

**FOR SALE**



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# Fancher Creek Ranch



**215.96± Acres**  
**Fresno County, California**

- Fancher Creek flowing through property
- 3 bdrm., 2 ba. residence
- Foothill grazing land

**Exclusively Presented By:**  
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CA BRE #00020875



# Fancher Creek Ranch

**215.96± Acres**

**\$850,000**

**LOCATION:**

22525 Watts Valley Road, Sanger, CA 93657

This property consists of 4 adjoining parcels located on the east side of Watts Valley Road.

**DESCRIPTION:**

Fresno County foothill ranch with Fancher Creek flowing through the property, scattered oak trees and is currently being leased for grazing.

**LEGAL:**

Fresno County APN's 150-081-16 & 19 and 150-090-61 & 62. The property consists of 4 parcels located in portions of Sections 15, 16, 21, and 22, all in T12S, R23E., MDB&M.

**ZONING:**

AE-40. Property is in the Williamson Act.

**WATER:**

Fancher Creek flows through the ranch and has 1 domestic pump and well with storage tank.

**SOILS:**

Fallbrook very rocky sandy loam, 3 to 30% slopes; Grangeville fine sandy loam, 0 to 1% slopes; Vista coarse sandy loam, 9 to 15% slopes; Vista very rocky coarse sandy loam, 3 to 30% slopes; Chuster sandy loam, 0 to 3 % slopes.

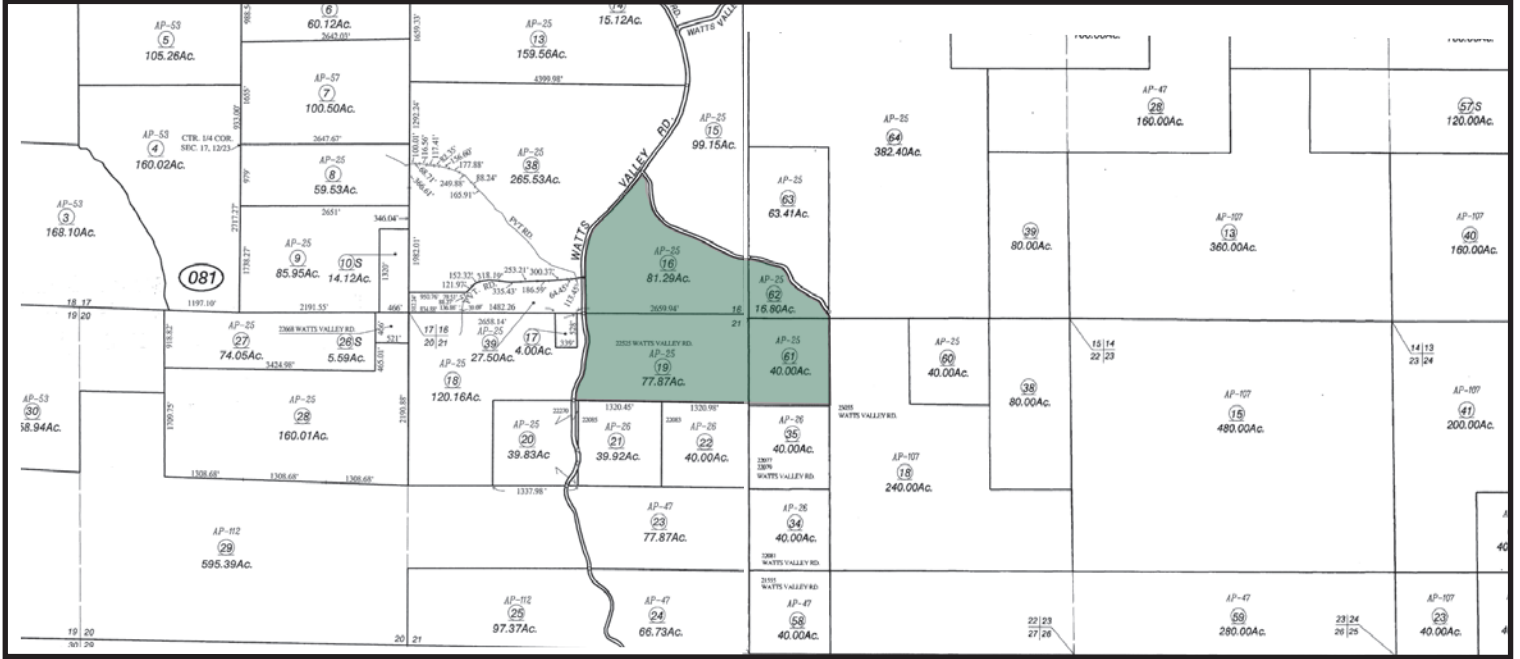
**RESIDENCE:**

The residence is located on parcel 19 and was built in 1963. It has 3 bdrms. and 2 baths.

**PRICE/TERMS:**

\$850,000 cash to Seller at close of escrow. Property is being sold "As Is", "Where Is" without representations or warranties from the Sellers or Pearson Realty.

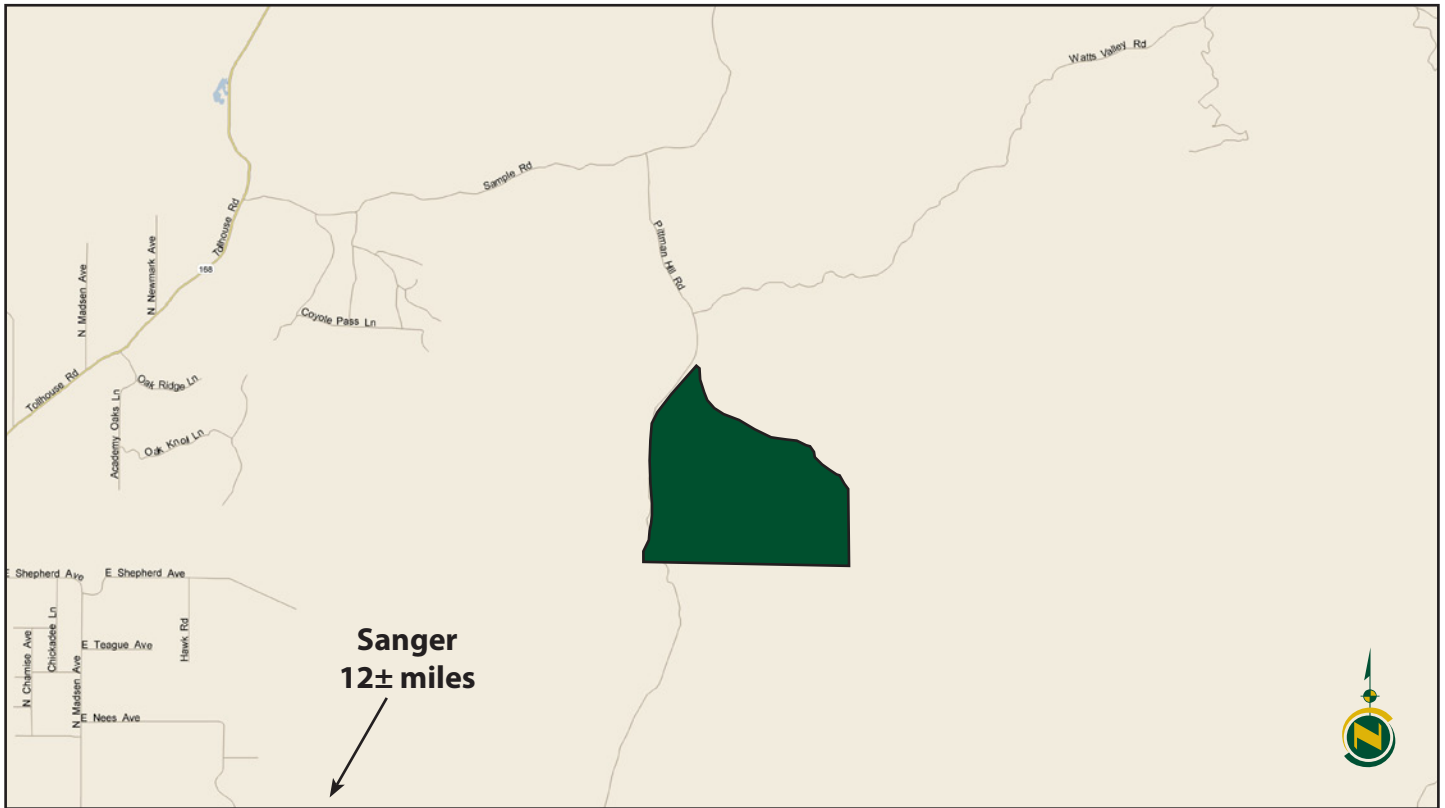
# ASSESSOR'S PARCEL MAP



# PROPERTY PHOTO



# LOCATION MAP



# REGIONAL MAP



We believe the information contained herein to be correct. It is obtained from sources which we regard as reliable, but we assume no liability for errors or omissions. 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.

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