

240.00±
ASSESSED ACRES

O'NEALS RANCH
MADERA COUNTY, CALIFORNIA

\$290,000
(\$1,208/ACRE)

EXCLUSIVELY PRESENTED BY:
A DIVISION OF PEARSON COMPANIES



FRESNO

7480 N. Palm Ave, Ste 101
Fresno, CA 93711
559.432.6200

VISALIA

3447 S. Demaree St.
Visalia, CA 93277
559.732.7300

BAKERSFIELD

4900 California Ave., #210B
Bakersfield, CA 93309
661.334.2777

All information contained herein is deemed reliable but not guaranteed by seller nor broker and should be independently verified by potential buyers. We assume no liability for errors or omissions.



www.pearsonrealty.com
CA DRE #00020875



**PROPERTY
HIGHLIGHTS:**

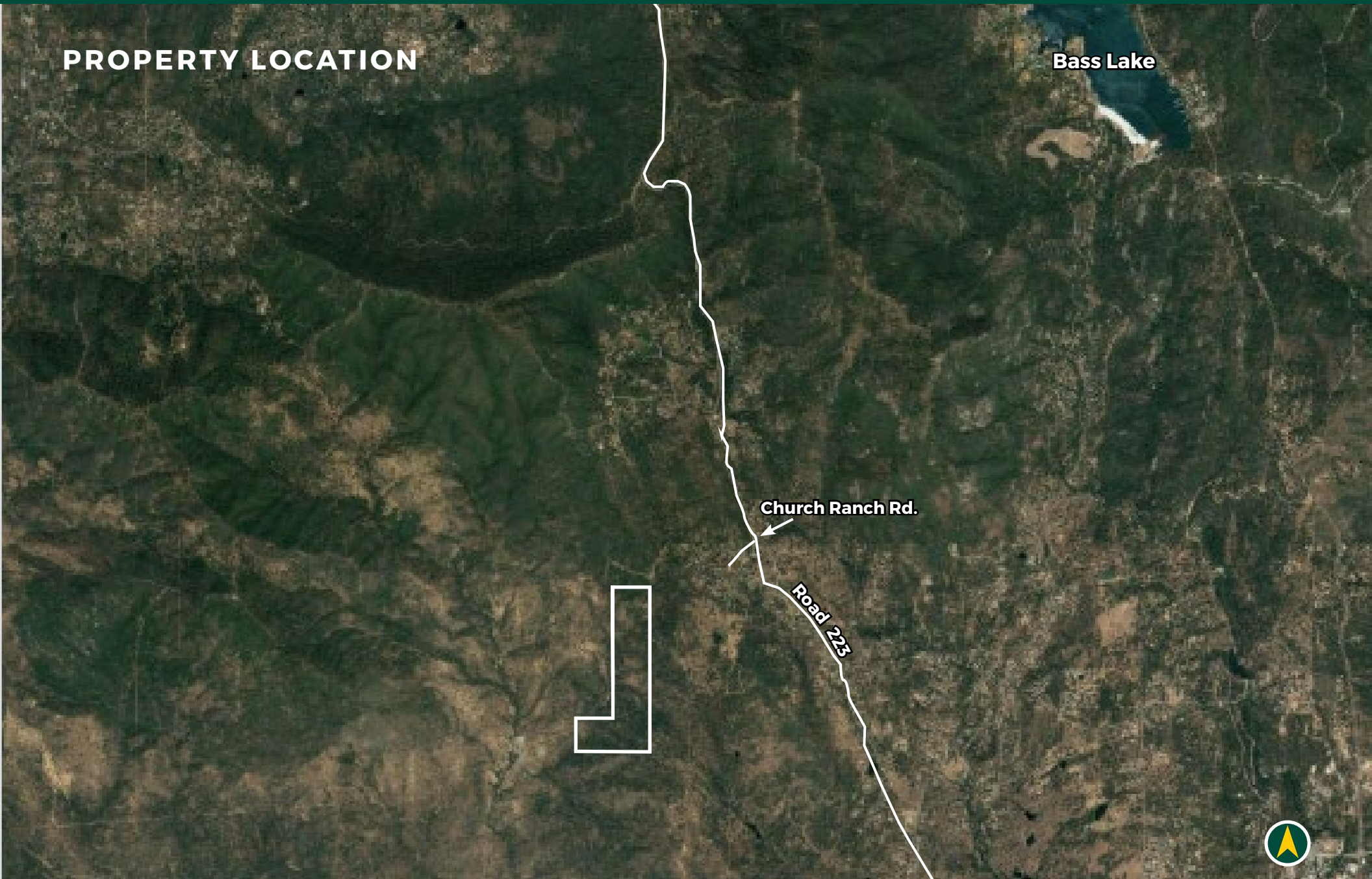
- RECREATIONAL
FOOTHILL RANCH
- NEARBY TO
BASS LAKE
- SECLUDED
RURAL SETTING

O'NEALS RANCH
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PROPERTY LOCATION



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PROPERTY INFORMATION

DESCRIPTION

This offering is 240± acres of recreational land located in the Madera County foothills just a few miles directly south of Bass Lake, near Sierra Highlands. This recreational property has gorgeous views of the Valley below and boasts a secluded setting with plenty of wildlife roaming throughout the area due to the close proximity of the Sierra National Forest. The neighboring property to the east is also for sale.

LOCATION

The property is located just west of the Sierra Highlands development off Road 223.

LEGAL

Madera County APN's: 050-095-008 and 066-120-016. Located in portions of Sections 8 and 17, T8S, R22E, M.D.B.&M.

ZONING

RM Rural Mountain District

The property is not located within the Williamson Act.

LAND USE

Grazing land/Recreational

WATER

Seasonal Creek

PRICE/TERMS

\$290,000 cash at close of escrow.

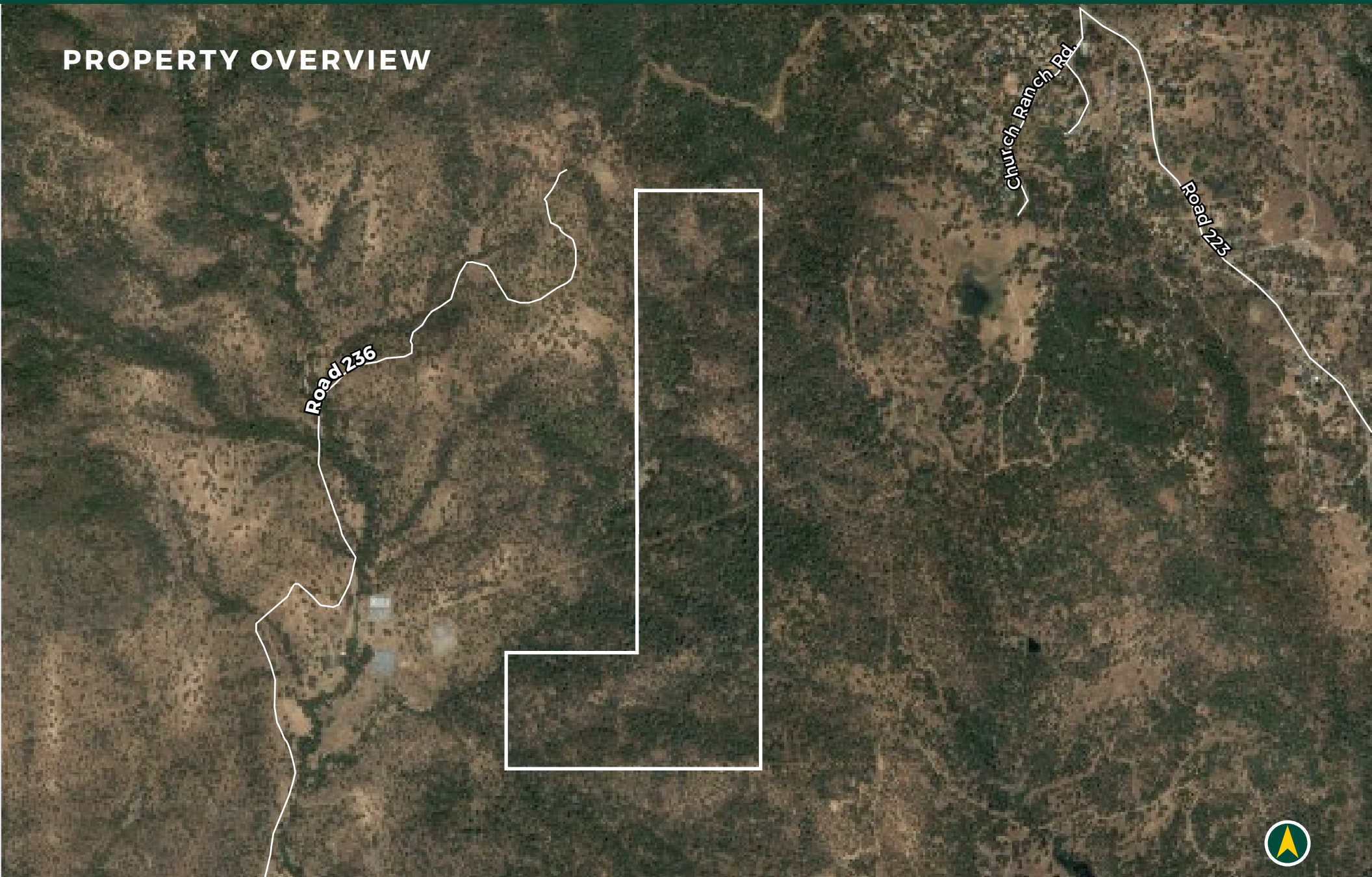


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PROPERTY OVERVIEW



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3-D PROPERTY MAP



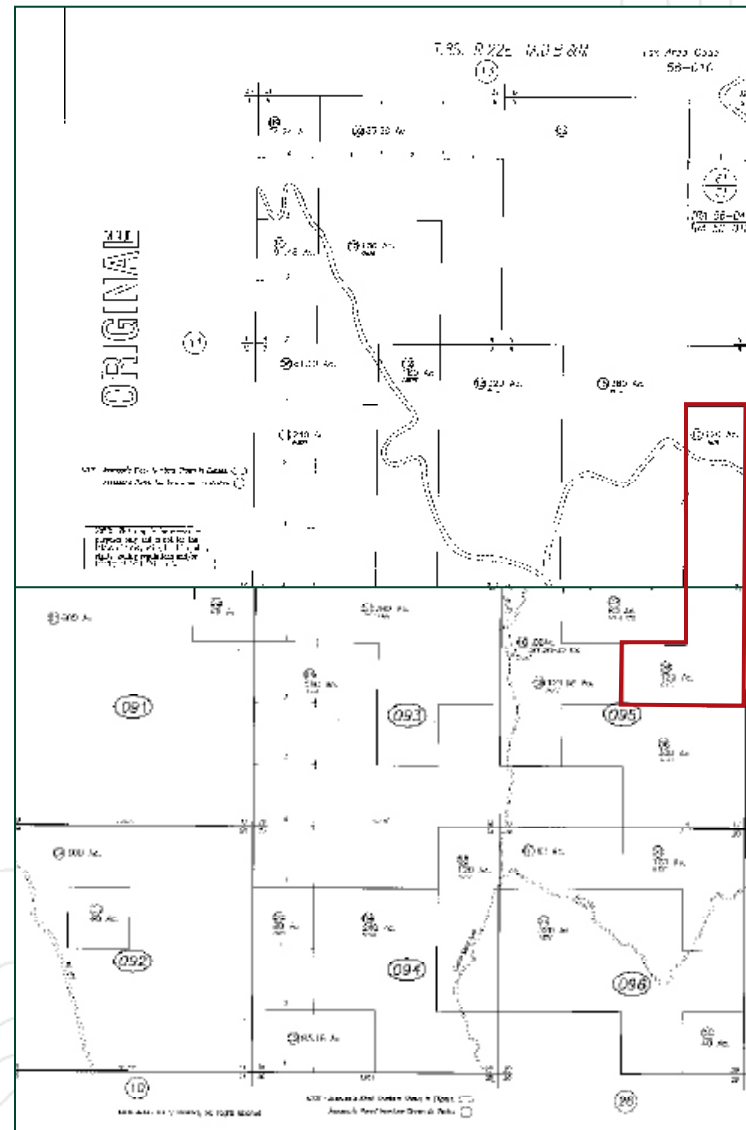
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PARCEL MAP



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PROPERTY PHOTOS



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**OFFICES SERVING
THE CENTRAL VALLEY**

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