

# 665 Acres for Sale in Mariposa County

Zoned: Mountain Home & Agricultural Exclusive

**\$ 999,500 (\$1,504/Acre)**



This 664.61 +/- acres was once part of the historic *John C. Fremont Grant* and contains the *Mt. Ophir Mine*. Property has 2 zonings. The northern 1/2 (i.e. **355.19 +/- acres**) is zoned **Mountain Home Zone** which can be subdivided into **lots as small as 5 acres** and the southern 1/2 (i.e. **339.5 +/- 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 4 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.

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

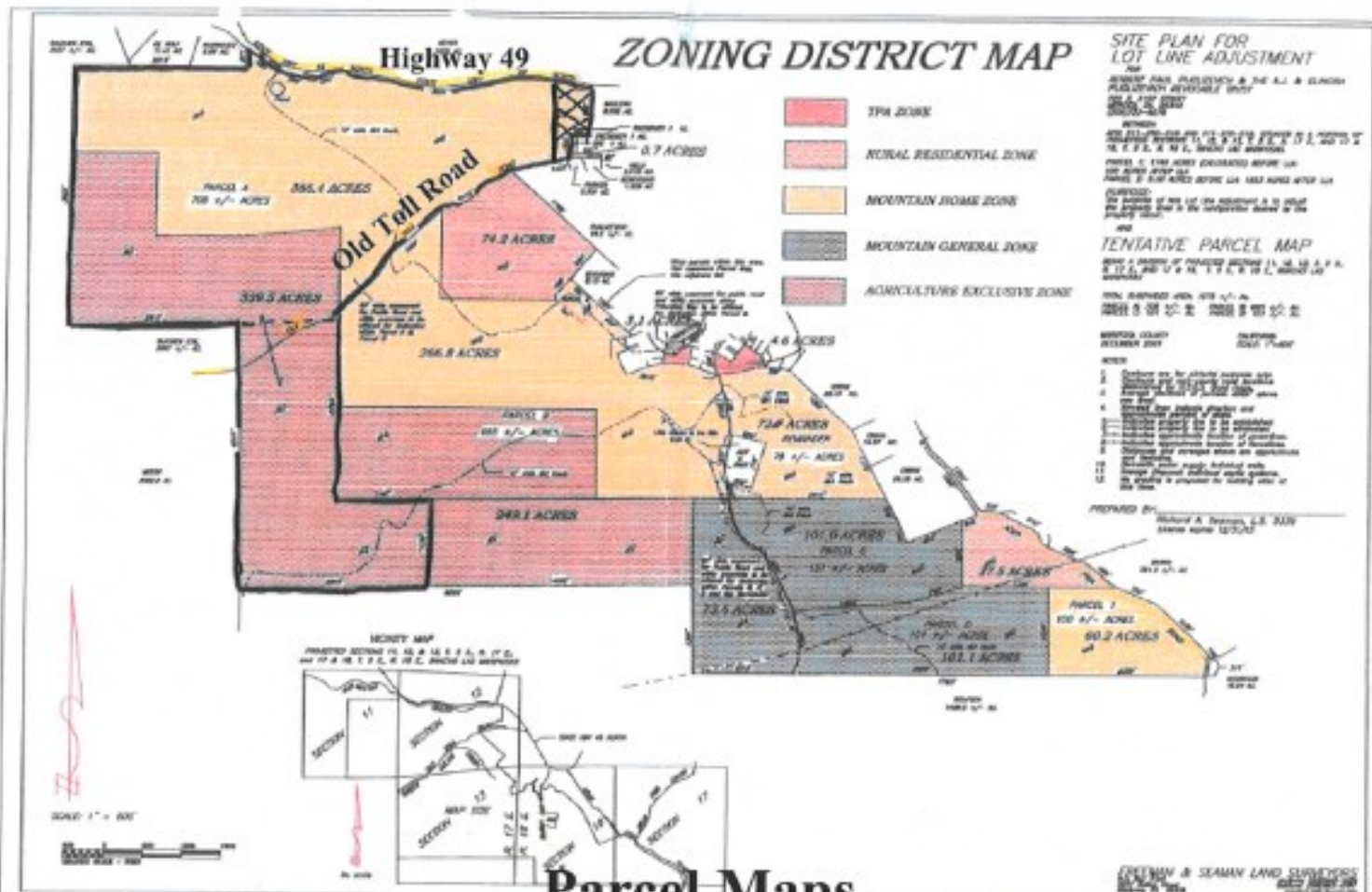
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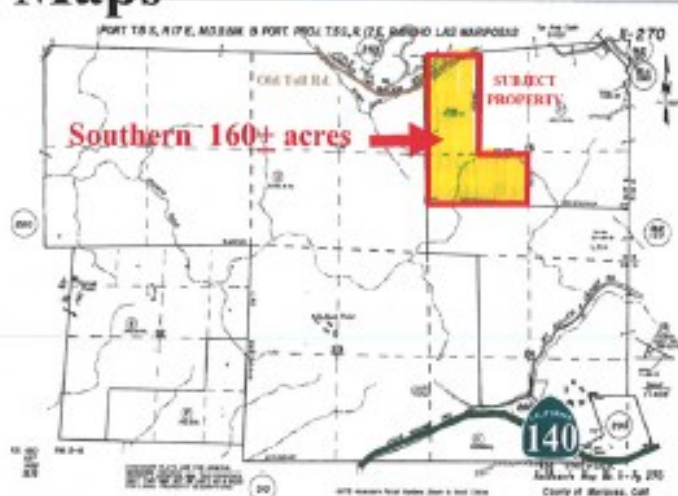
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**Parcel Maps**



*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)*