

CHOWCHILLA RIVER RANCH

Madera County, California

1203.34± Acres

\$4,994,800

(\$4,150/Acre)



- Chowchilla River Frontage on Both Sides of the River
- 7 separate parcels w/Multiple Homesite locations
- Over 1 Mile of Road 810 Frontage
- 3/4 Mile of Road 800 Frontage



**PEARSON
REALTY**
AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

Offices Serving The Central Valley

FRESNO

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

VISALIA

3447 S. Demaree Street
Visalia, CA 93277
559.732.7300

BAKERSFIELD

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

www.pearsonrealty.com

Exclusively Presented by:

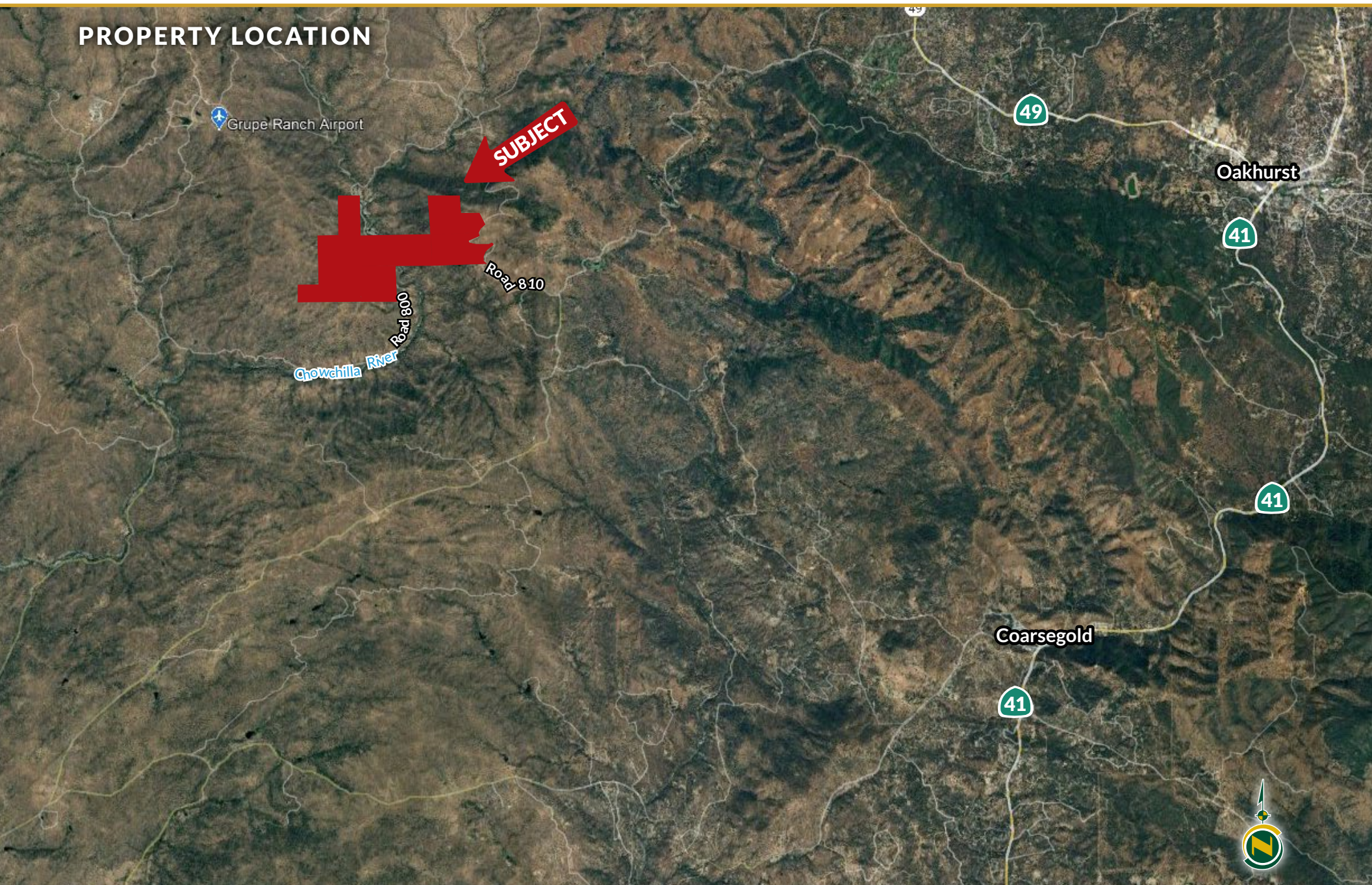


CHOWCHILLA RIVER RANCH

1203.34± Acres
Madera County, CA



PROPERTY LOCATION



CHOWCHILLA RIVER RANCH

1203.34± Acres
Madera County, CA



PROPERTY INFORMATION

DESCRIPTION

This large ranch offering is located on the Chowchilla River north of Raymond and just west of Oakhurst. Secluded and accessible, this property has not exchanged hands in the last 30 years and is a unique ranch that offers different investment opportunities, such as running cattle, selling off parcels along county roads, or just enjoying the exquisite views of the Valley below and the Chowchilla River. This property crosses over the river and expands almost an equal distance on either side which makes it an ideal location for families to enjoy the springs and ponds that the river offers, even in drier years. Don't miss out on an opportunity to establish a family ranch while having various investment options.

LOCATION

Located 13± miles west of Oakhurst and 19 miles southeast of Mariposa
Address: 39249 Road 800, Raymond, CA 93653

LEGAL

Madera County APN's: 053-050-005, 006; 053-042-006, 008;
055-200-080, 081 & 082.

Located in a portions of Sections 13, 17 & 18, T17S, R19E and R20E,
M.D.B.& M.

ZONING

AE-20 (Agricultural Exclusive, 20 acre minimum).
This property is NOT located within the Williamson Act.

WATER

The Chowchilla River runs through the middle of the ranch. There is a submersible pump and well that feeds a 4,200 gallon storage tank for the house, and a 600 gallon storage tank for the corrals. The 600 gallon storage tank is fed from the 4,200 gallon tank with access to the well water. The well is estimated to be 10 GPM and there is running water at the corral. Multiple seasonal springs are found on the ranch.

BUILDINGS

1,400 sq. ft. older home, storage barn, 80 x 20 pole barn and a 5 pen steel pipe working corral plus a squeeze chute and calf table.

PRICE/TERMS

\$4,994,800 all cash at the close of escrow or seller financing available at terms and conditions acceptable to Seller.

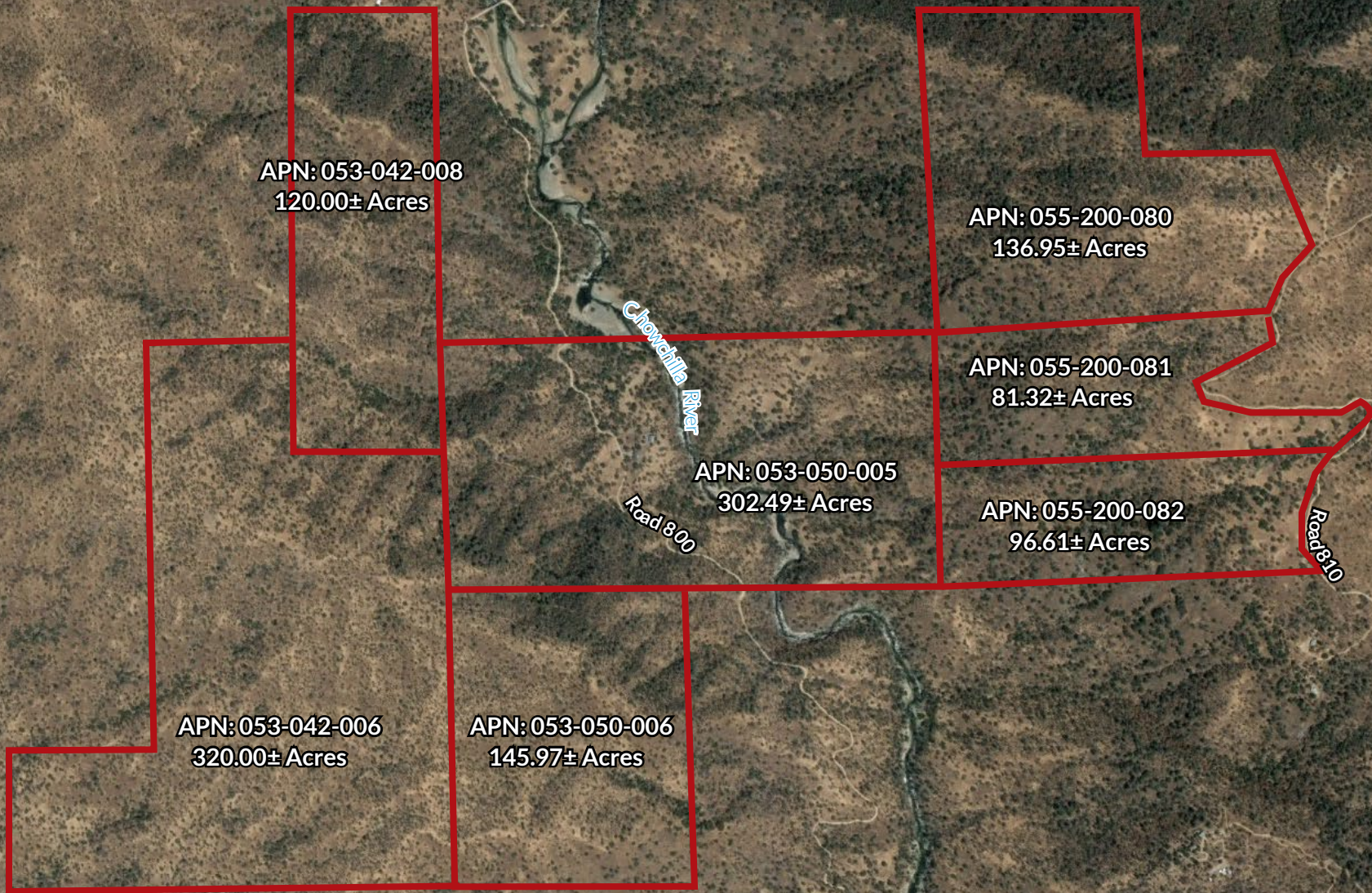


CHOWCHILLA RIVER RANCH

1203.34± Acres
Madera County, CA



PROPERTY OVERVIEW

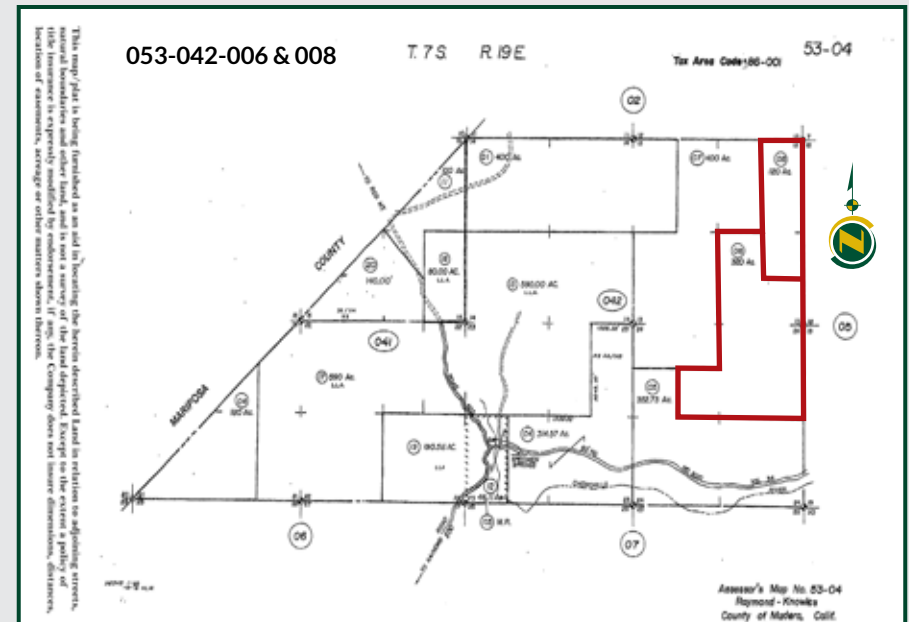
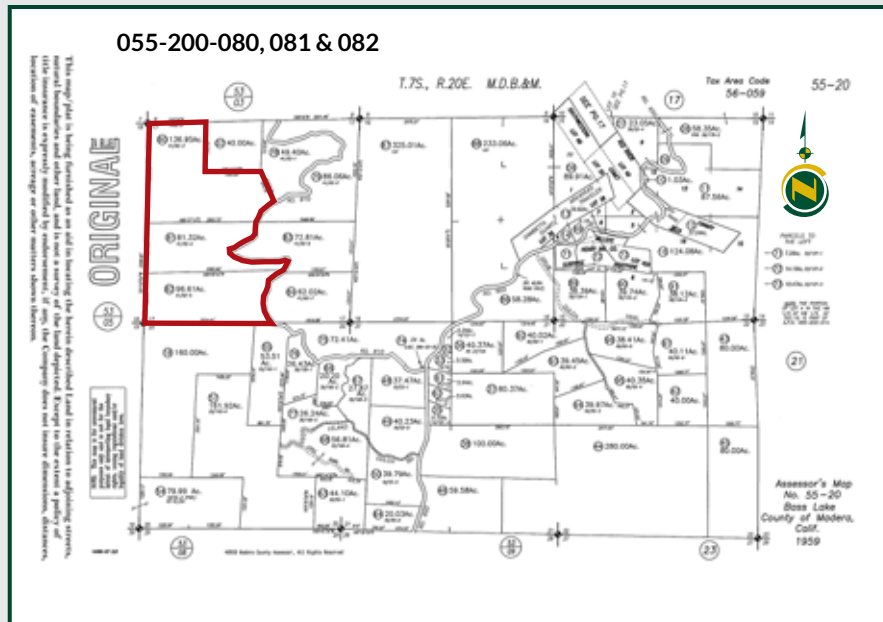
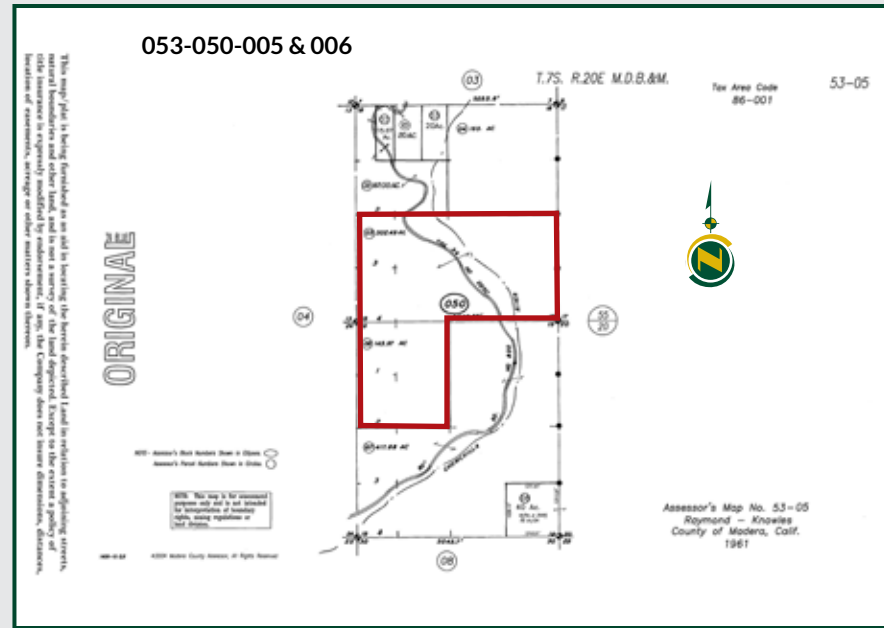


CHOWCHILLA RIVER RANCH

1203.34± Acres
Madera County, CA



PARCEL MAPS



CHOWCHILLA RIVER RANCH

1203.34± Acres
Madera County, CA



PROPERTY PHOTOS



CHOWCHILLA RIVER RANCH

1203.34± Acres
Madera County, CA



PROPERTY PHOTOS



CHOWCHILLA RIVER RANCH

1203.34± Acres
Madera County, CA



Offices Serving The Central Valley

FRESNO

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

VISALIA

3447 S. Demaree Street
Visalia, CA 93277
559.732.7300

BAKERSFIELD

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



Download Our
Mobile App!

<http://pearsonrealty.com/mobileapp>



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
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.