



**19867 Ave 23 1/2 Chowchilla, CA 93610**  
**\$599,000**

This is a great investment property, potential for future development. Adjacent properties are sub-divided to 3 to 5 acre parcels in the Fairmead Colony area. This is close to the new off ramp being built off HWY 99. Currently planted to almonds. Irrigated by micro drip system. Adjacent 28.68 & 66.58 acres are also available. This property is not in the Williamson Act, buyer need to find out from Madera county. Motivated seller, make offers.

**Directions:** From HWY 99, go east on Ave 24, turn right on Rd 20. Property in son the NW corner of Ave 23 1/2 & Rd 20.

ML#:304163		Lot Acres (approx)	18.870
Property Type	Farms and Ranches	Price/Acre	31,743.51
Property SubType	Nut Crops	Cross Street	Rd 20
APN	027071088	County	Madera
Lot Sq Ft (approx)	821977		

**Presented By:**



**Gurnek Nagra** Lic: 01488551

Primary: 559-288-2780  
 Secondary: 559-325-5706  
 Other:  
 Fax: 559-898-0937  
 E-mail: gurneknagra@yahoo.com

**The Bratton Group** Lic: 01312596

418 Clovis Ave  
 Clovis, CA 93612  
 559-325-5706  
**See our listings online:**  
<http://www.thebrattongroupinc.com>

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