

**781.60±**  
ASSESSED ACRES

**PRINCETON RANCH**  
MARIPOSA COUNTY, CALIFORNIA

**\$2,500,000**  
(\$3,199/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

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**PROPERTY HIGHLIGHTS:**

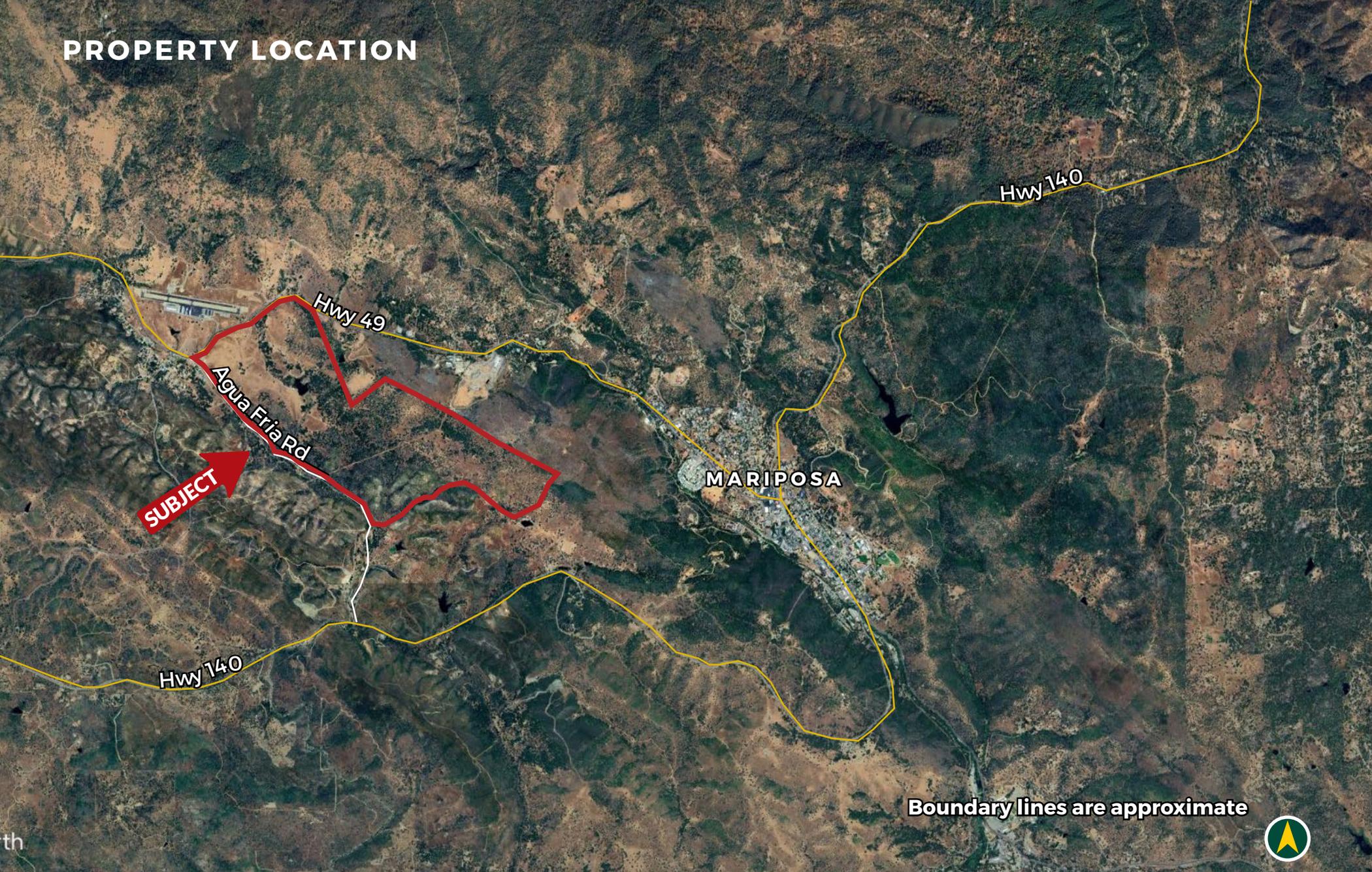
- ADJACENT TO MARIPOSA CO. AIRPORT
- LARGE FISHING POND
- LOCATED IN MARIPOSA'S FUTURE PATH OF GROWTH

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**PROPERTY LOCATION**



Boundary lines are approximate



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## PROPERTY INFORMATION

### DESCRIPTION

Discover 781± acres at the gateway to Yosemite National Park, positioned directly across the street from the Mariposa Airport and squarely along the natural path of Mariposa community's future growth. This premier foothill tract offers unmatched access while still delivering wide-open views, rolling terrain, and complete privacy. Buyers gain immediate utility for grazing, recreation, or a private ranch, with the added advantage of compelling long-term upside. Large acreage in this location, with this level of access and future potential, is extremely rare in the Mariposa foothills.

### LOCATION

Situated between Highway 49 and Agua Fria Road, 1/2 mile west of the community of Mariposa and adjacent to the Mariposa-Yosemite Airport. Address: 5877 State Highway 49 North Mariposa, CA 95338

### LEGAL

Mariposa County APN: 012-120-007  
Located in portions of Section 7, 8, 16, 17 & 18, T5S, R18E., M.D.B&M.

### ZONING

Mostly MG (Mountain General) with some MH (Mountain Home), RR (Rural Residential) and TPA (Town Planning Area).  
The property is NOT located within the Williamson Act.

### TERRAIN

The property's elevation is between approximately 2,000' to 2,500'. The ranch includes gradual rolling hills and meadows traversed with seasonal creeks and some steeper brushy terrain. The oak-studded landscape also features various varieties of trees and shrubs.

### LAND USE

Predominately grazing and recreational activities, including hunting, fishing, ATVs, horseback riding, hiking and mountain biking.

### WILDLIFE

Abundant wildlife including deer, bear, bobcat, turkey, quail and mountain lion, to name a few.

### WATER

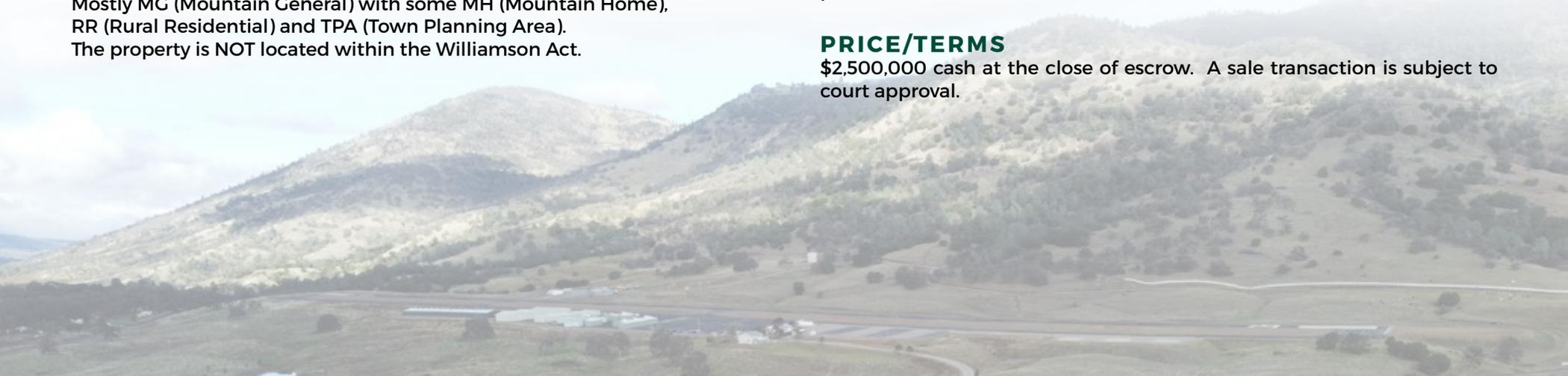
There are 6 wells, multiple year-round springs, stock ponds and seasonal creeks.

### BUILDINGS/STRUCTURES

The old ranch home is abandoned. There are also two small barns in poor condition.

### PRICE/TERMS

\$2,500,000 cash at the close of escrow. A sale transaction is subject to court approval.

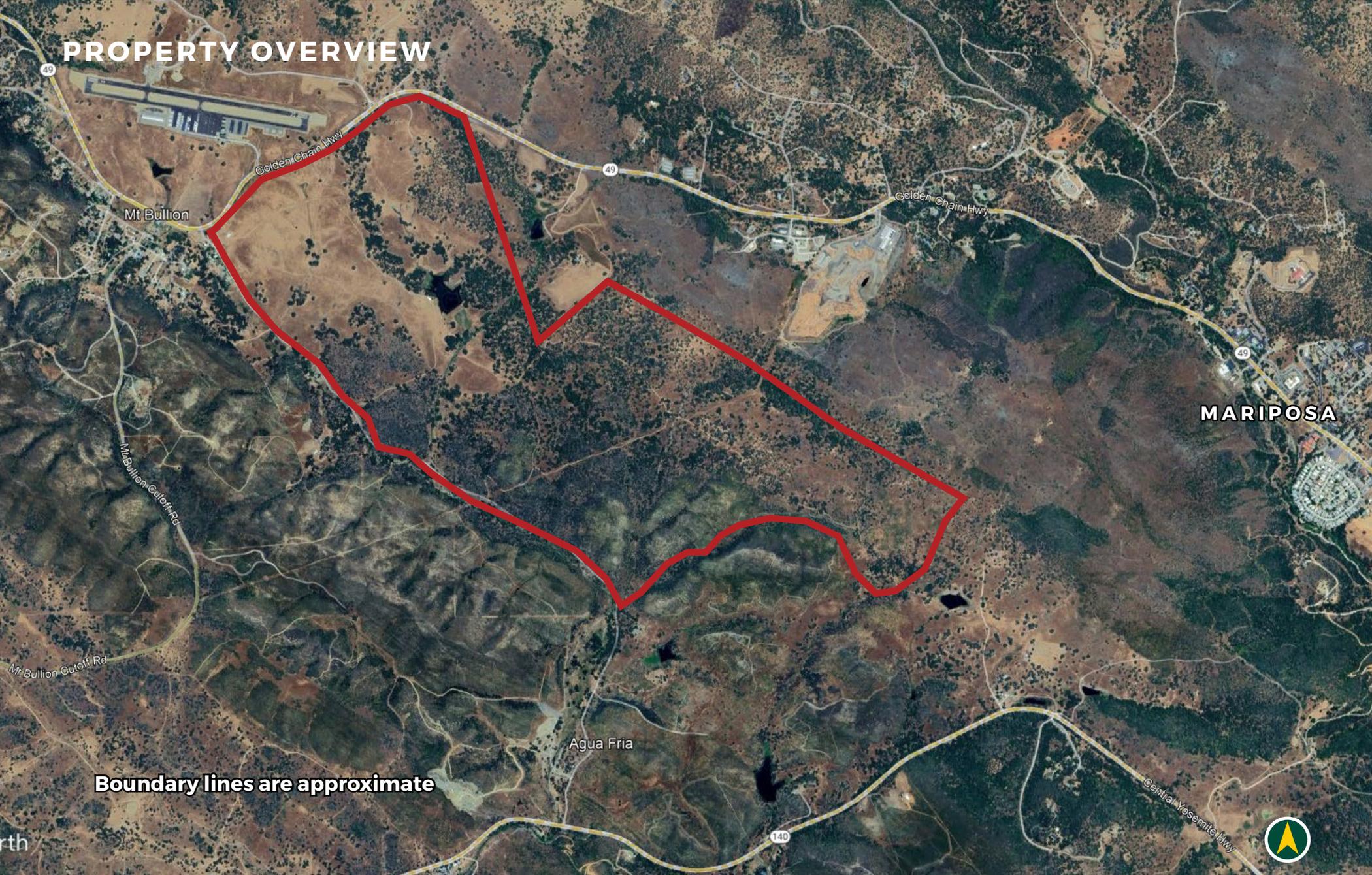


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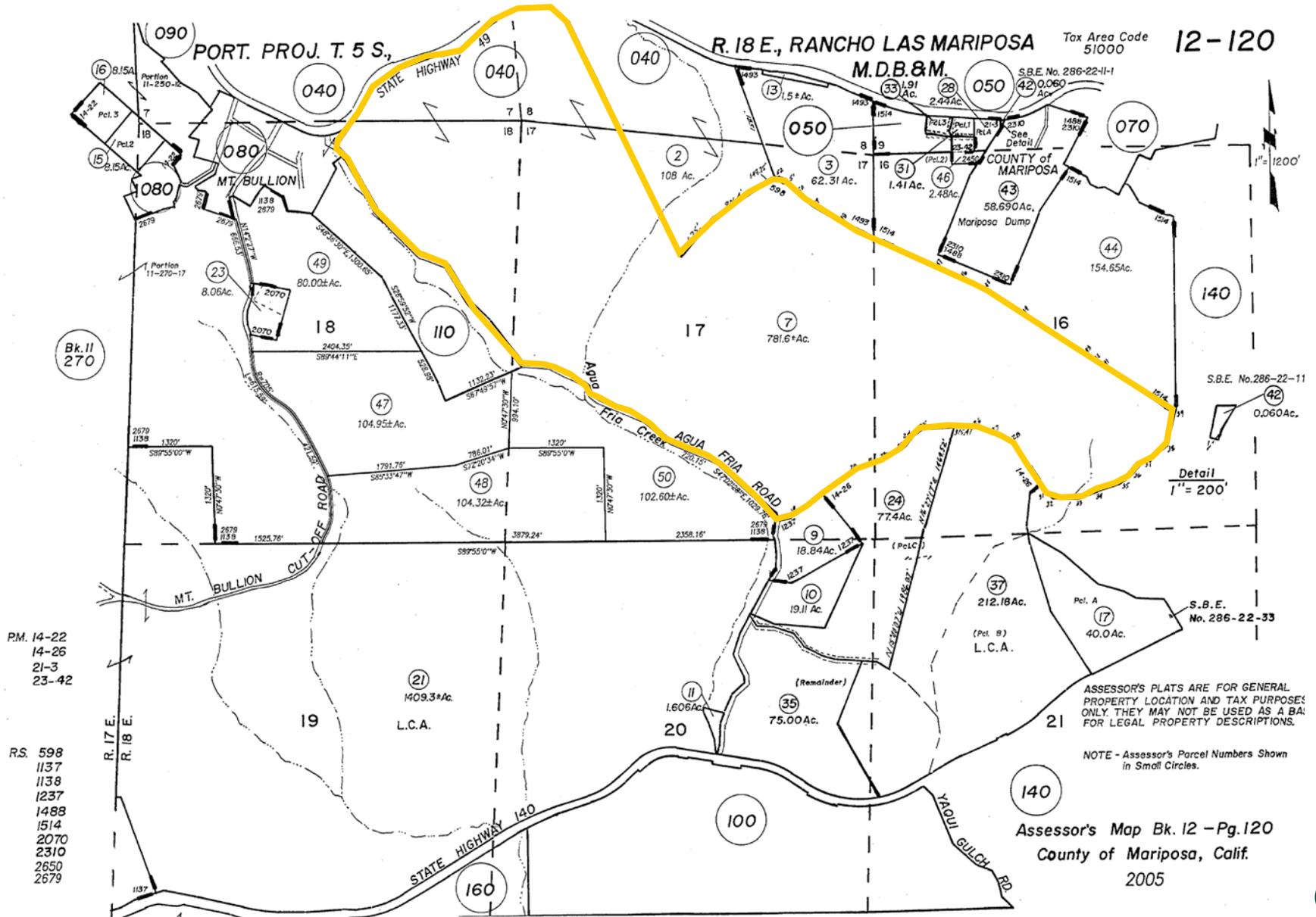
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# PROPERTY OVERVIEW



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PARCEL MAP



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## ZONING MAP



Zoning:

MG - Mountain General    MG - Mountain Home    RR - Rural Residential    TPA - Town Planning Area

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## PROPERTY PHOTOS



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