

WHITE CATTLE RANAGE



\$1,100,000

PRICE REDUCTION

640± Assessed Acres

Fresno County,
California



Exclusively Presented
By Pearson Realty

www.pearsonrealty.com
CA DRE# 00020875

All information contained herein is deemed reliable but not guaranteed by seller nor broker and should be independently verified by potential buyers. We assume no liability for errors or omissions.

Location Aerial



Property Details

DESCRIPTION:

Enjoy panoramic mountain and valley views from this secluded cattle ranch located in the Sierra Nevada Mountains. The elevation of the property is between 3,000' and 3,500', which is above the fog and smog. The oak-studded terrain includes a variety of habitat from rolling grassy land to steeper brushy hills. Recreational activities may consist of hiking, horseback riding, ATVs and hunting. Quail, deer, wild boar and bear are some of the wildlife known to roam the property. The ranch can handle a 60 cow/calf operation. There are also Indian pot holes and spectacular home sites.

LOCATION:

Approximately 32± miles east of the City of Fresno and 2.5± miles north of the town of Miramonte. The access to the ranch is north from Dunlap Road, in Miramonte, on Brookside Road to Greeley Fire Road (see map).

WATER:

Springs and ponds. A natural spring has historically been pumped into a tank for domestic use. There are two drilled wells that have not been used.

BUILDINGS:

The property includes an older 2 bedroom, 1 bath home and 4 motel units that the owners utilized as a former guest ranch operation. All the buildings are abandoned and in poor condition and being sold in their "as-is" condition.

IMPROVEMENTS:

Extensive fencing, cattle corrals and loading chute.

POINTS OF INTEREST:

The White Cattle Ranch is a gateway to two national parks; the Sequoia National Park and Kings Canyon National Park. These parks feature a wide variety of sites and activities for the outdoor enthusiast such as the Giant Redwood Groves, Boyden & Crystal Caves, Moro Rock, day hiking, backpacking, horseback riding and fishing along stretches of the Wild and Scenic Kern and Kings Rivers. All are in relatively close proximity to the property.

PRICE/TERMS: \$1,100,000 with terms offered to qualified Buyers.

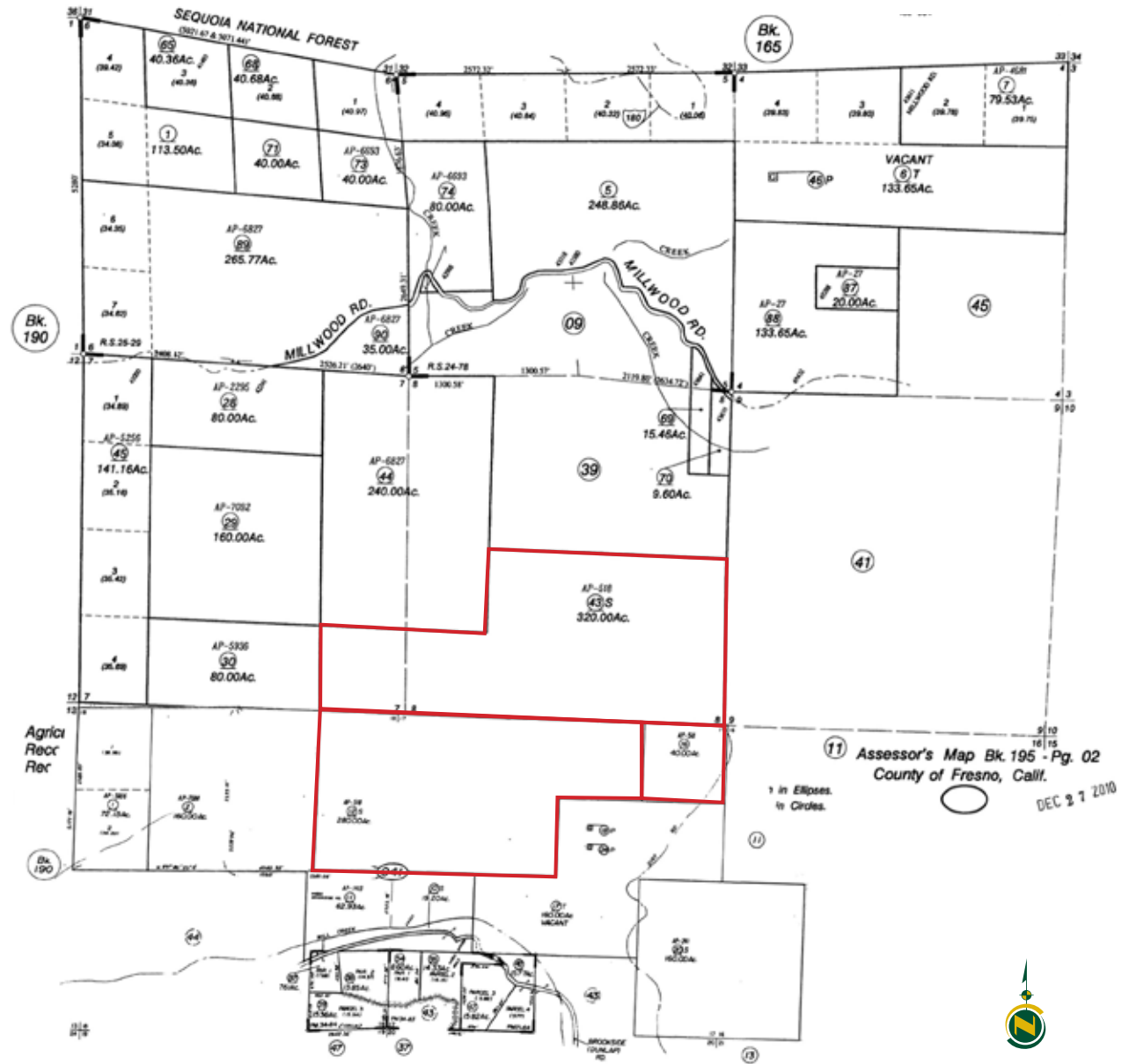


Parcel Map

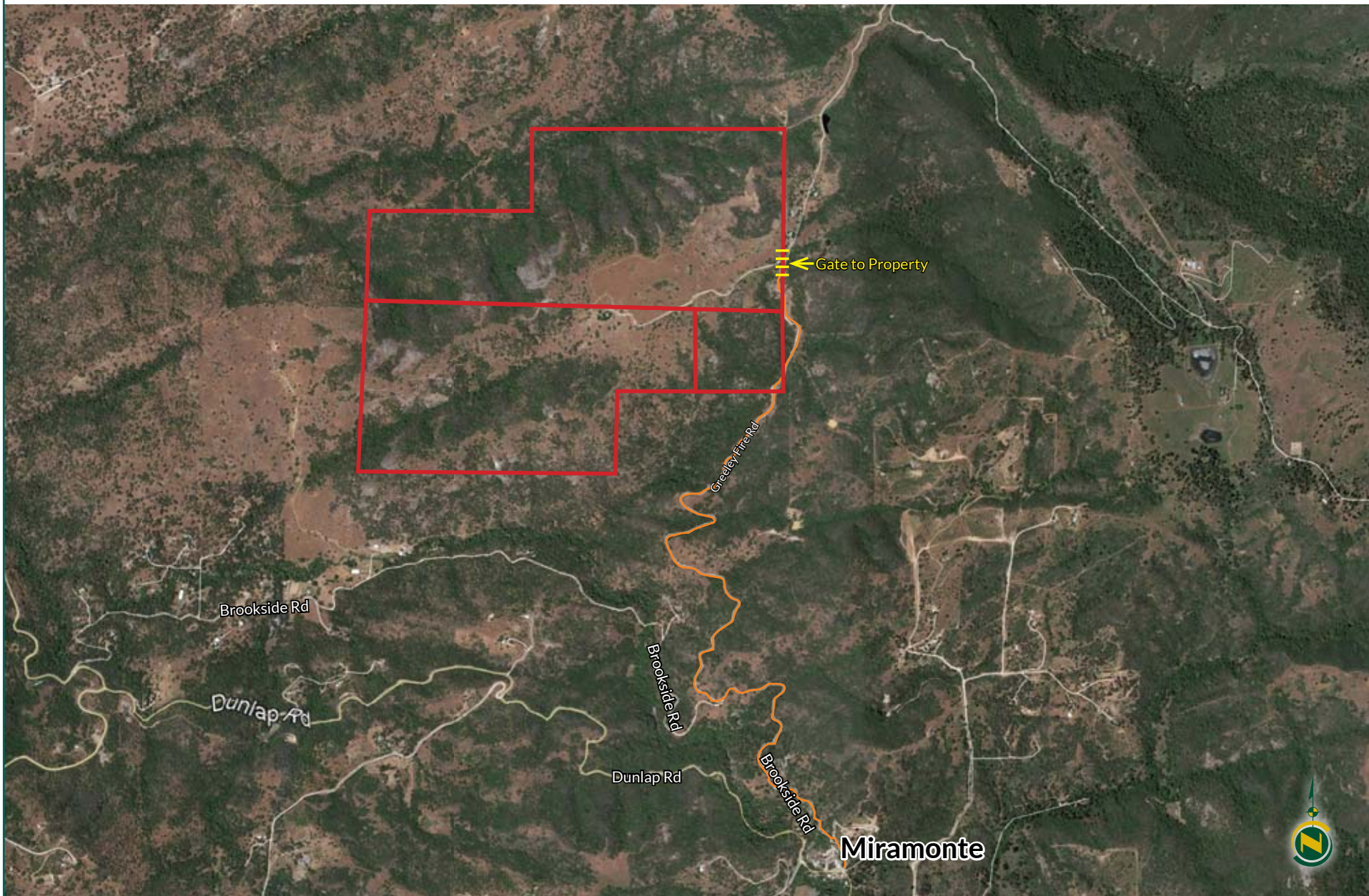
FRESNO COUNTY PARCELS:

APN	Acres±	Zoning
195-020-43 S	320.00	AE-160
195-041-12 S	280.00	AE-160
195-041-16	40.00	AE-160

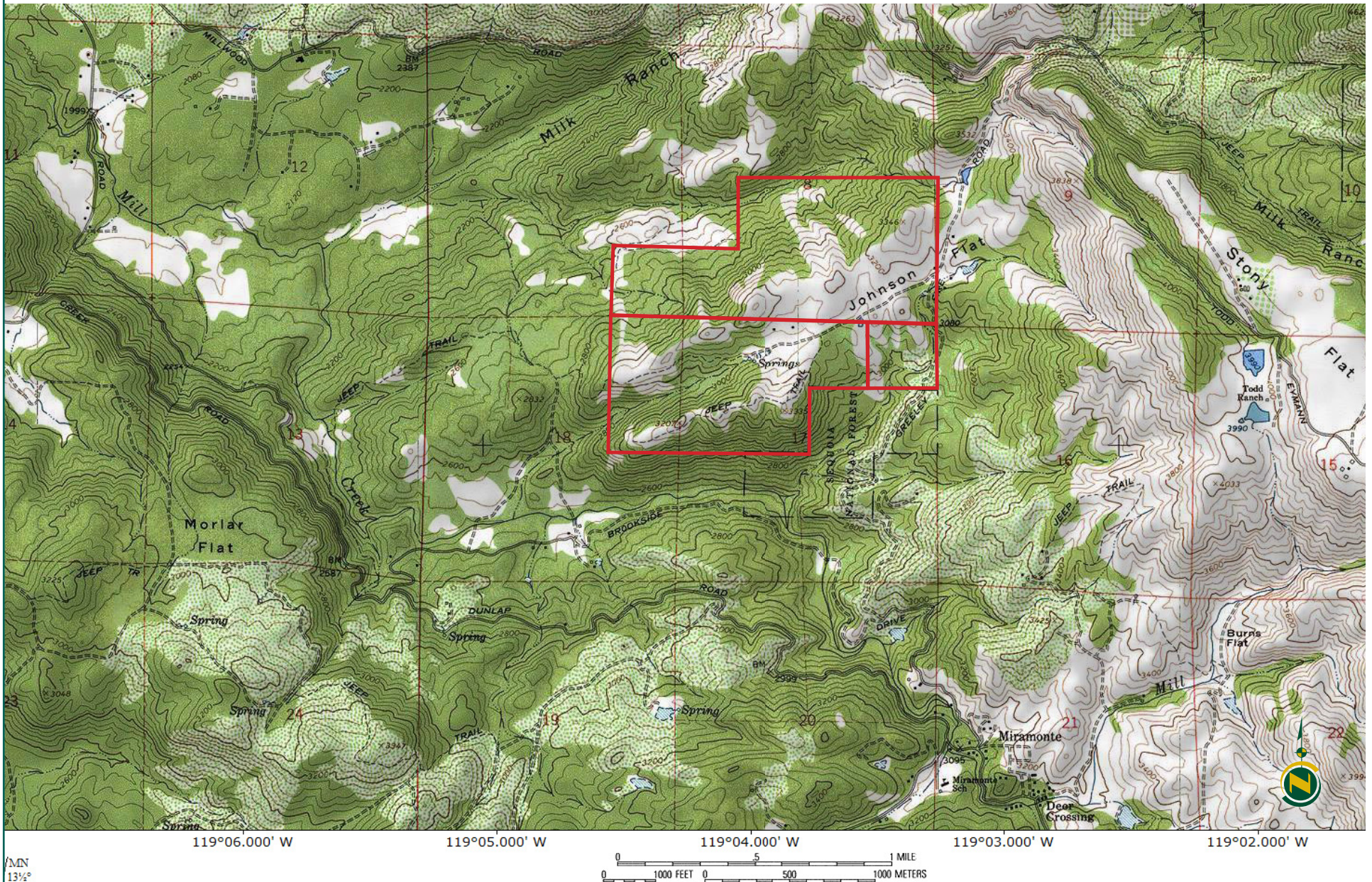
AE-160: Agriculture Exclusive
160 acre minimum parcel size.



Aerial



Topography



36°13' N

119°06.000' W

119°05.000' W

119°04.000' W

119°03.000' W

119°02.000' W

0 1000 FEET 0 500 1000 METERS

Property Photos



WHITE CATTLE RANCH

640± ACRES

Fresno County, CA



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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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