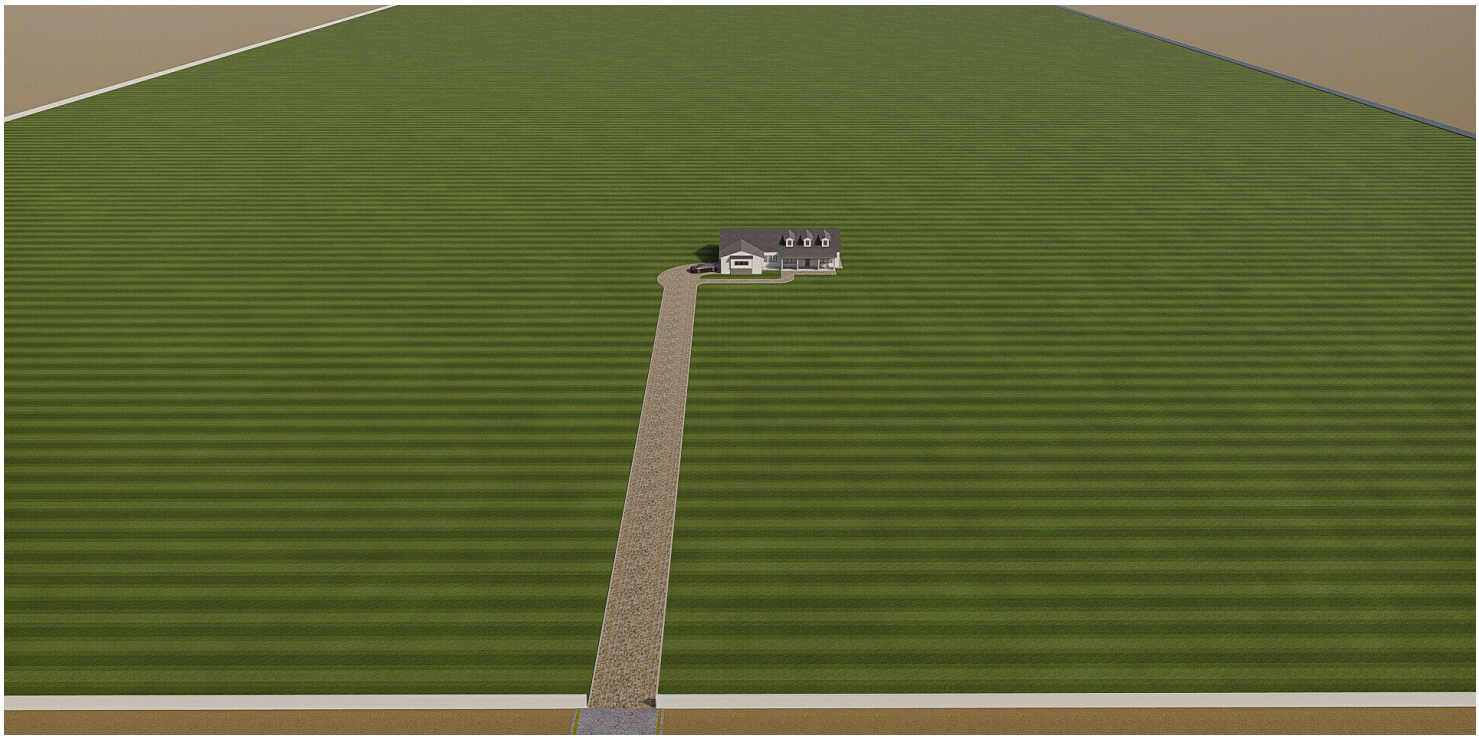
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