

# 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 not 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



**RE/MAX GOLD**

Each office independently owned and operated

**KIRK ATAMIAN**

Commercial Specialist

559.246.0000

kirkatamian@gmail.com

CalDRE #02127378

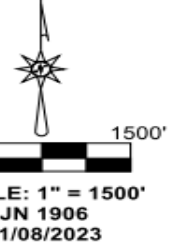
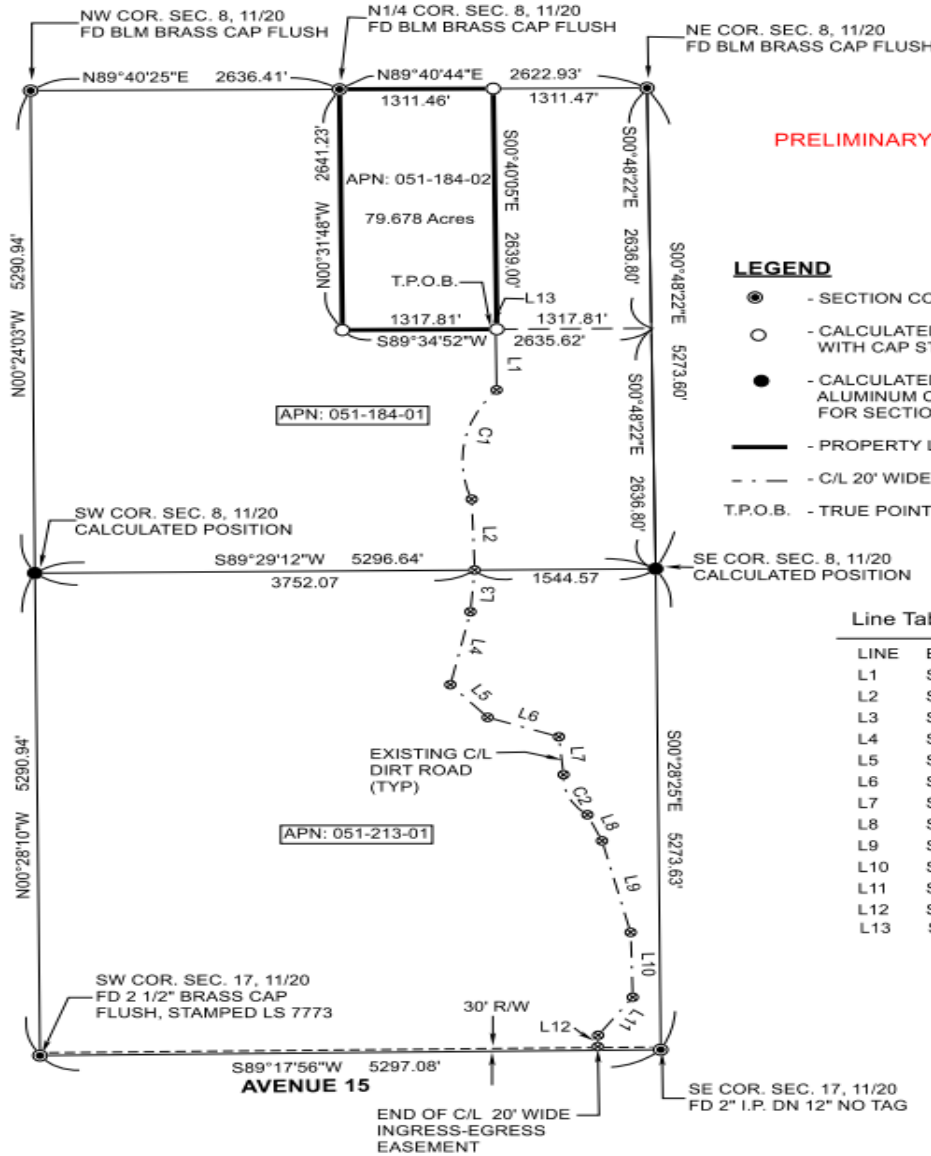
501 North E St, Suite H  
Madera, CA 93638

# APN- 051-184-002-000

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## EXHIBIT "A"

CENTER LINE 20 FOOT WIDE INGRESS-EGRESS EASEMENT  
LYING IN SECTIONS 8 AND 17, TOWNSHIP 11 SOUTH, RANGE 20 EAST,  
MOUNT DIABLO BASE AND MERIDIAN, IN THE COUNTY OF MADERA, STATE OF CALIFORNIA



PRELIMINARY

### LEGEND

- - SECTION CORNER FOUND AS NOTED
- - CALCULATED POSITION SET 1/2" REBAR WITH CAP STAMPED ROBLES PLS 5503 DN 6"
- - CALCULATED POSITION SET 5/8" REBAR WITH 3 1/4" ALUMINUM CAP STAMPED PLS 5503 & MARKED FOR SECTION CORNER
- - PROPERTY LINE ESTABLISHED BY THIS SURVEY
- - - C/L 20' WIDE INGRESS-EGRESS EASEMENT
- T.P.O.B. - TRUE POINT OF BEGINNING

### 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  
103 E. Cedar Avenue, Colton, CA 93210  
Phone (559) 935-0351 Fax (559) 935-6506  
E-Mail: chrobles\_saaco@att.net



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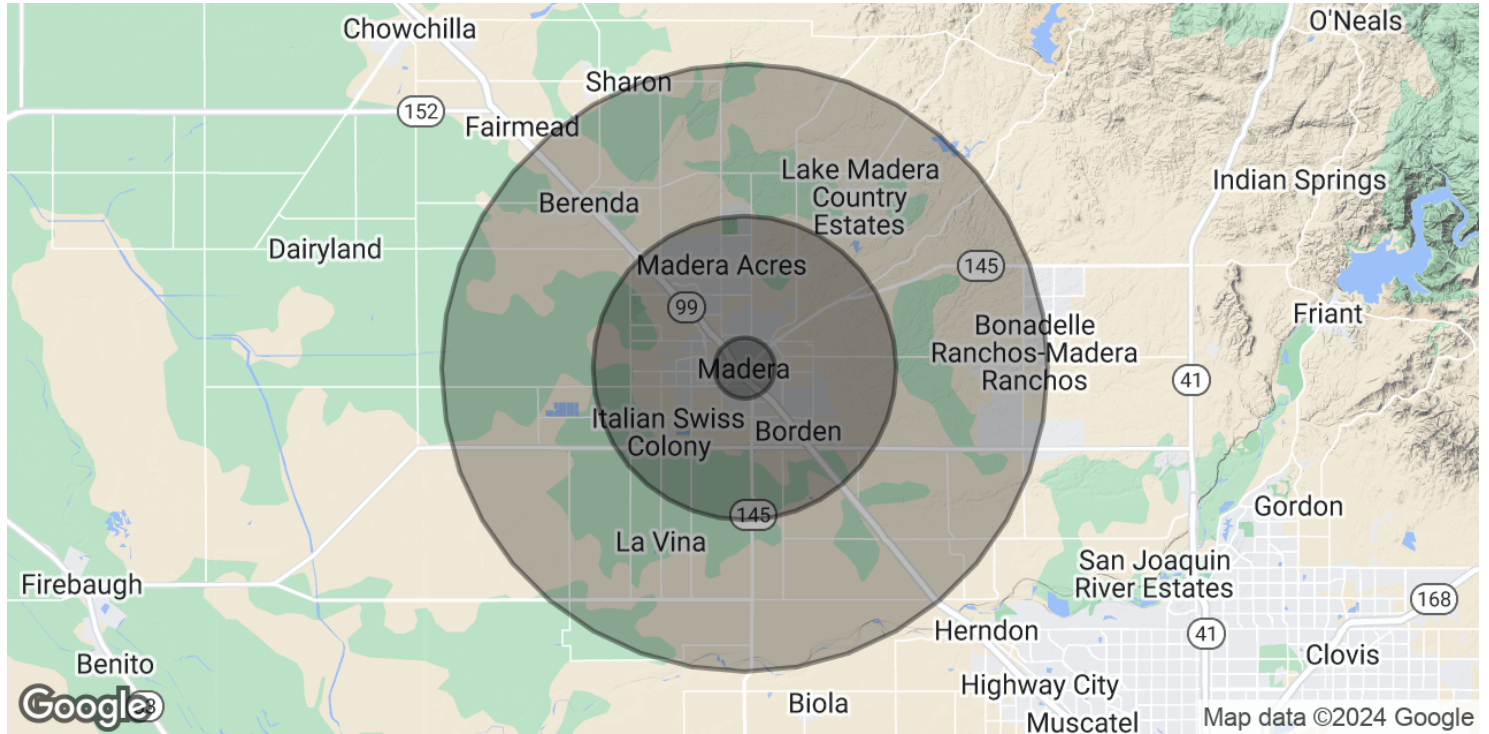
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## POPULATION

	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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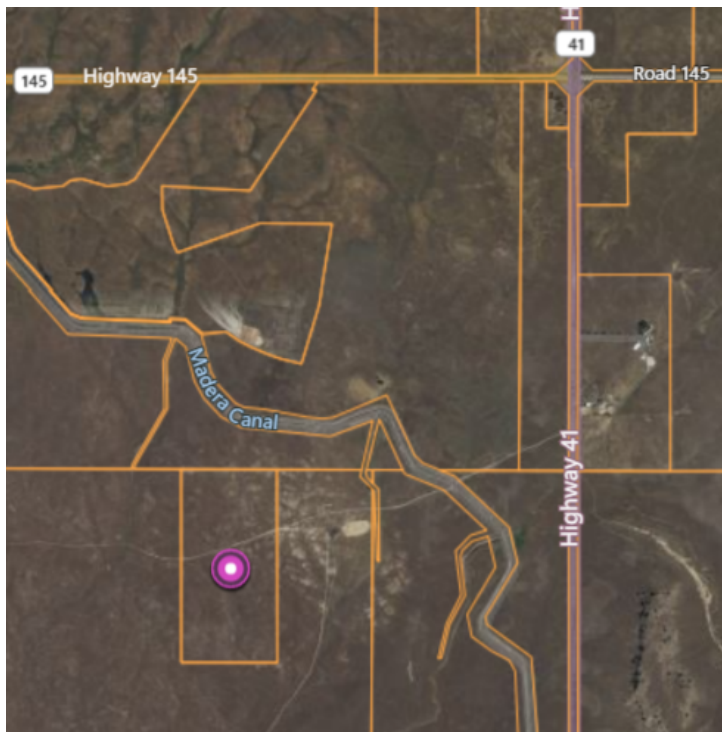
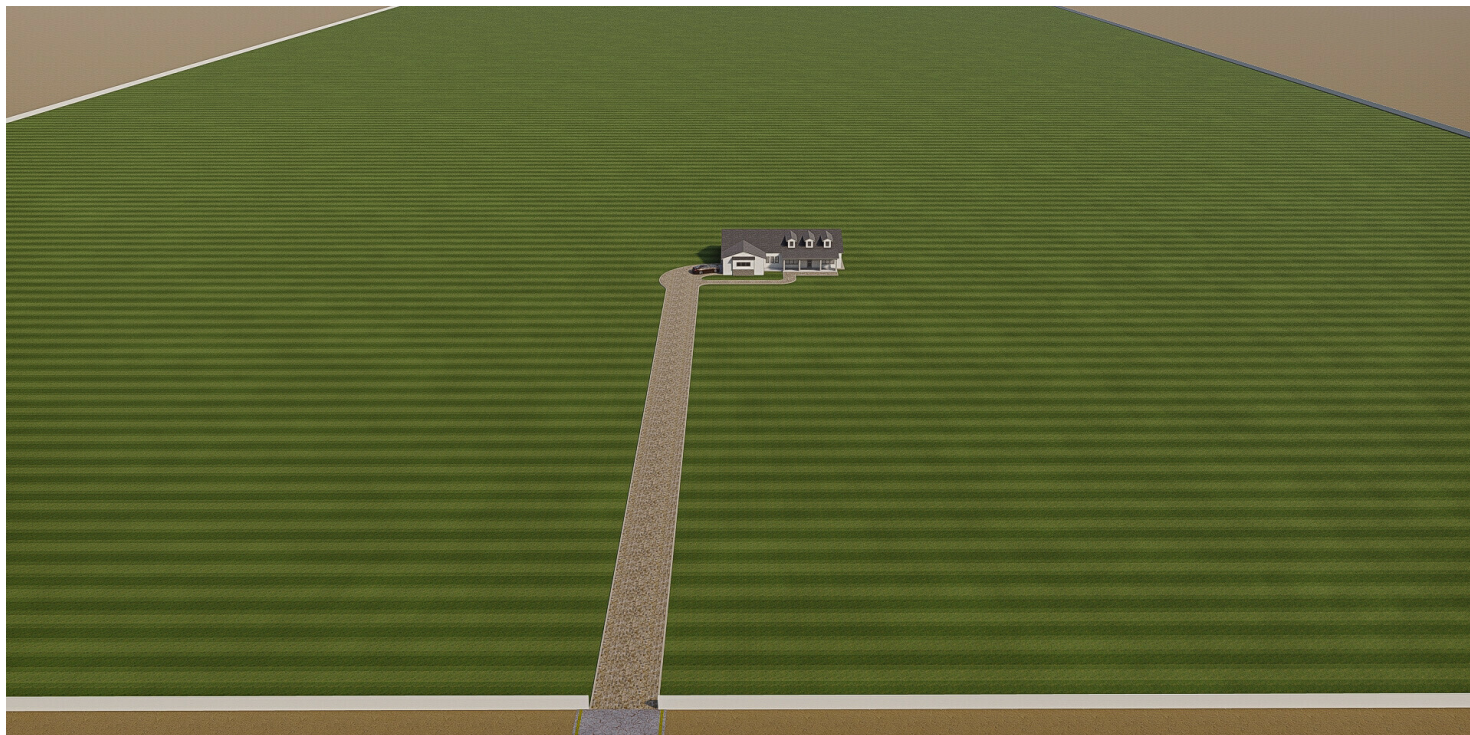
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