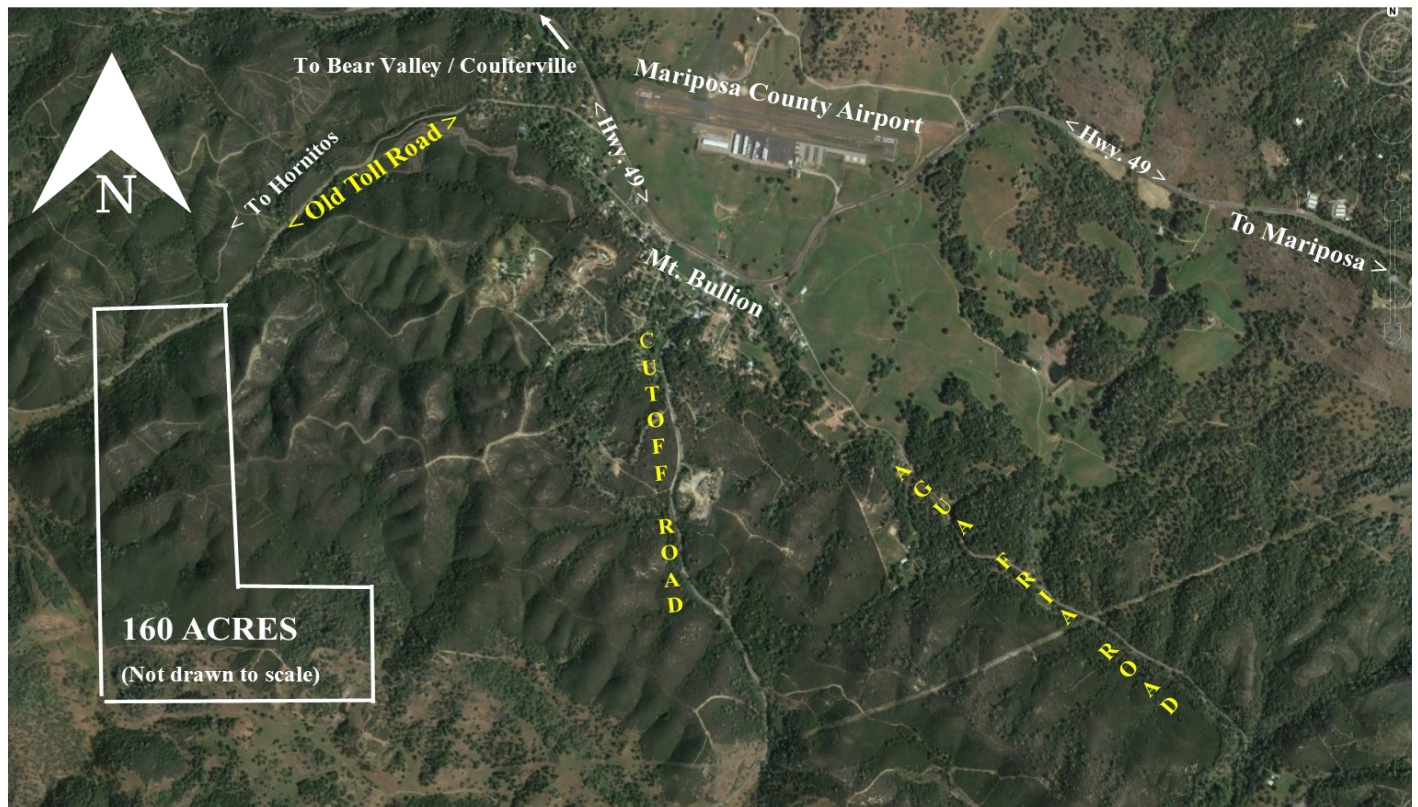


160 Acres with Mountain Top overlooking Mt. Bullion
Zoned Agricultural Exclusive
\$200,000 (\$1,250 / Acre)



Located in Mt Bullion area of Mariposa County. Beautiful potential home sites with wonderful views! Located 1.25 miles West of Hwy 140 & Mariposa –Yosemite Airport, 4 Miles to the town of Mariposa and approximately 38± miles from Yosemite (east) and University of California - Merced (west). Parcel is a portion of the previous *John C. Fremont Grant*. Many beautiful trees, rock formations and wild-life (deer, quail, wild turkeys) on this quiet and secluded property. Plus close proximity to town amenities (shopping, groceries, drug stores, restaurants, hospital) makes this an ideal location for building your dream home or retreat. 160 acres is a portion of a much larger parcel. Buyer & Seller to split the cost of obtaining a lot

STEVE TINETTI

(209) 354-3838

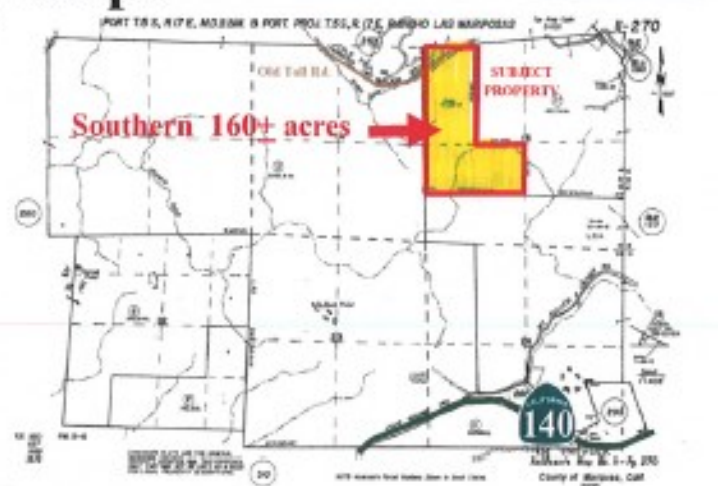
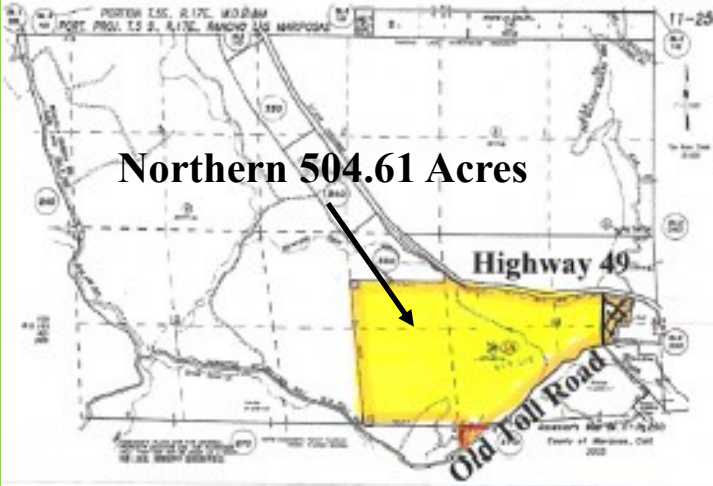
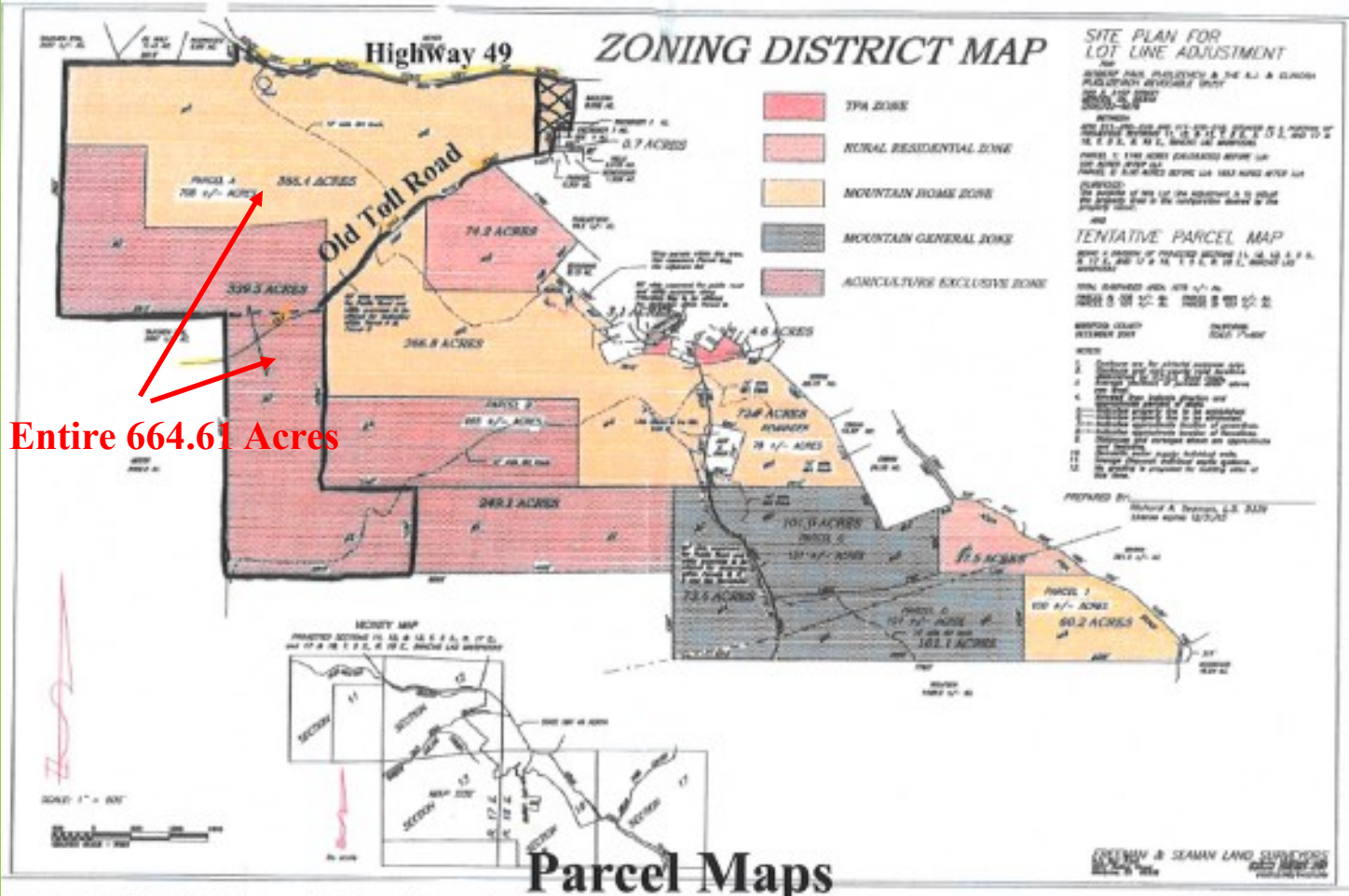
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Owner will sell the southern 160 acres (Zoned Agricultural Exclusive) for \$200,000 subject to a lot split that the County must approve and the cost of which is to be shared 50/50 with the Buyer. Seller will sell the entire 664.61 acres of which the 160 acres is a portion of for \$1,450,000. The northern 355.19 +/- acres is zoned Mountain Home Zone (5 acre minimum size of parcels) and the southern 309.42 acres (including the 160 acres) is zoned Agricultural Exclusive (160 acre minimum size of parcels).