

HENSLEY HOMESTEAD SOUTH

Madera County, California

51.17± Acres

\$435,000

PRICE REDUCED



- Grazing Land with Multiple Homesites
- Walking Distance to Hensley Lake
- Recreational Activity Opportunities
- Vast Hilltop View



**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

Exclusively Presented by:

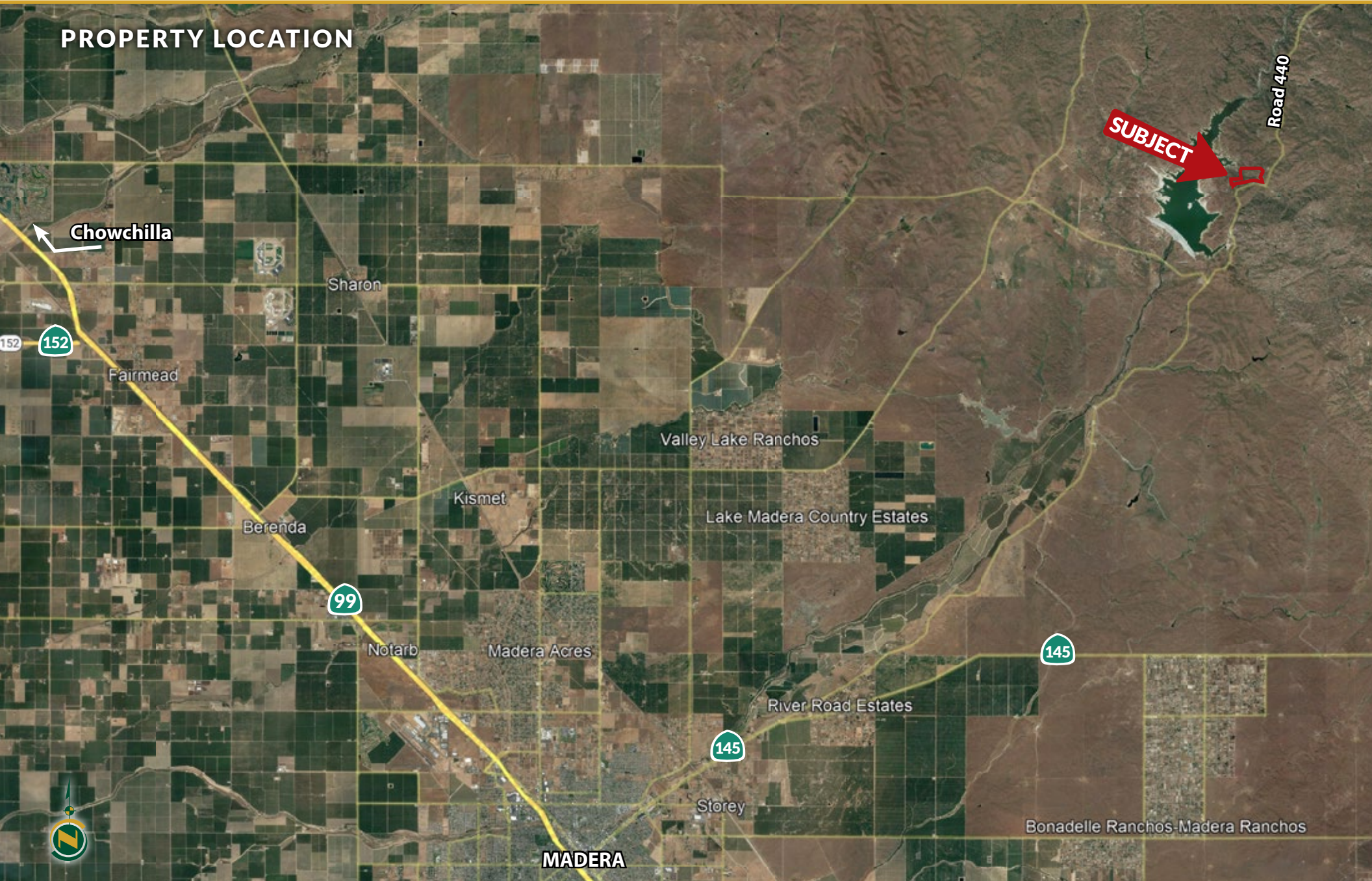


HENSLEY HOMESTEAD SOUTH

51.17± Acres
Madera County, CA



PROPERTY LOCATION



HENSLEY HOMESTEAD SOUTH

51.17± Acres
Madera County, CA



PROPERTY INFORMATION

DESCRIPTION

The property consists of grazing pasture located within walking distance from Hensley Lake. This is a great place to relax, enjoy the fresh air, and build your dream home on multiple homesite opportunities scattered throughout the ranch. Since the property borders the Hensley Lake Recreational Area, this provides endless opportunities for recreational activities as well as gorgeous views of the lake and valley below. There are (2) access points and a graded road system throughout the property that provide easy access to the homesites and the balance of the property.

LOCATION

Located on the east side of Hensley Lake about 17± miles from Madera. Access to the property is off Rd. 400. It lies approximately 2.5 miles north of the intersection of Rd. 400 & Rd. 603.

RECREATION

With the prime location of access to Hensley Lake and seasonal ponds, pigs, varmints, dove, quail, turkey and bobcats have been known to roam Hensley Homestead South.

The new owner will have the opportunity to enjoy running cattle,

horseback riding, hiking, mountain bike riding, dirt bikes and much more with 51.17± acres and close proximity to Hensley Lake, which provides more than great views. See page 8 for more information.

LEGAL

Madera County APN: 056-140-024. Located in a portion of Section 26, T9S, R19E, M.D.B.&M.

ZONING

ARF - Agricultural Rural Foothill. The property is located within the Williamson Act.

WATER

The water attributes include a large seasonal pond, a natural spring, and a domestic well that was drilled in 2021. The well is rated for 80± gpm once a pump is installed.

PRICE/TERMS

\$435,000 cash at close of escrow. The adjacent 69± acres Hensley Homestead North is also available.

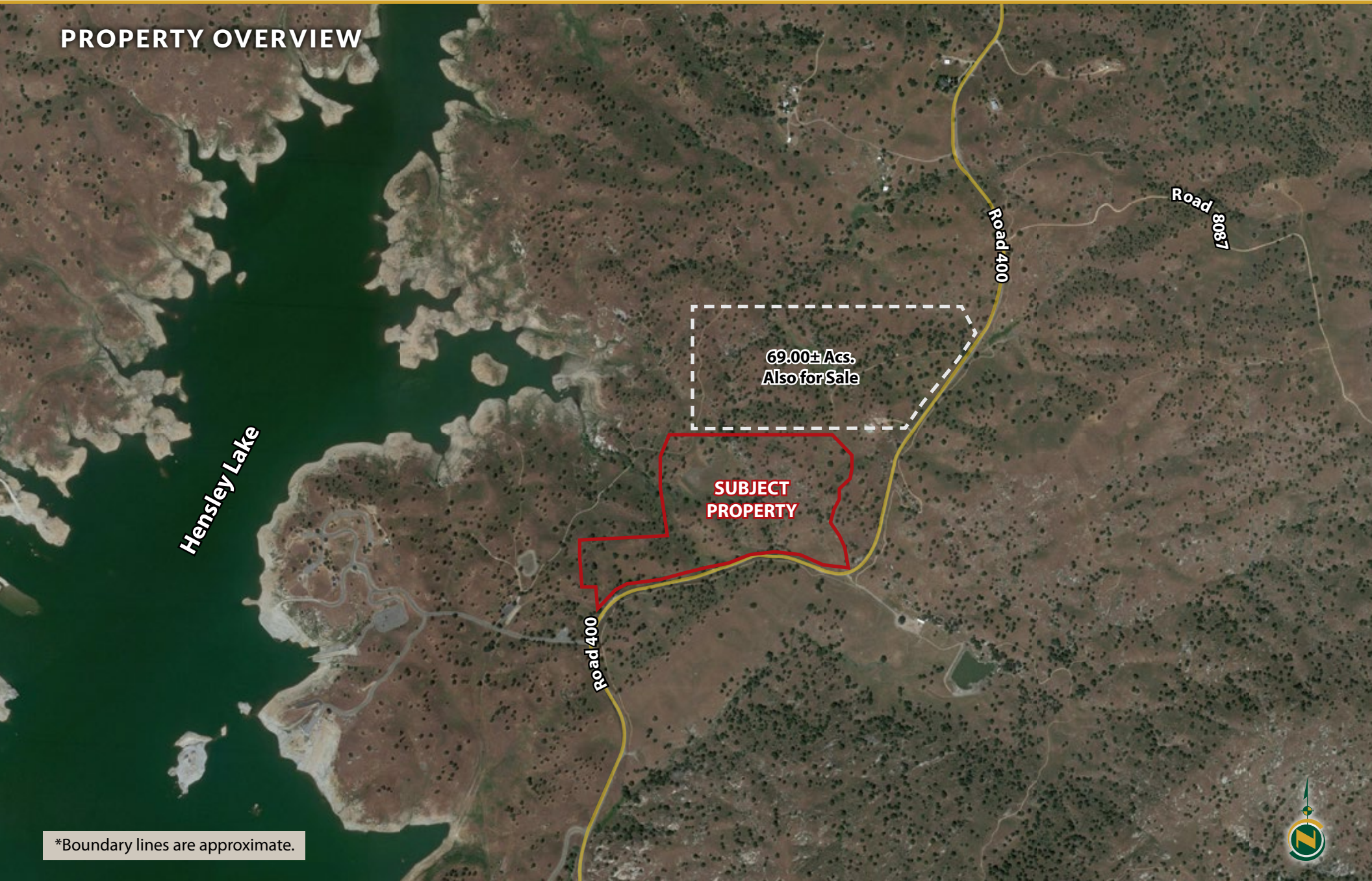


HENSLEY HOMESTEAD SOUTH

51.17± Acres
Madera County, CA



PROPERTY OVERVIEW



*Boundary lines are approximate.

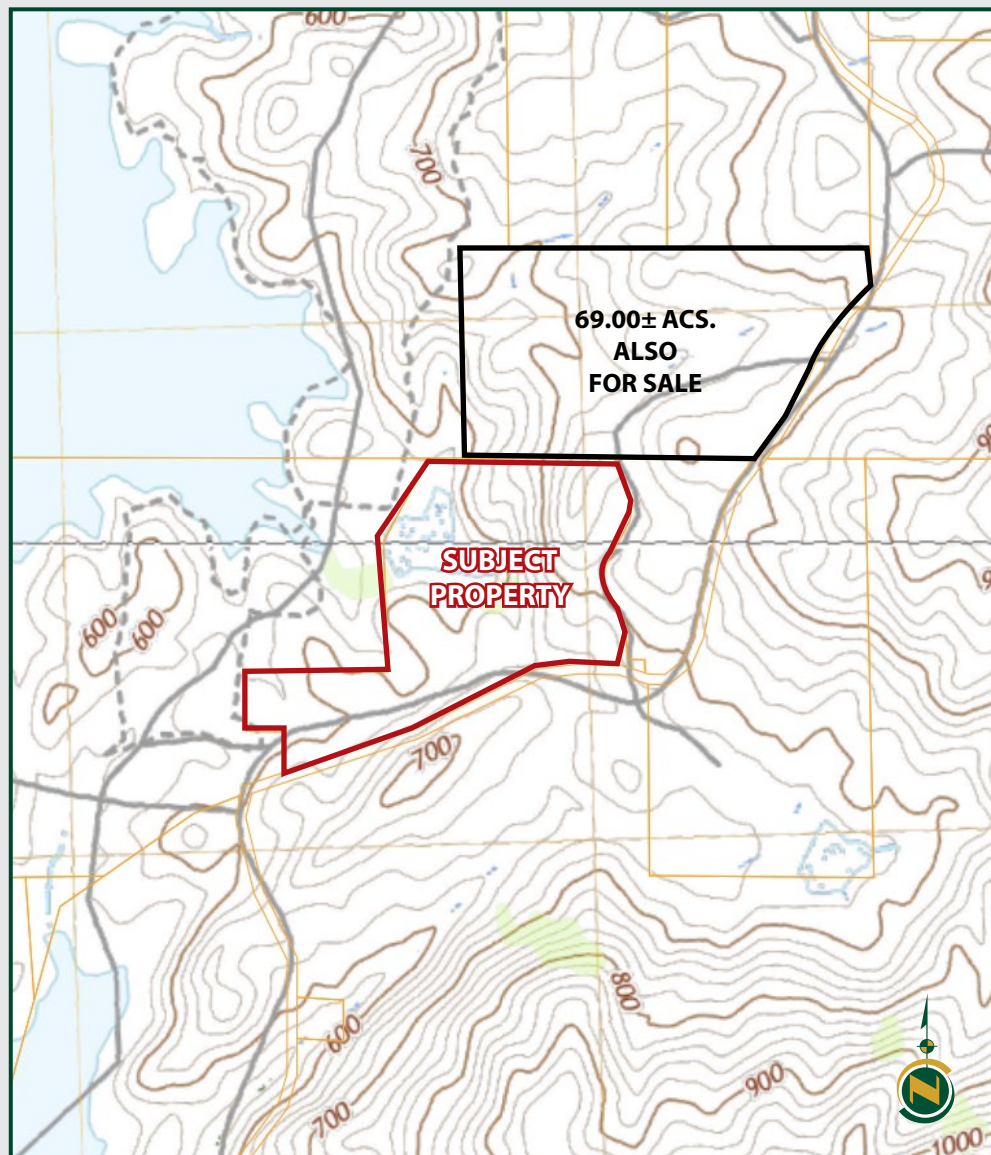


HENSLEY HOMESTEAD SOUTH

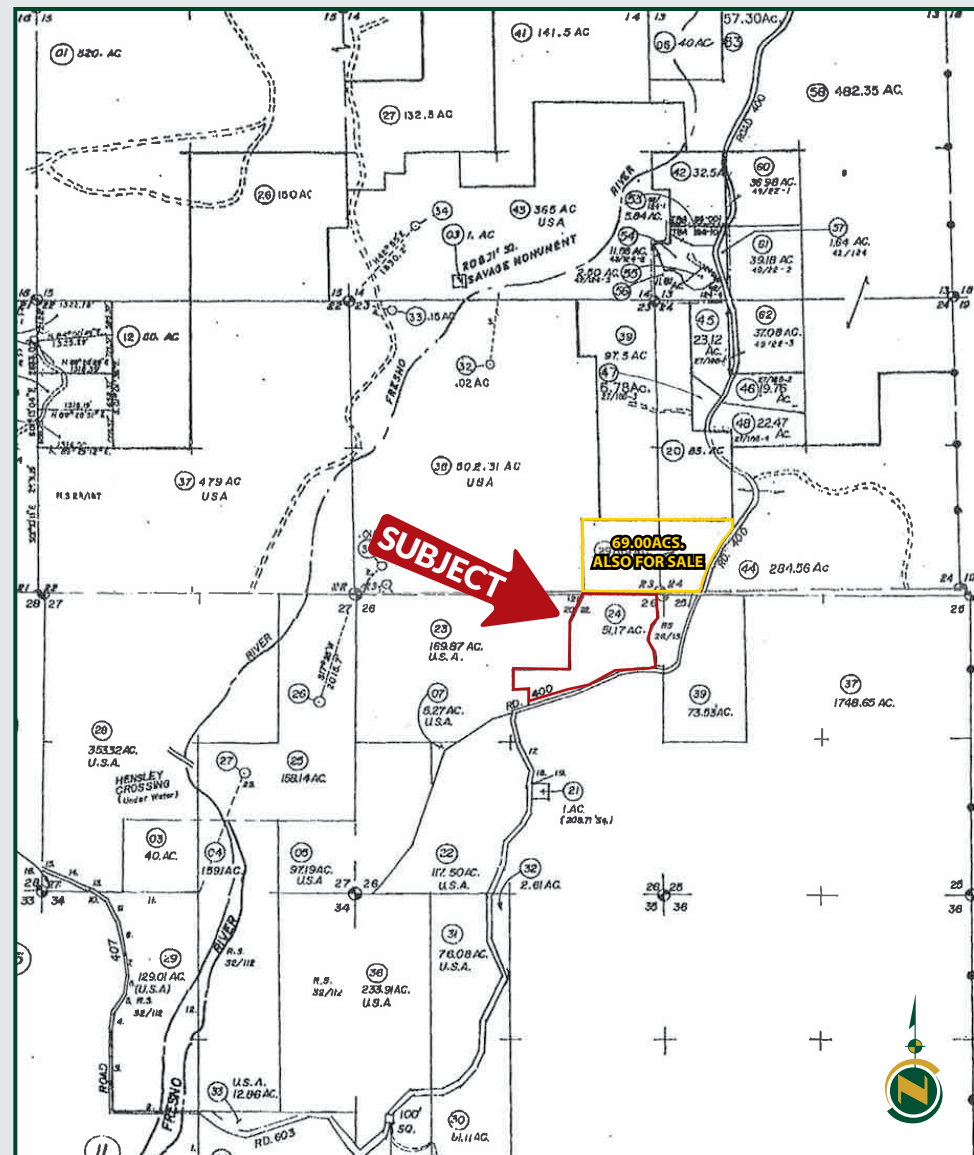
51.17± Acres
Madera County, CA



TOPO MAP



APN MAP



HENSLEY HOMESTEAD SOUTH

51.17± Acres
Madera County, CA



PROPERTY PHOTOS



HENSLEY HOMESTEAD SOUTH

51.17± Acres
Madera County, CA



PROPERTY PHOTOS



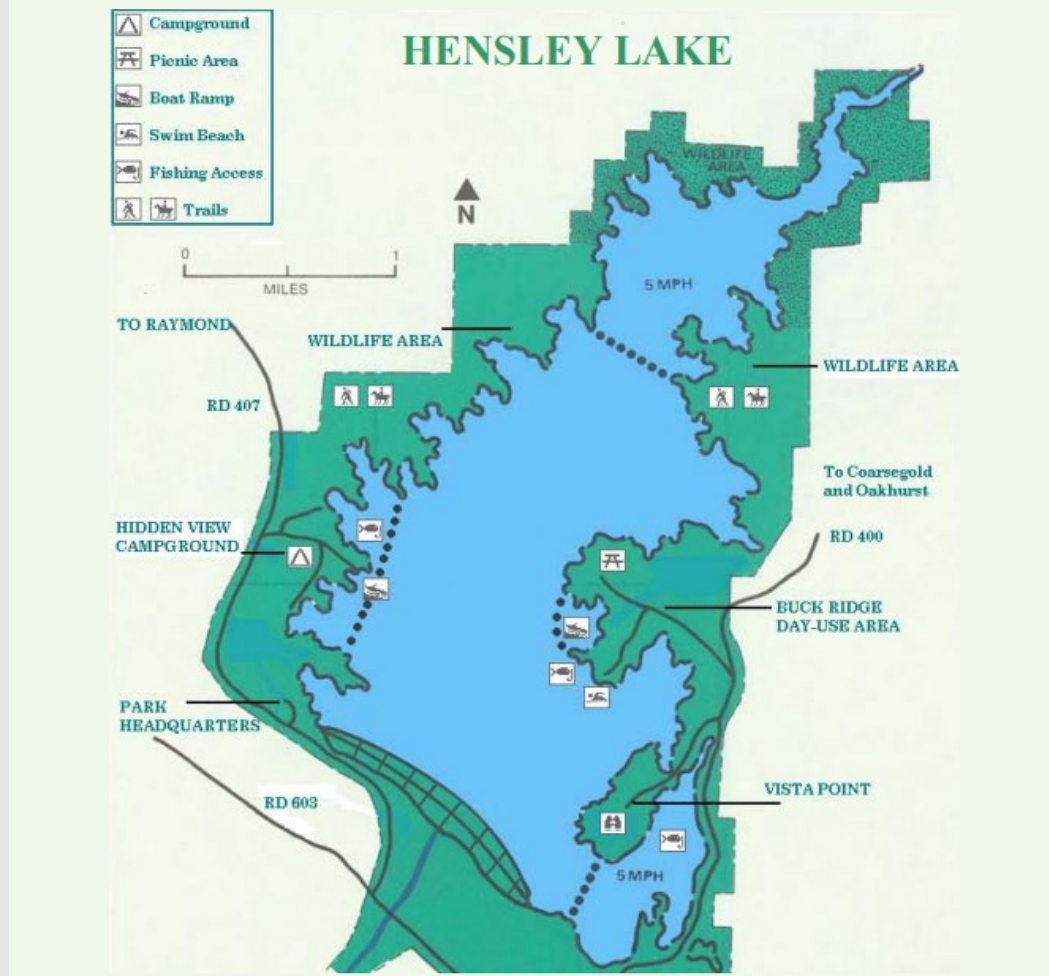
HENSLEY HOMESTEAD SOUTH

51.17± Acres
Madera County, CA



Hensley Lake is a 1,500± acre recreational lake, open to the public. The lake was originally created by the Hidden Dam on the Fresno River and holds a capacity of about 90,000± acre feet of water. This beautiful lake attracts many visitors during each year and it offers many activities, such as camping grounds, picnic areas, boat ramps, designated swimming areas, fishing access and hiking trails.

Photo provided by:
<https://i.imgur.com/WCe9sAB.jpg>



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>



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.