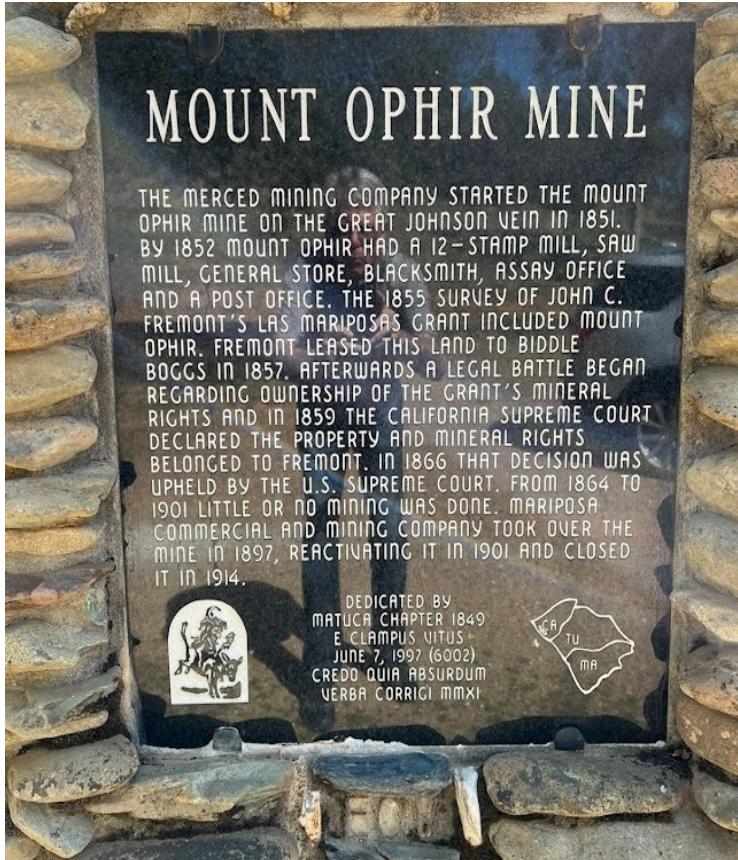


# 664.61+ Acres for Sale in Mt. Bullion

Zoned: Mountain Home & Agricultural Exclusive

**\$ 950,000 (\$1,429/Acre)**



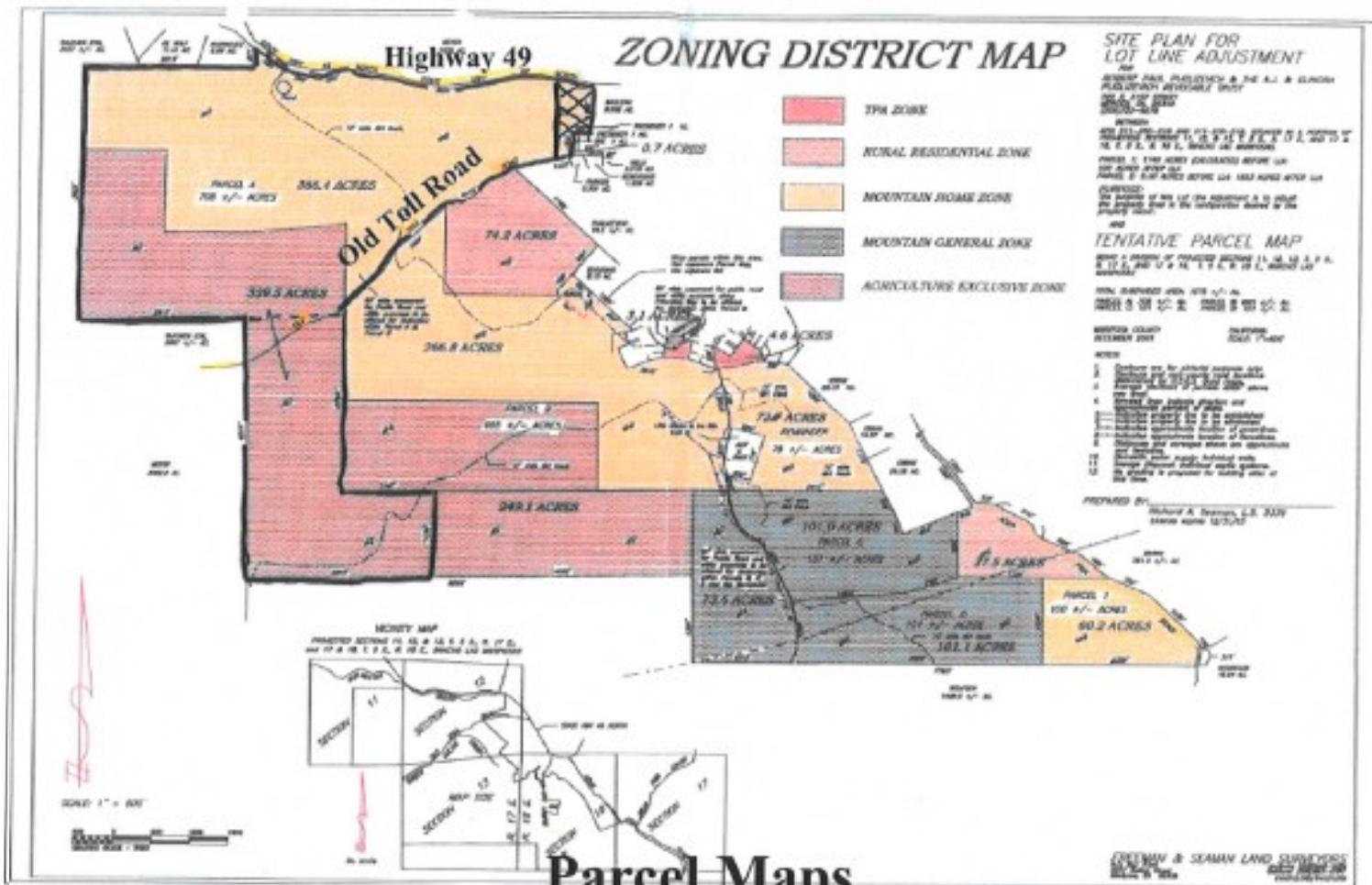
This 664.61 +/- acres was once part of the historic *John C. Fremont 'Las Mariposas' Grant* and contains the *Mt. Ophir Mine*. Property has 2 zonings. The northern 355.19+/- acres is zoned **Mountain Home Zone** which can be subdivided into **lots as small as 5 acres** and the southern 309.22+/- acres is zoned **Agricultural Exclusive Zoning** which allows a **minimum of 160 acre parcels**. Has close to a mile+ frontage on Hwy. 49 (the Mother Lode Highway) and close to a mile+ frontage on the Old Toll Road. Property is less than a mile from the Mariposa/Yosemite Airport, approximately 5 miles from Mariposa and 38 +/- miles from Yosemite National (to the east) and the University of California - Merced (to the west). Many beautiful trees, rock formations and wildlife, (deer, quail, turkeys and wild pigs) in this quiet and secluded property with seasonal creek and large pond. Still within close proximity to town amenities (shopping, groceries, drug stores, restaurants, hospital) making this an outstanding place to live. Owner will consider selling the southernmost 160 acres which are primarily south of the old Toll Road contingent upon Mariposa County approval with the Buyer and Seller splitting the cost of the lot split 50 / 50

**STEVE TINETTI**  
**(209) 354-3838**

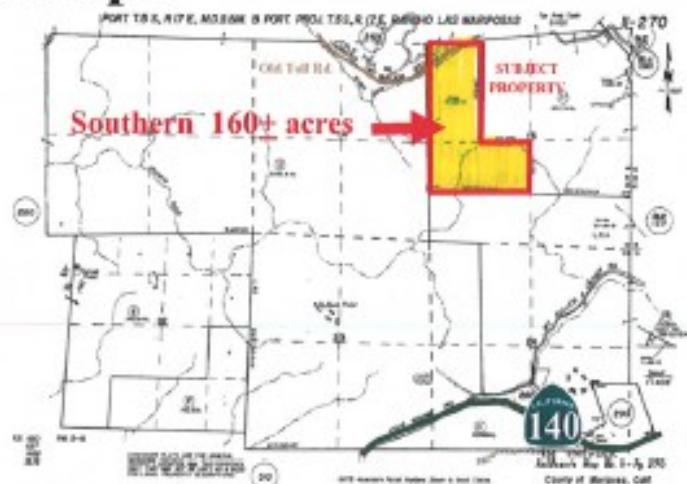
*STinetti@MercedRealEstate.com*



**Tinetti Realty Group**  
2930 G Street, Merced, CA 95340  
*MercedRealEstate.com*



## Parcel Maps



*Owner will also consider selling the southernmost 160 acres separately for \$200,000 (zoned Agricultural Exclusive Zone) provided County allows a lot split and the Buyer shares the cost 50/50 of obtaining the lot split. (see parcels above)*