

SAN JOAQUIN RIVER BLUFF PROPERTY

5.50± Acres
Madera County, California

\$575,000

PRICE REDUCED

Riverside Golf Course

San Joaquin River

Avenue 7

- Stunning Homesite
- Impressive Bluff Views
- New Domestic Well



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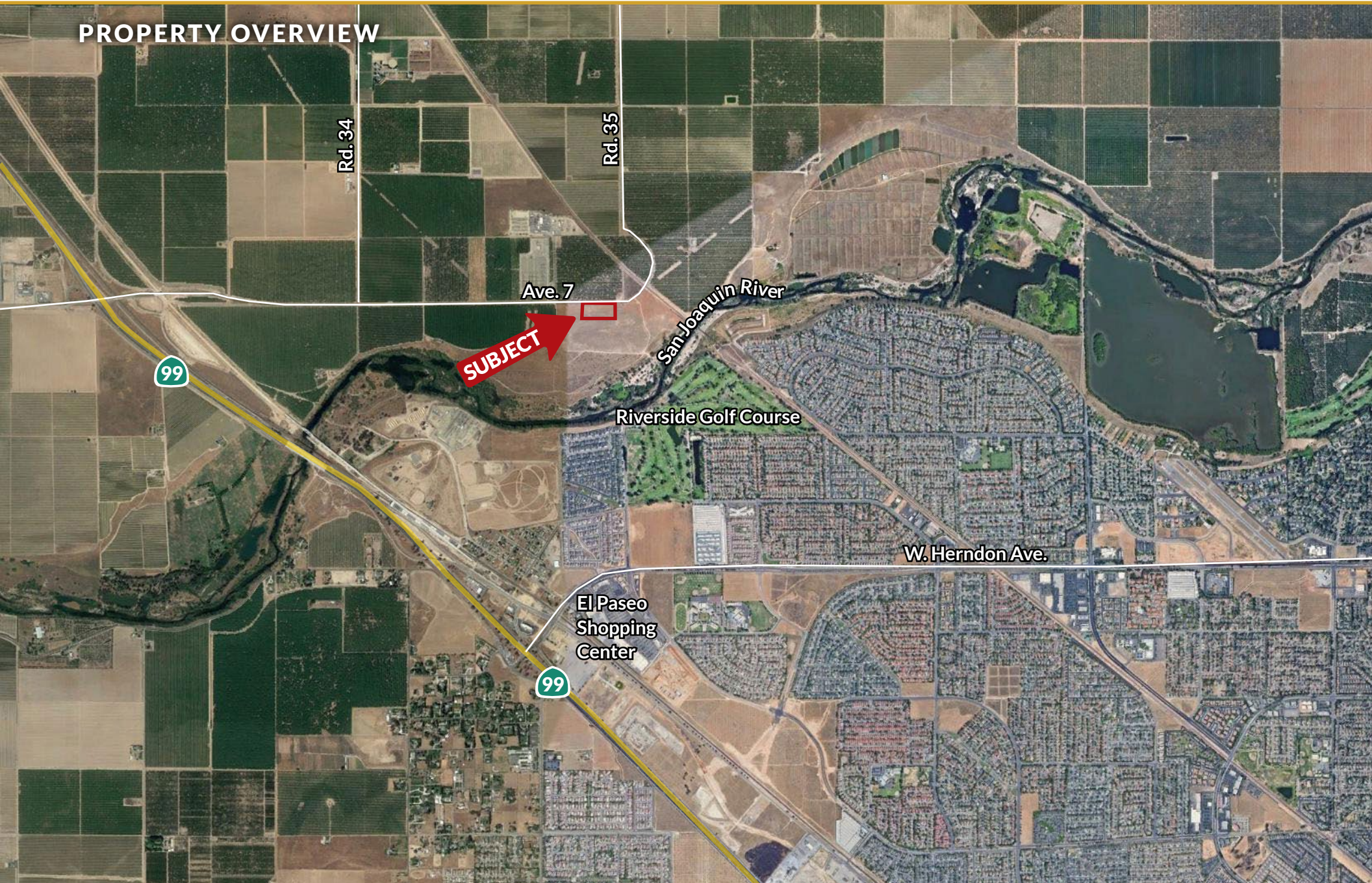


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PROPERTY OVERVIEW



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PROPERTY INFORMATION

DESCRIPTION

Once in a lifetime opportunity to design your custom dream home nestled on the Bluffs of the San Joaquin River. With over 5 acres, the possibilities are endless. There is plenty of room for a large shop or equestrian barn to accommodate all of your interests, hobbies, etc. The adjacent property is surrounded by State of California conservation land allowing you to enjoy captivating bluff views in serenity. A new domestic well was recently drilled and is ready to be developed. The property is conveniently located approximately 1 1/2 miles from the Freeway 99 and Avenue 7 interchange. Schools, shopping and restaurants are just a short distance to both Fresno and Madera.

LOCATION

South side of Avenue 7 approximately 1 1/2 miles east of Hwy. 99.

LEGAL

Madera County APN: 048-280-013. Located in a portion of Section 32, T12S, R19E, M.D.B.&M.

ZONING

PDD (Planned Development District)

WATER

New 320', 6" PVC well.

PRICE/TERMS

\$575,000 cash at close of escrow. Seller will also consider Seller financing.

Northern View



Southern View



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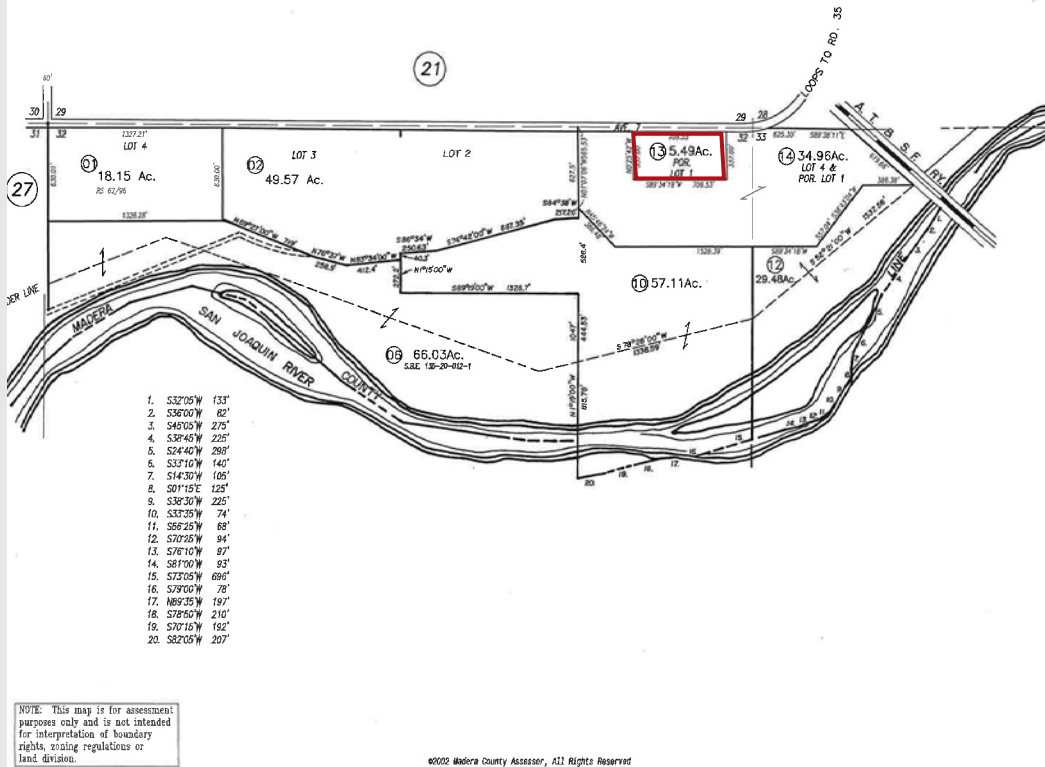
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PARCEL MAP

SEC. 32&33 T.12S. R.19E. M.D.B.&M.

Tax Area Code
61-002



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