

**FOR  
SALE**

# 7 V Ranch



**Fresno County, CA**

**995.26± ACRES**

We believe the information contained herein to be correct. It is obtained from sources which we regard as reliable, but we assume no liability for errors or omissions. Policy on cooperation: All real estate licensees are invited to offer this property to prospective buyers. Do not offer to other agents without prior approval.

CA DRE #00020875

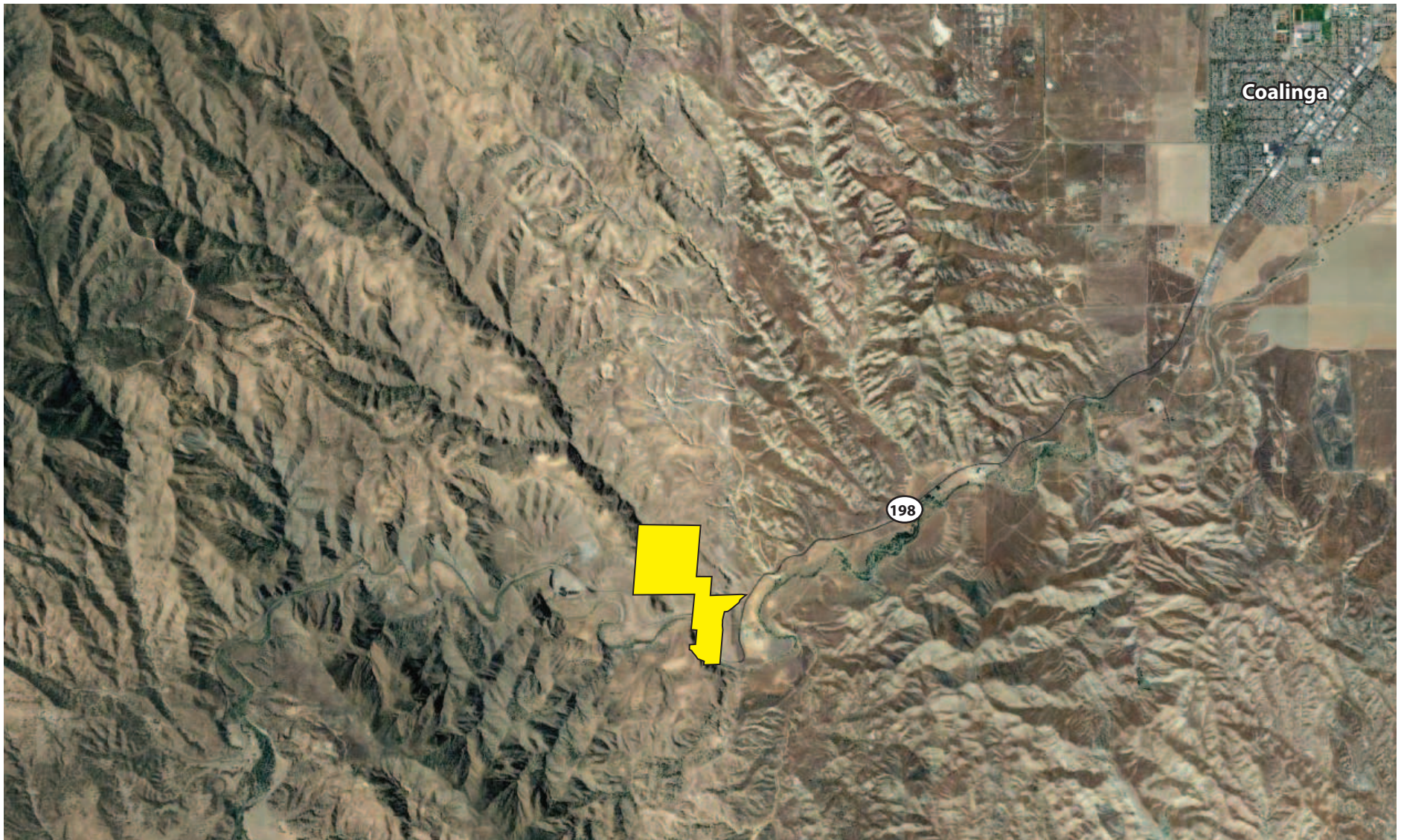
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Fresno County, CA



**LOCATION:** The 7 V Ranch is located mainly north of Highway 198 approximately 11 miles southwest of Coalinga in Fresno County. The ranch is adjacent to 10,000± acres of BLM land.

Address: 39330 W. Highway 198, Coalinga, CA 93210



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## PROPERTY DETAILS

**DESCRIPTION:** The 7 V Ranch sits on 995.26± acres with fantastic views of the surrounding countryside and distant mountains. The 4,000± sq. ft., 4-bedroom, 3 bath custom home contains numerous amenities including vaulted ceilings, French doors, a beautiful infinity pool and spa and a 2,000± sq. ft. detached 4-car garage. The kitchen has granite countertops with travertine backsplash and a 6-burner gas range. You will enjoy a large covered patio and wrap-around deck. For the hunters, there is abundant wildlife including deer, pig, quail and often elk crossing through. This is a great equestrian layout.

### LEGAL DESCRIPTION:

Fresno County APN's: 080-080-11s, 080-080-31s & 080-210-02s.  
Zoning is AE-40 (Agricultural Exclusive, 40 acre parcel minimum).

**WILLAMSON ACT:** APN's 080-080-11s & 31s are enrolled in the Williamson Act; APN 080-210-02s is not in the Williamson Act.

### WATER/IRRIGATION:

One domestic well  
One major spring that the 7 V Ranch received the final rights to receive water from.  
Two ponds near the home with one recently dug.

### BUILDINGS/IMPROVEMENTS:

1,500± sq. ft. horse barn that is 2-sided with one side newly redone.

**PRICE/TERMS:** \$1,600,000 cash at the close of escrow.



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## PROPERTY PHOTOS



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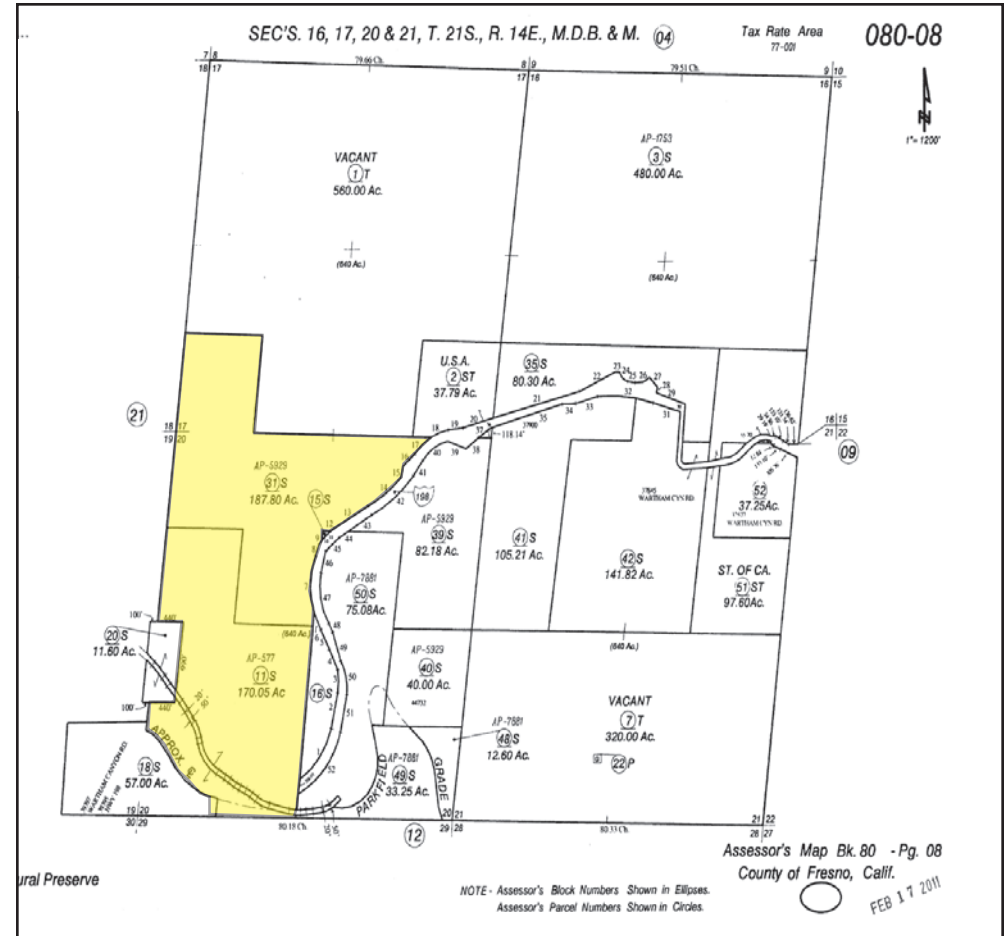
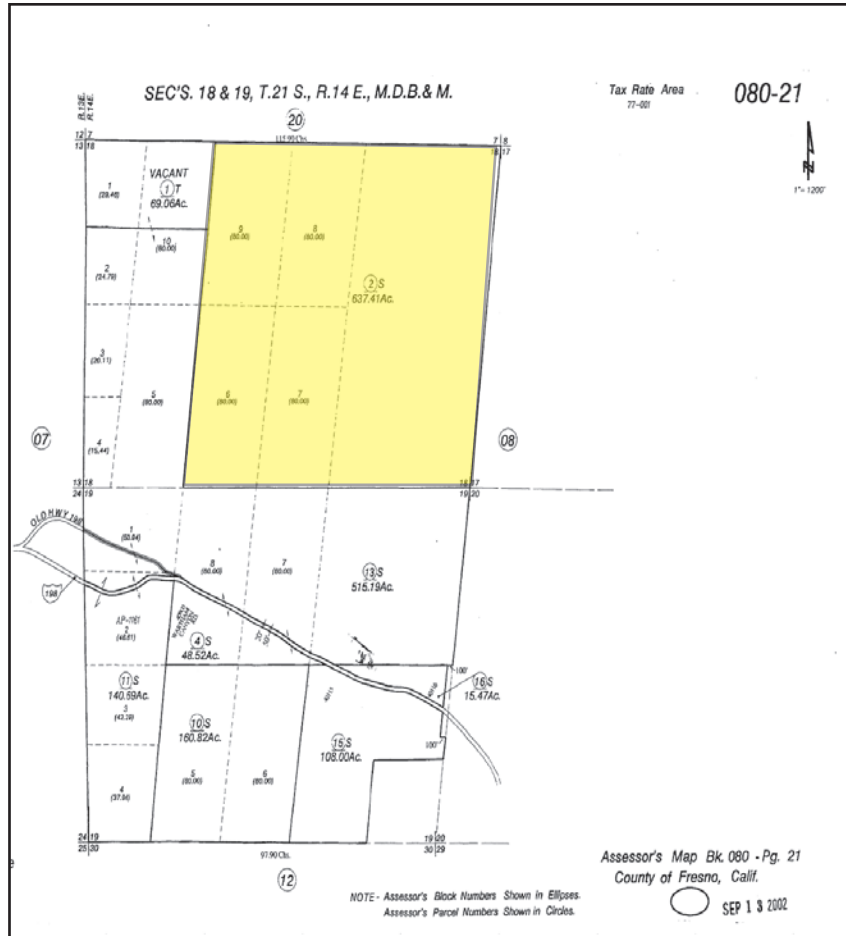


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## ASSESSOR'S PARCEL MAPS

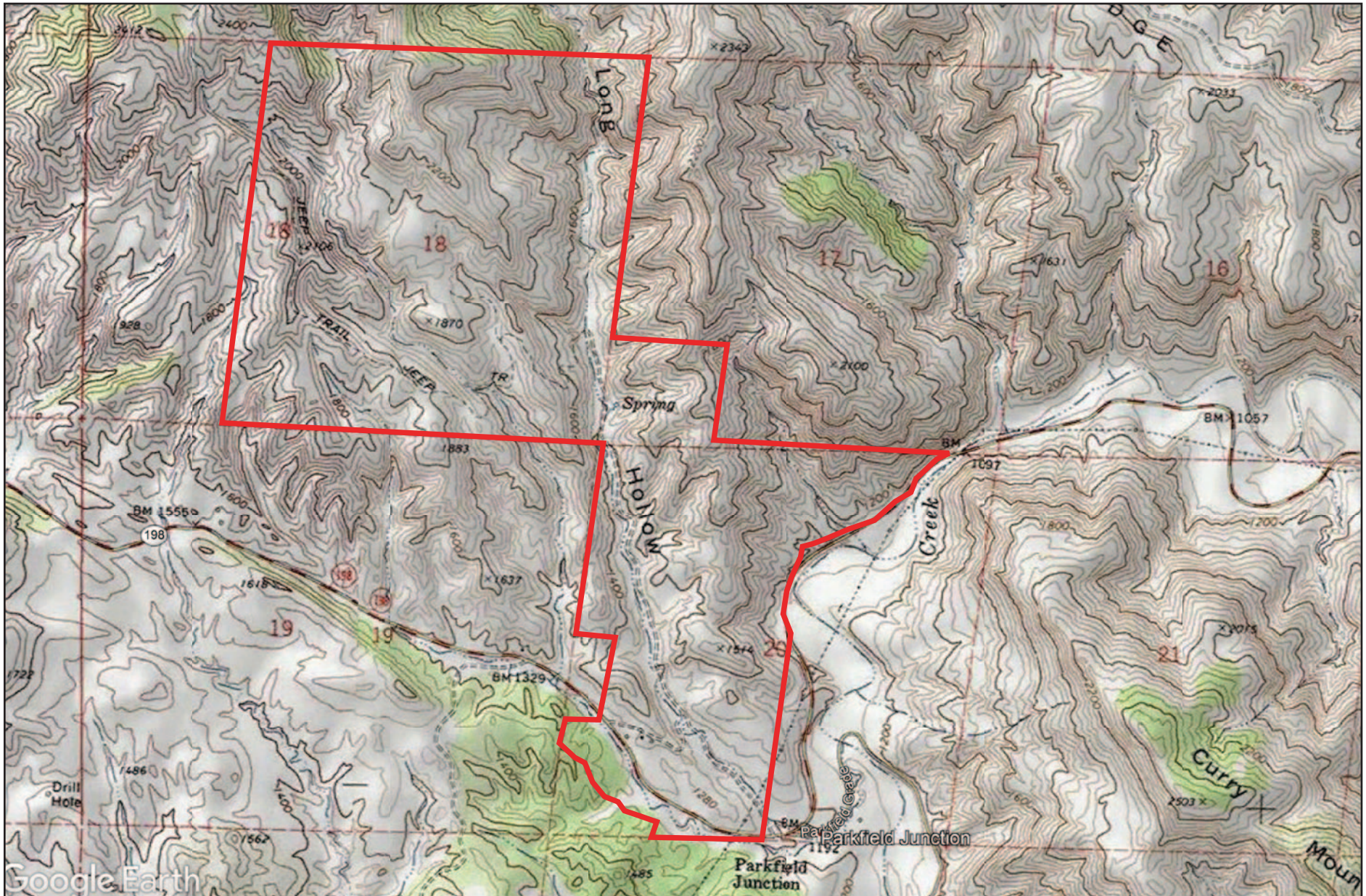


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## TOPOGRAPHICAL MAP



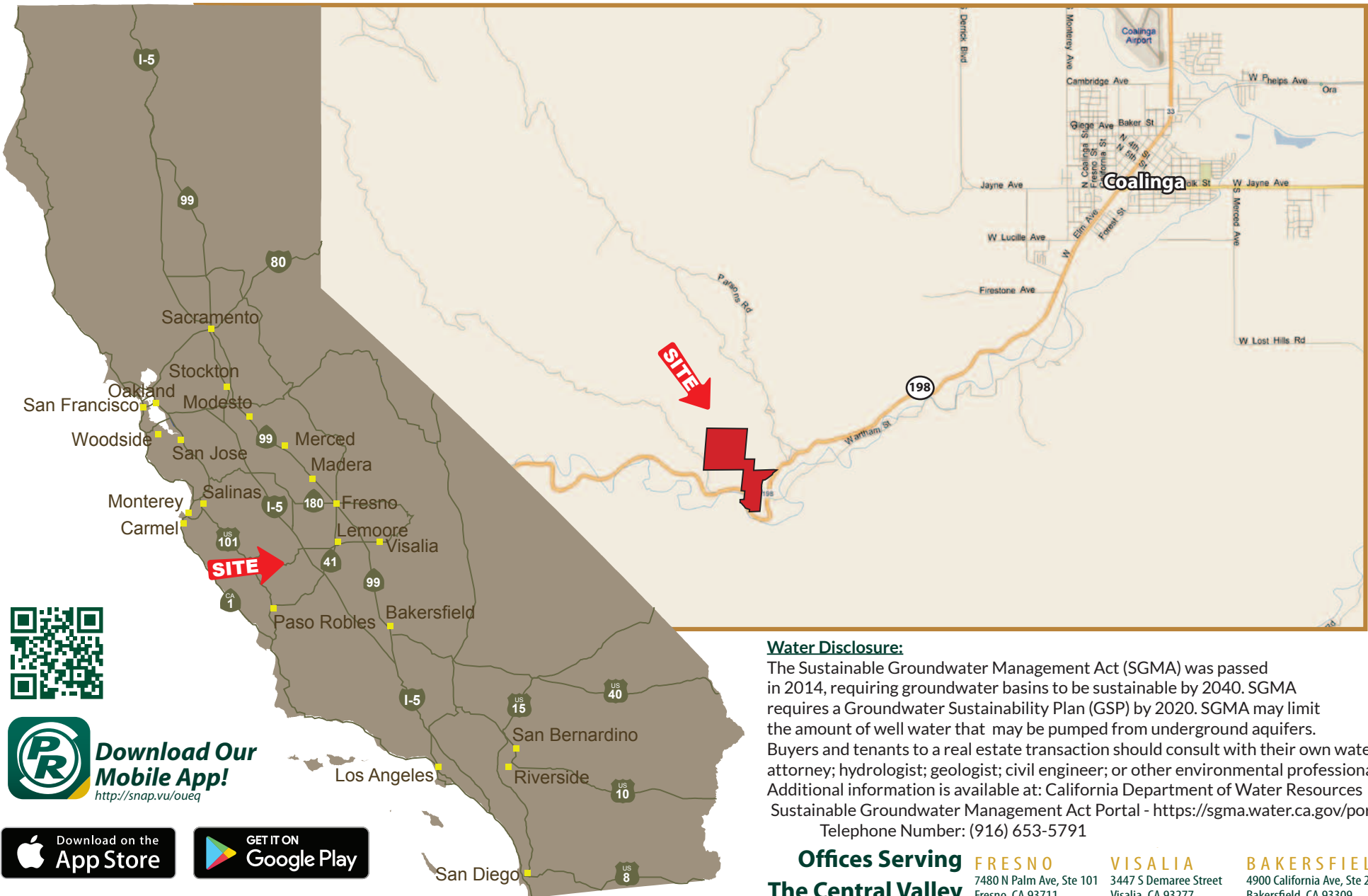
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## CALIFORNIA & REGIONAL MAP

CA DRE #00020875



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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

<b>Offices Serving The Central Valley</b>	<b>FRESNO</b> 7480 N Palm Ave, Ste 101 Fresno, CA 93711 559.432.6200	<b>VISALIA</b> 3447 S Demaree Street Visalia, CA 93277 559.732.7300	<b>BAKERSFIELD</b> 4900 California Ave, Ste 210 B Bakersfield, CA 93309 661.334.2777
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