

Bank Owned ⓘ

# 965 Beaver Pond Loop

Madera, CA 93636, Madera County

👤 3,191 Views ❤ Save

4 Beds | 3.5 Baths | 2,953 Sq. Ft.

For Sale



 5 Photos

 Map

Listed by PDC REAL ESTATE & RENTALS

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## Price Insights

Est. Market Value ⓘ

Not Available

Opening Bid

\$0.00

## Online Auction

[Register to Bid](#)

Auction Starts In

2d 13h

Duration

Mar 1, 2026 5:00 AM - Mar 3, 2026 PST

 [Add to calendar](#)

## Property Details

Beds	4	Feedback
Baths	3.5	
Square Footage	2,953	
Lot Size (Acres)	0.25	
Property Type	Single Family...	
Year Built	2024	
APN	081-391-016-0...	

 **Vacant:** Although the property is vacant, do not enter unless interior access is available.

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 **Title and Liens:** Most liens are removed after a foreclosure property sale, but certain liens may remain. [What type of liens remain?](#)

- |  |   |
|--|---|
|  Buyer's Premium <b>5% or \$2,500</b>  |  Cash Only <b>Yes</b>       |
|  Contact Agent Info <b>Yes</b>         |  Interior Access <b>No</b>  |
|  Broker Co-op <b>Available</b>         |   |

## Similar Properties



Based on what you and others are looking at on Auction.com, here's a few recommendations.

Feedback



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## Market Analysis





## Unlock local market data

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## Due Diligence

Educate yourself before you bid.  
[Learn how to perform due diligence.](#)





## 1. Review Property Information

Check out third party reports on property condition, market value and neighborhood info.



Property Information Report



Additional Property Information



Property Inspection Report



## 2. Examine Title and Liens

Preliminary reports are provided for reference. Seek a professional for a full evaluation.

Deed Type

**Special Warranty Deed**

Title Insurance Paid by

 **Seller**



**TITLE INFORMATION**

Added: Jan 20, 2026



## 3. Review Purchase Agreement

Details of the Seller's terms and conditions, and your rights as the buyer.



Purchase Agreement



Property Condition Addendum And Release

Added: Feb 04, 2026



#### 4. Prepare Your Finances

**Cash** is the accepted payment. **In some cases, hard money loans and lines of credit are accepted.** See purchase documents for details. [Why?](#)

You'll need proof of funds within 48 hours of winning the auction.

Conventional financing cannot be used to buy this property.

**GET  
FINANCING  
FAST.**

Explore Lenders Now

Feedback

#### Additional Documents



Lead Based Paint Disclosure

Added: Jan 02, 2026



Hold Harmless Agreement

Added: Feb 04, 2026



Natural Hazard Disclosure

Added: Feb 20, 2026



Acknowledgement of Occupant Rights



Amendment - Effective Date



Manufactured Home Disclosure - If Applicable

[Show All](#)

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## Top FAQs



Will I be able to inspect the property before I bid?



Does Auction.com have any more information on this property?



Will the property be free and clear of all liens?



Can I use financing to buy this property?



What happens if I am the winning bidder?



Feedback

[See more FAQs](#)

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### Auction Tip

**Bid to win.**  
**Visit the help center**  
**to learn more about**  
**the auction process.**

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## Transaction Details



- Property may be subject to a seller reserve and may be subject to a seller confirmation before your sale can be confirmed.
- If the buyer is a licensed real estate agent, no buyer broker commission will be paid, regardless if buyer is representing themselves or not.
- If you are the Winning Bidder, an Earnest Money Deposit of 5% of the total purchase price or \$2,500 (whichever is greater) is required.
- Buyer will receive Special Warranty Deed or Equivalent.
- The property may be occupied by the previous mortgagor and Freddie Mac will not guarantee insurable title, without exceptions as described in special provisions.
- Property is being offered as is, where is.
- Buyer will be assessed a \$55 Document Generation Fee paid at closing.
- Until the seller's reserve price is met, **Auction.com may counter bid on behalf of the seller.** Counter bidding gives buyers and sellers more flexibility to find a mutually agreeable price. Counter bids do not occur after the seller's reserve price is met. [Learn more about reserve pricing.](#)

Feedback

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