

FOR SALE



**PEARSON
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AGRICULTURAL PROPERTIES
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Yosemite Highway 41 Ranch



**Exclusively Presented By:
Pearson Realty**

**397.89± Acres
Madera County, California**



CALIFORNIA'S LARGEST AG BROKERAGE FIRM

www.pearsonrealty.com
CA BRE #00020875



Yosemite Highway 41 Ranch

397.89± Acres

\$995,000

LOCATION:

Ideally located next to Yosemite Lakes and Chukchansi Resort and Casino approximately 14 miles north of Highway 145 and Highway 41 (four corners) in Madera County. Take Avenue 416 (Spinelli Rd) to Savage Rd to subject property. It is approximately one mile from Highway 41 on paved county roads to within 300 yards of the property.

DESCRIPTION:

This is a quality foothill woodland cattle ranch at the 1700' to 1900' elevation. The property has good water with at least seven active springs, a lake and an old inoperative well. There are extensive meadows with native grasses and tremendous views. There are many trees associated with this plant community. The grazing ground has been leased by the same person for the last eight years at \$4,000/year on a year to year basis. Property is perimeter fenced.

LEGAL:

Madera County APN's 054-521-001 (237.89± acres), 054-141-005 (80± acres), 054-141-006 (80± acres.) Portions of Sections 25 and 26, T8S, R20E, M.D.B.&M.

PLANTINGS:

Native grasses.

WATER:

Springs located within the property.

SOILS:

Ahwahnee and Vista rocky coarse sandy loam soils.

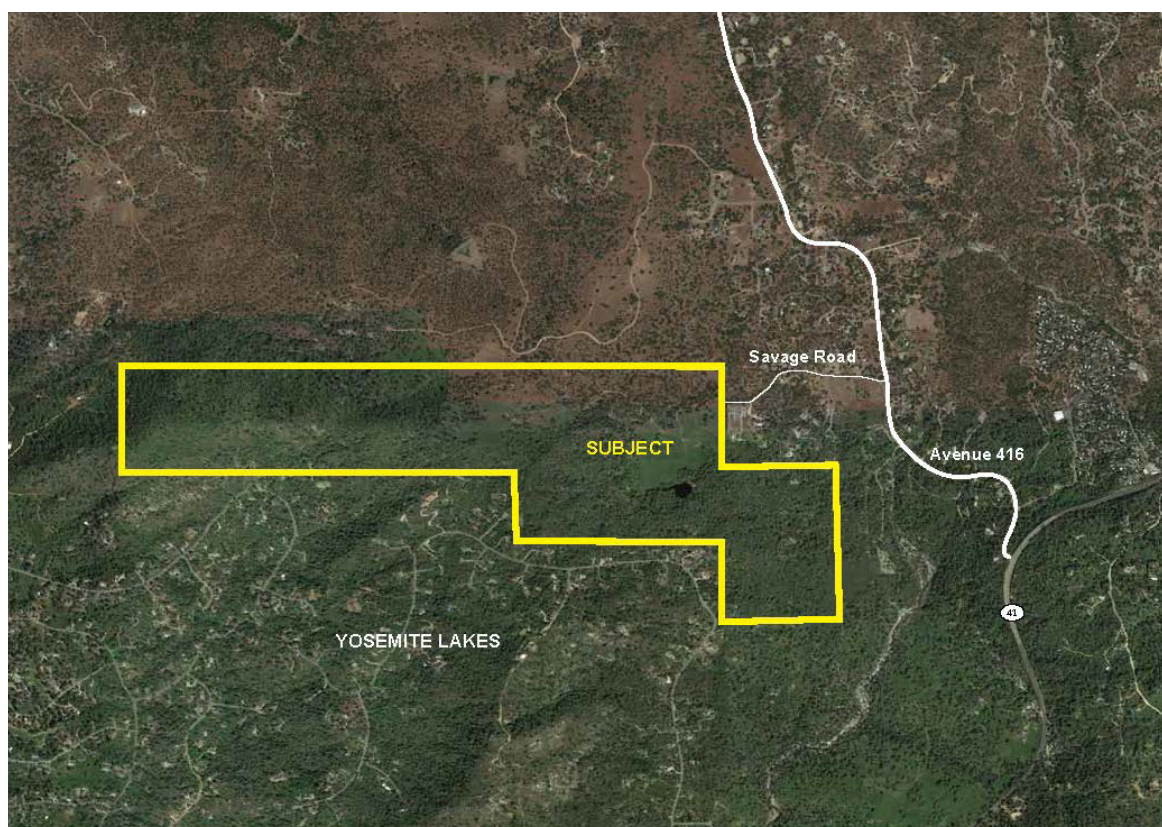
**BUILDINGS/
IMPROVEMENTS:**

None. There is a PG&E power line (inactive) bringing power to an old structure on the property.

PRICE/TERMS:

\$995,000 cash or terms agreeable to Seller.

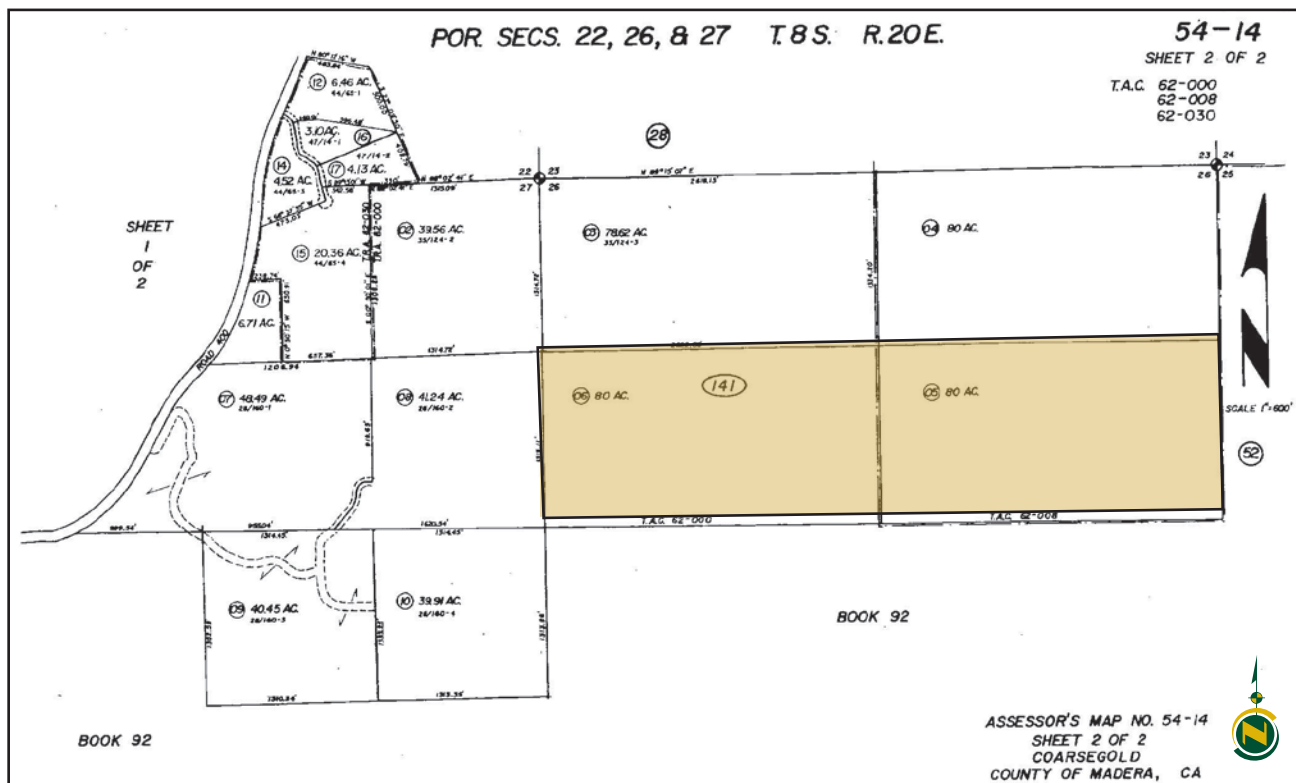
AERIAL MAP



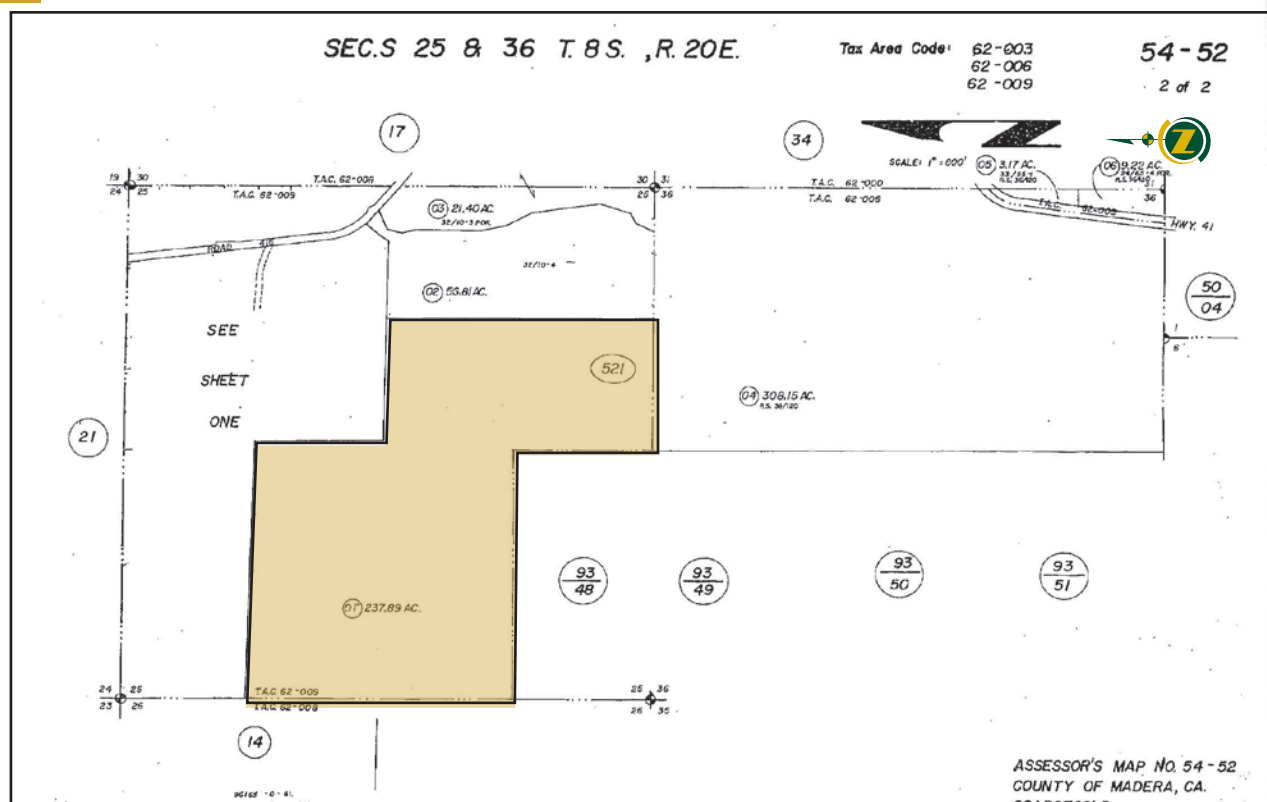
PROPERTY PHOTOS



ASSESSOR'S PARCEL MAP 054-141-005 AND 006 (160± ACS. TOTAL)



ASSESSOR'S PARCEL MAP 054-521-001 (237.89± ACS.)



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