

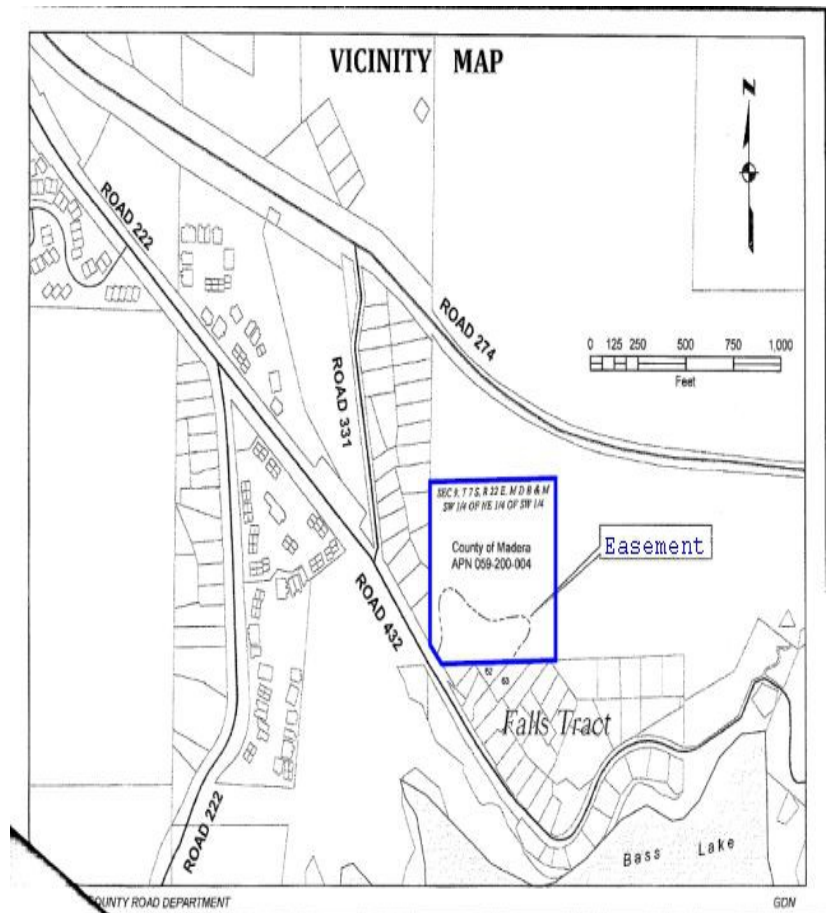
MVP COMMERCIAL

Presents For Sale

Bass Lake's

Prime Residential Development Opportunity

- 10 acres at Bass Lake
- Road 432 Frontage
- Almost all usable
- Great visibility and access
- Includes 20 sewer units
- Priced to sell at \$680,000.00



FOR INFORMATION CONTACT

John Reed-MVP Commercial

P. O. Box 338, Oakhurst, CA 93644

559.683.7474 Office 559.683.7393 Fax

jreed@mvpcommercial.com

Fact Sheet

- Strategic location adjacent to the Falls Tract with Road 432 frontage.
- Adjacent to existing housing on two sides and National Forest on two sides.
- Currently used for Sheriff's boat storage, property includes an existing shop building and graded pad.
- Almost all usable 10 acres with possible lake views.
- 20 sewer units included, at a last reported value of \$8000.00 each.
- Power and water available.
- Existing easement may be relocated.
- Perfect for townhomes, corporate retreat, single family lots or spectacular estate homesite.

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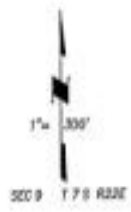
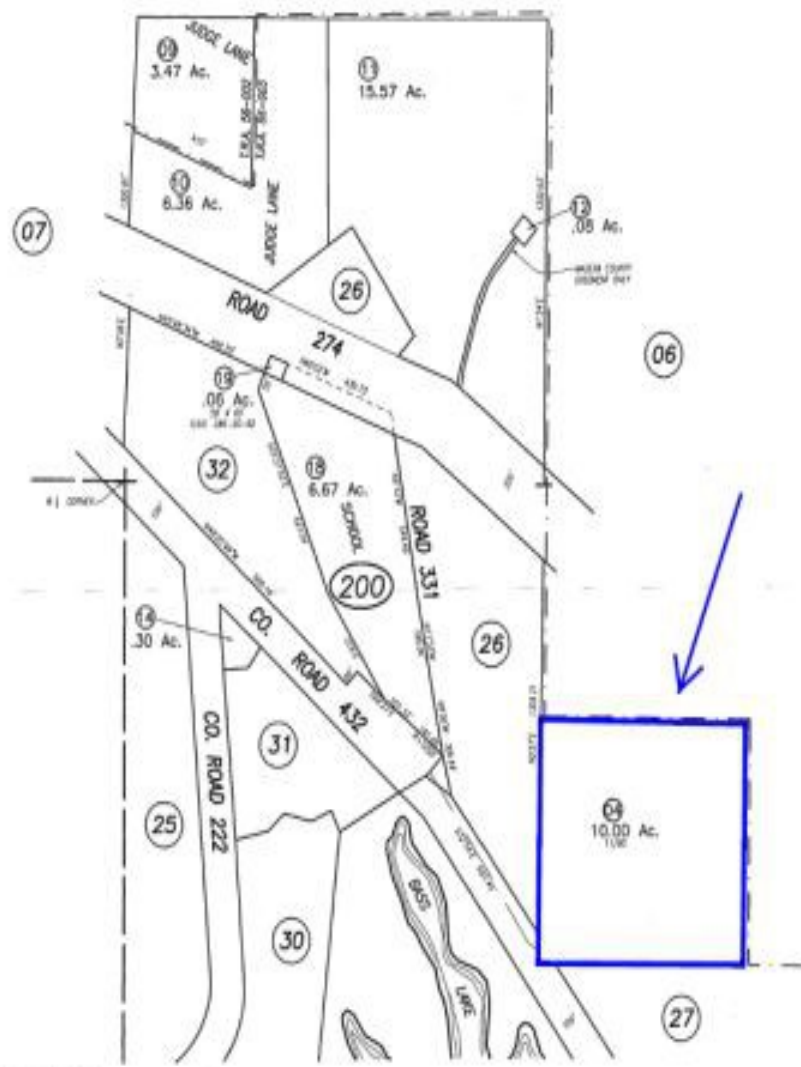
Madera County Assessor's Map

ORIGINAL

(06) SEC. 9 T.7S. R.22E. M.D.B.&M.

Tax Area Code
56-002
56-003

59-20



NOTE: This map is for assessment purposes only and is not intended for interpretation of boundary rights, zoning regulations or land division.

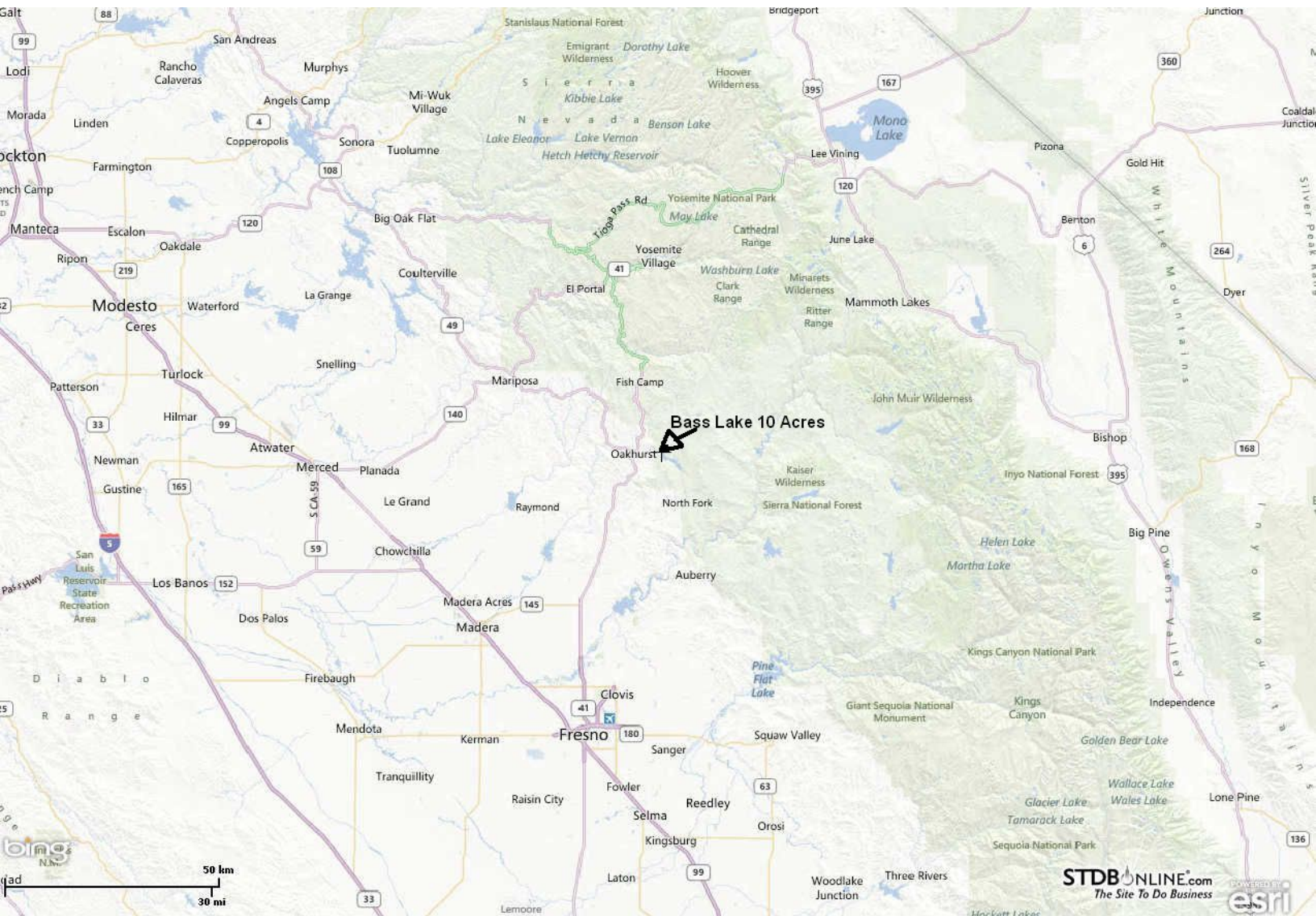
1974-10-07
MDE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

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Assessor's Map No. 59-20
Bass Lake
County of Madera, Calif.
1964

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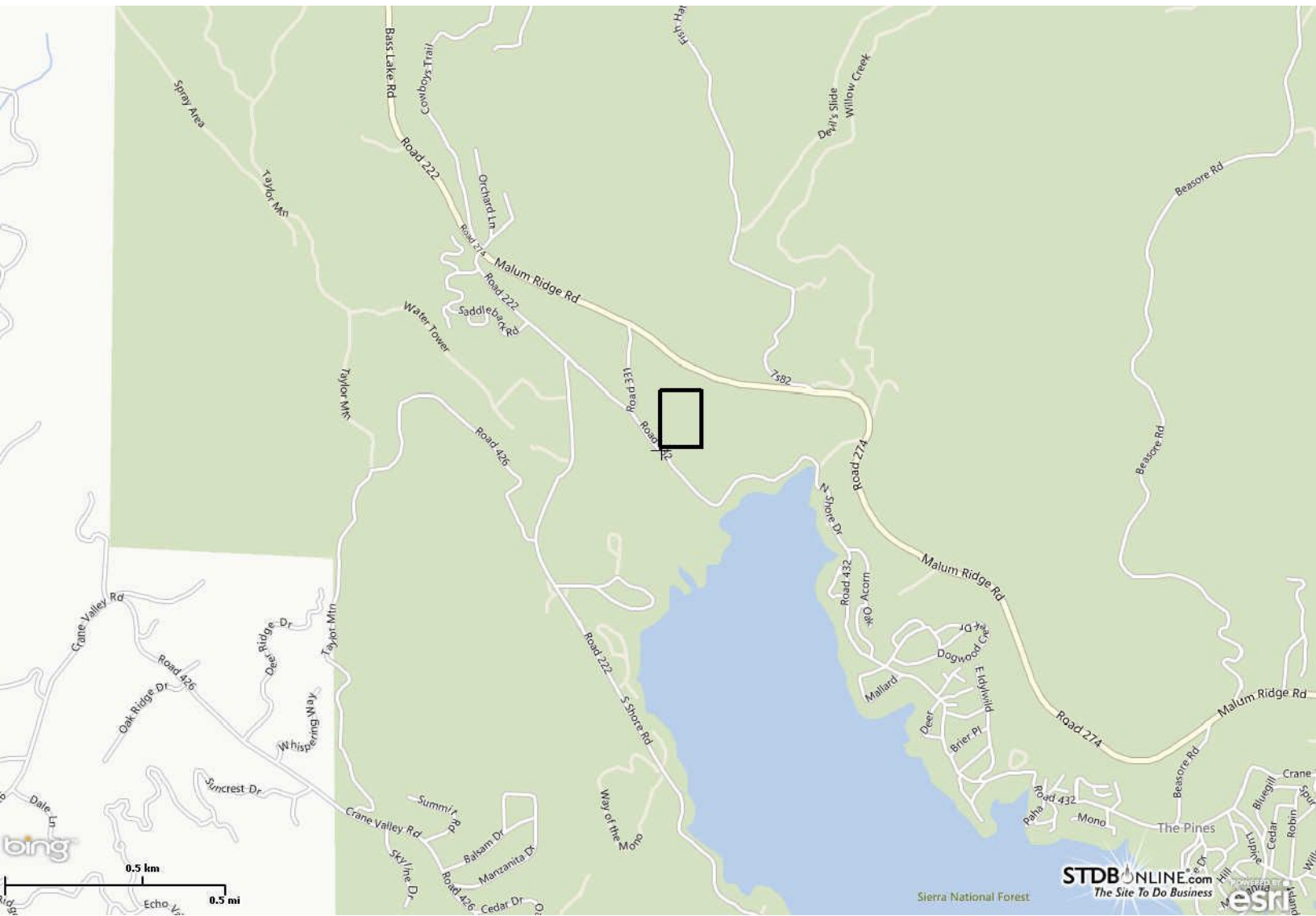
Bass Lake 10 Acres Area Map



Approximately 50
miles to Fresno, CA

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Bass Lake 10 Acres Location Map



Bass Lake, California

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