

FOR SALE



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Red Mountain Ranch



**1030.32± Acres
Fresno County, California**

- Includes ranch home
- Good grazing land
- Short drive to Fresno/Clovis area

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CA BRE #00020875



Red Mountain Ranch

1030.32± Acres

\$1,890,000

LOCATION:

Located at 27540 East Trimmer Springs Road, east of the small town of Piedra, 30 minutes east of the Fresno/Clovis area. The property is set amid the foothills of the eastern Sierra mountains.

DESCRIPTION:

The land consists of 1,030.32± acres and feels even larger due to it's topography. The land is largely rolling to steep with oak trees predominating in the valleys and sycamore trees lining the streams. Two creeks run through the property. Fish Creek on the western portion and Hughes Creek on the eastern part. The mountain that runs through rises to an elevation of 2,300± feet at the highest point. The ranch has well-maintained perimeter fencing as well as several cross fencing areas throughout the property.

The headquarters consists of a Palm Harbor manufactured home with 3 bedrooms, 2 1/2 baths, large front deck and detached garage.

New roads have been established giving an owner reasonable access to all areas of the property. Livestock graze on several types of grasses, filure, wild oats and several clovers. These grasses usually start growing in the late fall after the first rains and continue until late spring, depending on later spring rainfall.

LEGAL:

Fresno County APN's: 153-180-69, 153-180-74 and 158-040-56, 1,030.32± acres. Property is within the Williamson Act Preserve. Zoning is AE-40.

WATER:

Several creeks run through the ranch. Fish Creek forms a waterfall that provides water to cattle on the west side of Red Mountain. There are also numerous springs. The home has a domestic well. A large water storage tank sits on a hill above the home.

BUILDINGS/ IMPROVEMENTS:

Manufactured ranch home, 2,300± sq. ft. with 3 bedrooms, 2 1/2 baths, master suite with spa tub, office room and a 450± sq. ft. deck, perimeter fencing, four main cross-fenced fields of 900± acres, 100± acres, 25± acres and 10± acres. Includes a detached garage, 10' x 16' storage barn, 8' x 20' shipping container, 784± sq. ft. barn (original ranch home), chicken coop, new set of corrals with 2 pens and 3 kennels on cement.

PRICE/TERMS:

\$1,890,000 All cash.

PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



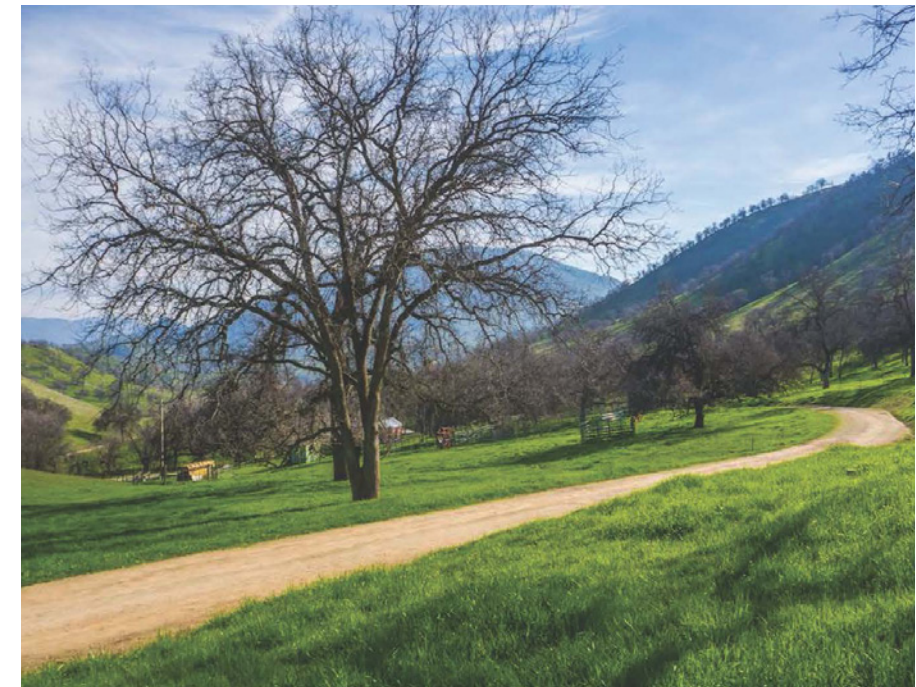
PROPERTY PHOTOS



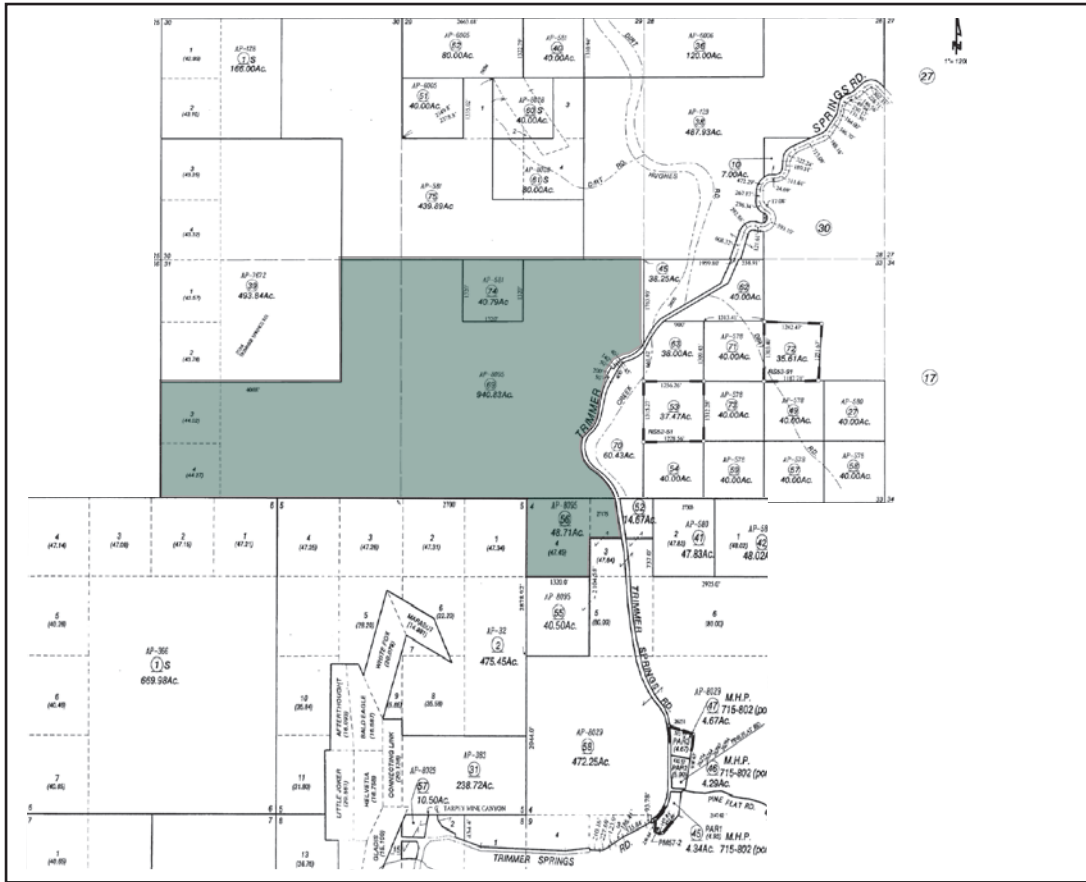
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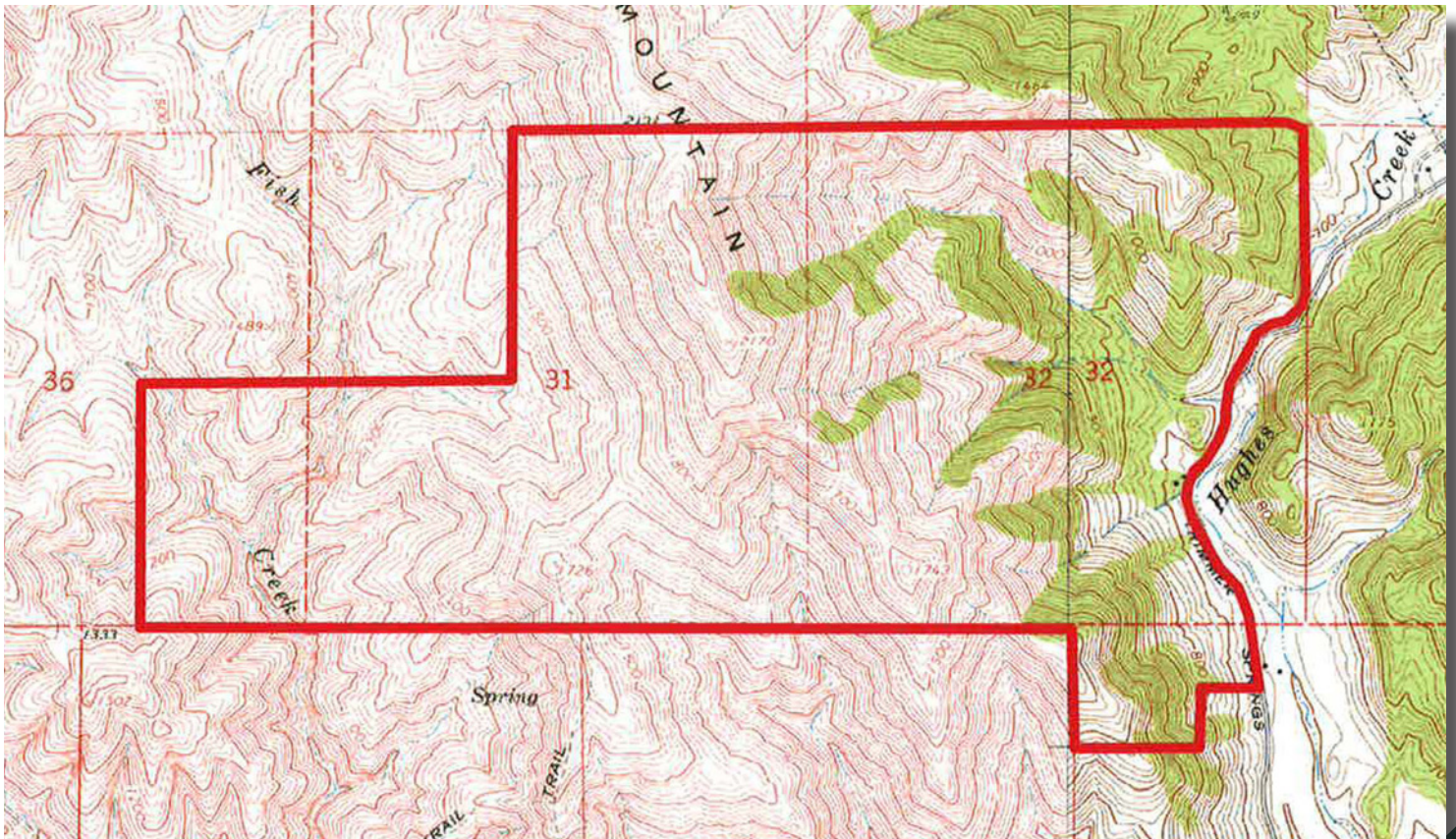
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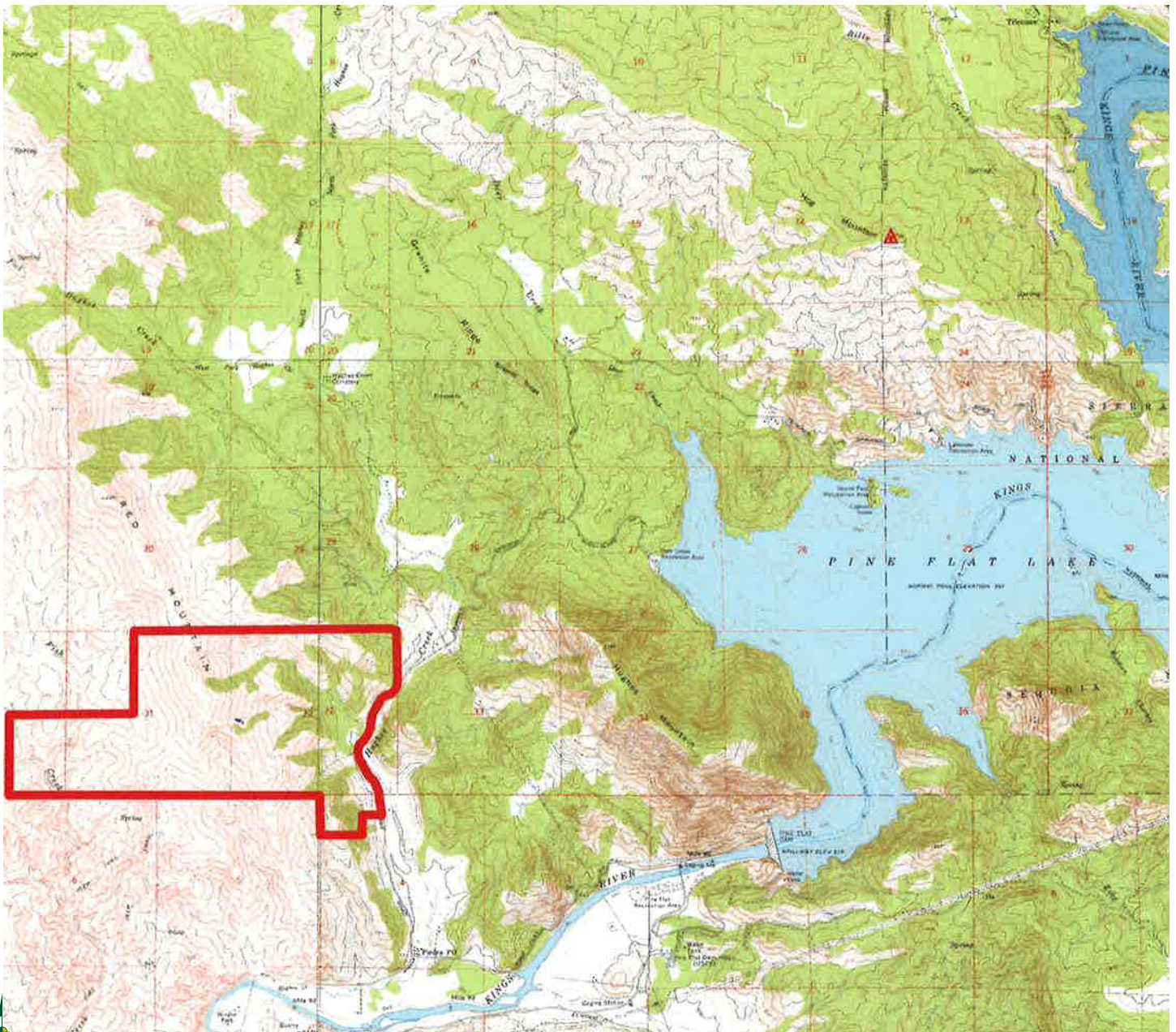
ASSESSOR'S PARCEL MAP



TOPOGRAPHICAL MAP



LOCATION MAP



Water Disclosure: The Sustainable Groundwater Management Act (SGMA) was passed in 2014, requiring groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. SGMA may limit the amount of well water that may be pumped from underground aquifers. Buyers and tenants to a real estate transaction should consult with their own water attorney; hydrologist; geologist; civil engineer; or other environmental professional. Additional information is available at: California Department of Water Resources Sustainable Groundwater Management Act Portal - <https://sgma.water.ca.gov/portal/> Telephone Number: (916) 653-5791

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