MADERA COUNTY EDC
ECONOMIC DEVELOPMENT COMMISSION

Property Listing, Marketing, and Public Information Policy

1. Purpose

The purpose of this policy is to establish guidelines governing the submission, review, publication, and marketing of property listings featured on the Madera County Economic Development Commission (MCEDC) website. This policy also clarifies MCEDC's role, responsibilities, and limitations regarding property listings and inquiries from prospective buyers.

2. Agency Overview

The Madera County Economic Development Commission (MCEDC) is a public agency and Joint Powers Authority (JPA) representing the County of Madera, the City of Madera, and the City of Chowchilla.

MCEDC is not a real estate brokerage, real estate company, or property management organization. MCEDC does not own the properties featured on its website and does not receive monetary compensation, commissions, or other financial benefits from the publication or promotion of property listings.

3. Property Listings and Asking Prices

MCEDC provides property listings for informational and economic development purposes only.

MCEDC does not establish, determine, endorse, or recommend asking prices for listed properties. Establishing an appropriate market value requires an individualized assessment of the property's characteristics, location, condition, and prevailing market conditions. Property owners are solely responsible for determining and providing their desired asking prices.

MCEDC reserves the right, at its sole discretion, to determine which properties are selected for publication and featured on its website.

4. Property Information and Disclaimer

MCEDC obtains property information from sources believed to be reliable. However, MCEDC makes no representations or warranties, expressed or implied, regarding the accuracy, completeness, or reliability of the information presented.

All property listings are provided strictly for informational purposes. MCEDC assumes no responsibility or liability for errors, omissions, or inaccuracies in the information provided.

Prospective buyers and other interested parties are strongly encouraged to conduct their own independent due diligence and verify all property information before making any decisions or entering into any transactions.

Independent verification should include, but is not limited to:

- Property ownership and legal description.
- Assessor's Parcel Number (APN).
- Total acreage and parcel boundaries.
- Zoning designations and permitted land uses.
- Asking price and applicable property conditions.
- Availability of utilities, infrastructure, and other relevant property characteristics.

MCEDC's publication of a property listing does not constitute an endorsement, recommendation, or guarantee of the property or its suitability for any particular use.

5. Assessor's Parcel Number (APN) Requirements

All property submissions must include the correct Assessor's Parcel Number (APN) for each individual parcel being submitted for marketing.

A valid Madera County APN generally follows a numerical format such as *027-182-009*.

When a property consists of multiple parcels, the APN for each individual parcel must be provided.

Submission of accurate APN information is required to ensure proper property identification, verification, and representation in MCEDC marketing materials.

MCEDC reserves the right to request clarification or additional documentation when submitted parcel information is incomplete or inaccurate.

6. Property Inquiries and Communication Procedures

MCEDC serves as a liaison between prospective buyers and property owners.

All inquiries submitted through the MCEDC website are initially received by MCEDC staff. Staff then facilitates communication between interested parties and the respective property owners.

This communication process is intentional and is designed, in part, to help protect the privacy of property owners.

Accordingly, direct seller contact information, including personal telephone numbers and email addresses, will not be published on the MCEDC website.

MCEDC's role is limited to facilitating communication. MCEDC does not negotiate property transactions, represent buyers or sellers, provide real estate brokerage services, or participate as a party in any property transaction.

7. Policy Acknowledgment and Compliance

By submitting property information for consideration on the MCEDC website, property owners and authorized representatives acknowledge and understand the provisions of this policy.

MCEDC reserves the right to review, revise, decline, remove, or discontinue any property listing at its discretion.

Submission of property information does not guarantee publication or continued placement on the MCEDC website.

8. Policy Administration and Review

This policy shall be administered by the Madera County Economic Development Commission and may be reviewed and amended as necessary to reflect changes in agency practices, operational procedures, or applicable requirements.