

321.76±
ACRES

PARKER RANCH
MARIPOSA COUNTY, CALIFORNIA

\$495,000
(\$1,538/ACRE)

EXCLUSIVELY PRESENTED BY:
A DIVISION OF PEARSON COMPANIES



FRESNO

7480 N. Palm Ave, Ste 101
Fresno, CA 93711
559.432.6200

VISALIA

3447 S. Demaree St.
Visalia, CA 93277
559.732.7300

BAKERSFIELD

4900 California Ave., #210B
Bakersfield, CA 93309
661.334.2777

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.



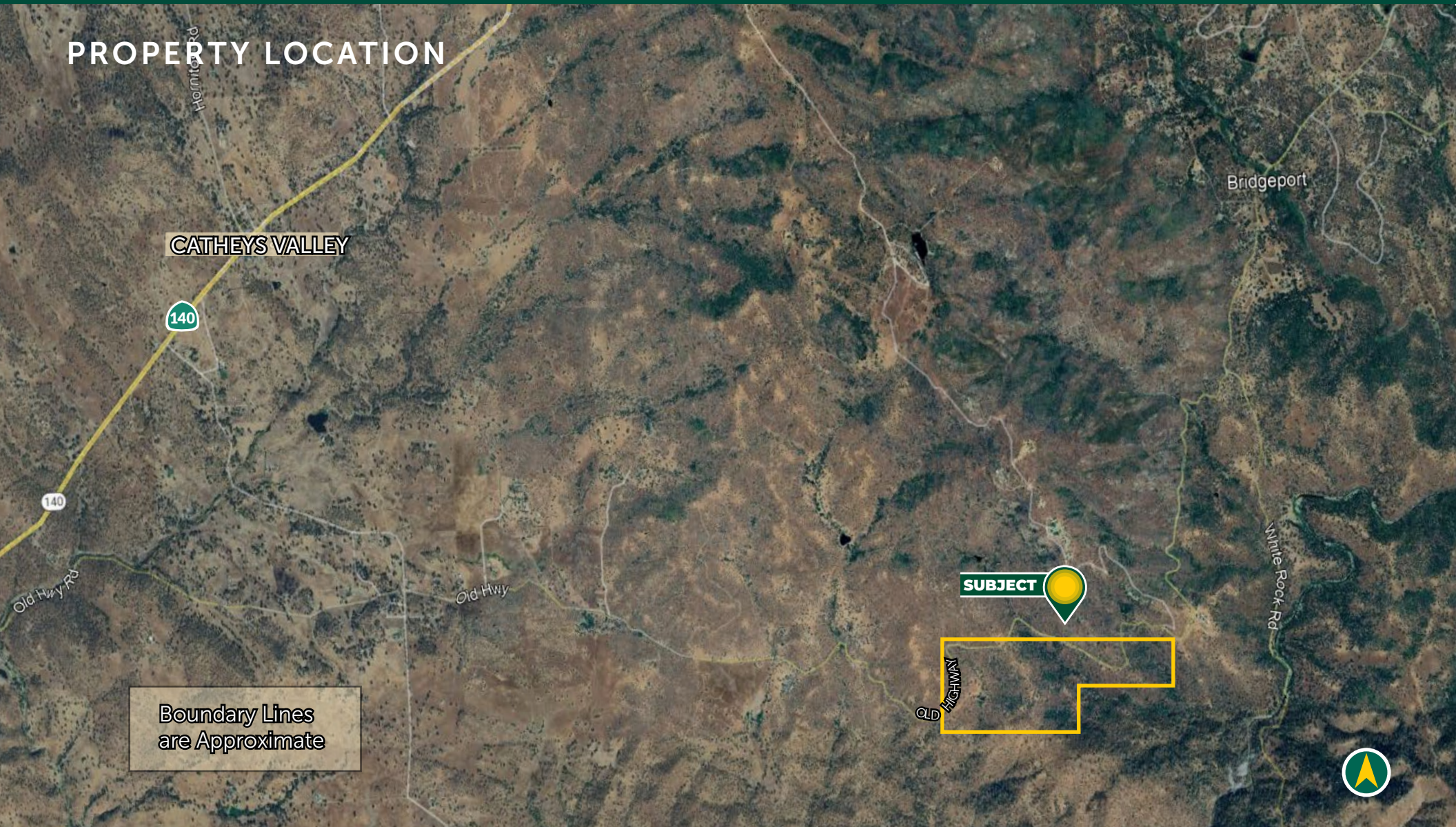
www.pearsonrealty.com
CA DRE #00020875



**PROPERTY
HIGHLIGHTS:**

- (2) ENTRANCES & HWY 59 FRONTAGE
- LARGE POND & SEASONAL CREEKS
- ROLLING HILLS

PROPERTY LOCATION



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PROPERTY INFORMATION

DESCRIPTION

Nestled in the rolling hills of Mariposa County, this 321± acre cattle ranch offers expansive views of the valley and a picturesque landscape. A well-maintained pond provides a reliable water source for livestock, enhancing the property's functionality. The gently sloping terrain is ideal for grazing, with open pastures and scattered oak trees adding to its natural beauty. Whether for ranching, recreation, or a private retreat, this property embodies the best of California's foothill ranch land.

LOCATION

2 Miles southeast of Catheys Valley on Old Highway Road

LEGAL

Mariposa County APN: 017-060-010, 017-060-067, 017-060-069, 017-060-070. Located in a portion of Section 20, Township 6S, Range 18E, M.D.B&M.

ZONING

AE-40, Agricultural Exclusive - 20 acres. The property is not located within the Williamson Act.

LAND USE

Ranch land

WATER

Pond, (2) seasonal creeks, large water storage tank with water troughs

BUILDINGS/STRUCTURES

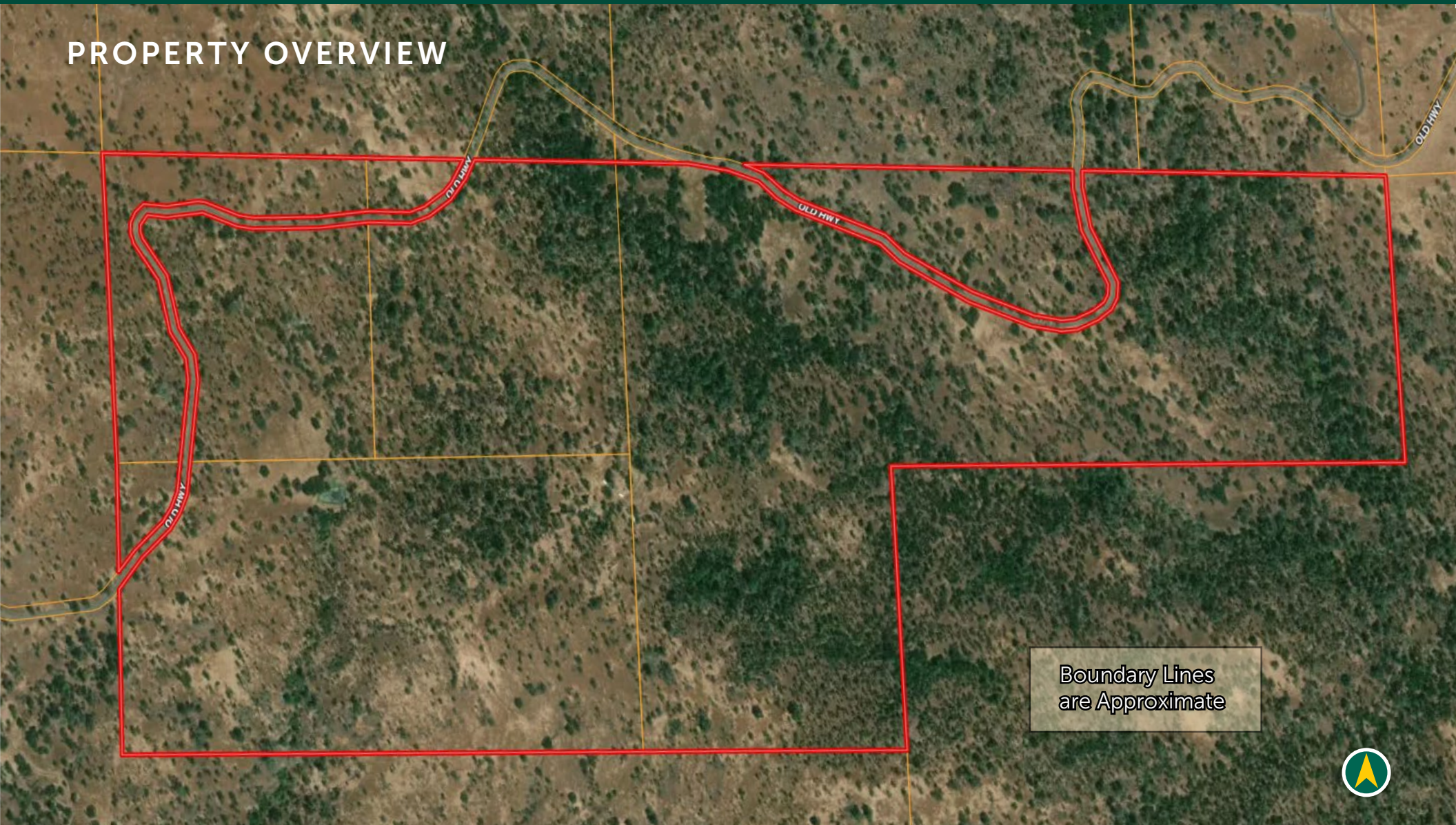
(3) Older camp trailers

PRICE/TERMS

\$495,000 cash at the close of escrow.

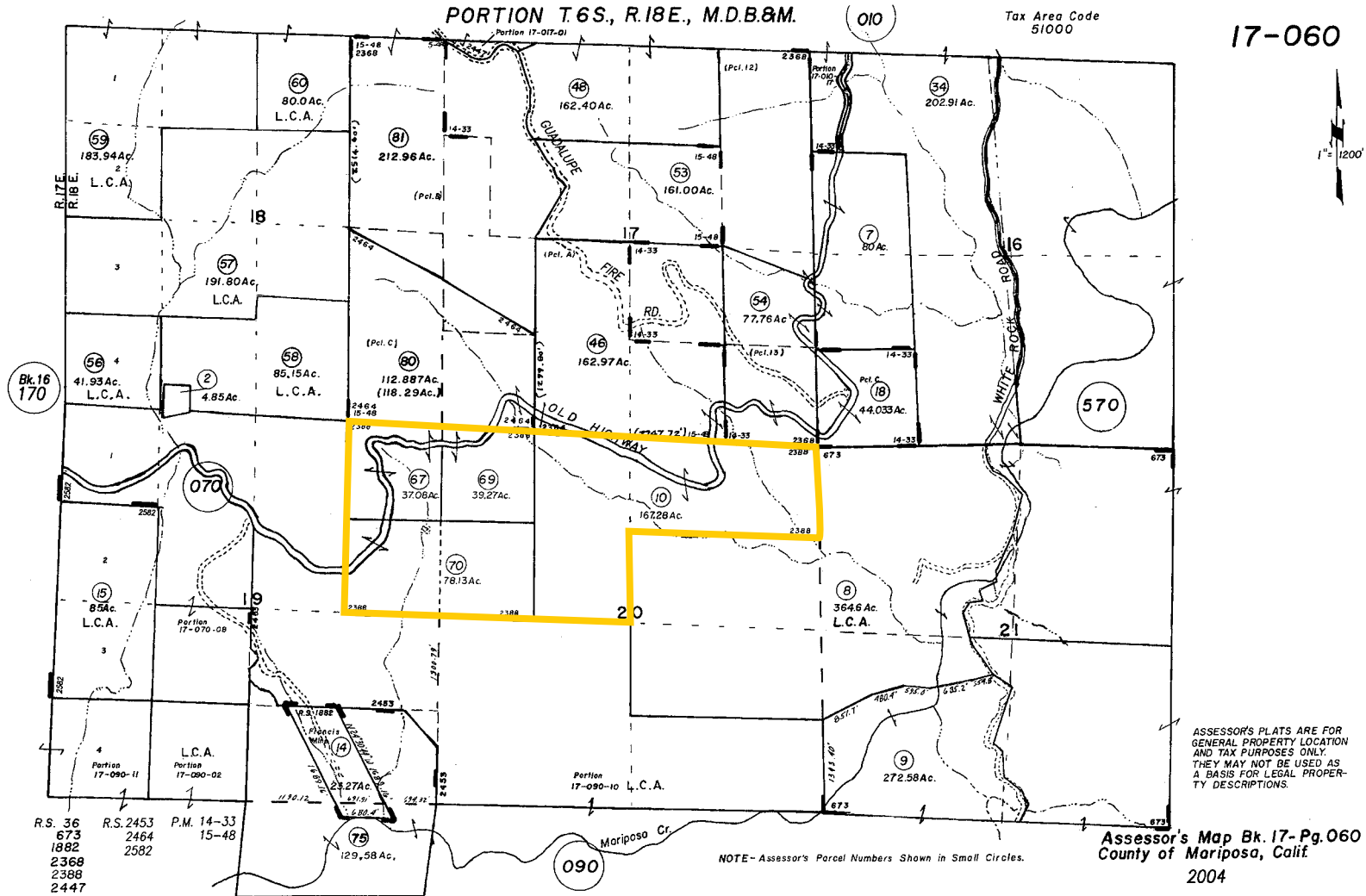


PROPERTY OVERVIEW



Boundary Lines
are Approximate

PARCEL MAP



PROPERTY PHOTOS



PROPERTY PHOTOS



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OFFICES SERVING
THE CENTRAL VALLEY

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