

FOR SALE



**PEARSON
REALTY**
AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

Twin Sisters Ranch



661.17± Acres
Madera County, California

- Seasonal springs and ponds
- Foothill grazing land

Exclusively Presented By:
Pearson Realty



CALIFORNIA'S LARGEST AG BROKERAGE FIRM

www.pearsonrealty.com
CA BRE #00020875



Twin Sisters Ranch

661.17± Acres

\$991,755

LOCATION:

Located in Madera County between Oakhurst and Ahwahnee, California. From Oakhurst take Hwy 49 (Golden Chain Hwy) towards Ahwahnee for approximately 4.4 miles. Turn west on Road 600 (Grub Gulch Road) past the River Creek Golf Course, approximately 2.5 miles to the old stage coach road connecting Oakhurst and Ahwahnee. Turn right at the cattle guard and proceed approximately 1.1 miles more to the pond on the subject property at approximately 1800 ft above sea level. There are locked gates on the access road and no admittance without approval.

DESCRIPTION:

Foothill grazing ranch currently leased for \$4000/year. The ranch is at approximately the 2000' to 2500' elevation. Historically there was much activity in the area during the gold rush and there were several gold mines which are not currently active. Purportedly there are utilities (electricity and telephone) available to the subject property.

LEGAL:

Listing includes 8 parcels, one of which is a mining claim. Madera County APN's: 053-035-003; 053-036-004,006; 055-121-001; 055-170-001,003,004; 055-200-006. Approximately 661.17 contiguous acres. within Sections 3, 4, 9, 10 and 15, T7S, R20E, M.D.B.&M.

ZONING:

Property is in the Ag Preserve (Williamson Act). Zoning is ARE-40 - Agricultural Rural Exclusive - 40 acres.

WATER:

Seasonal springs and pond.

SOILS:

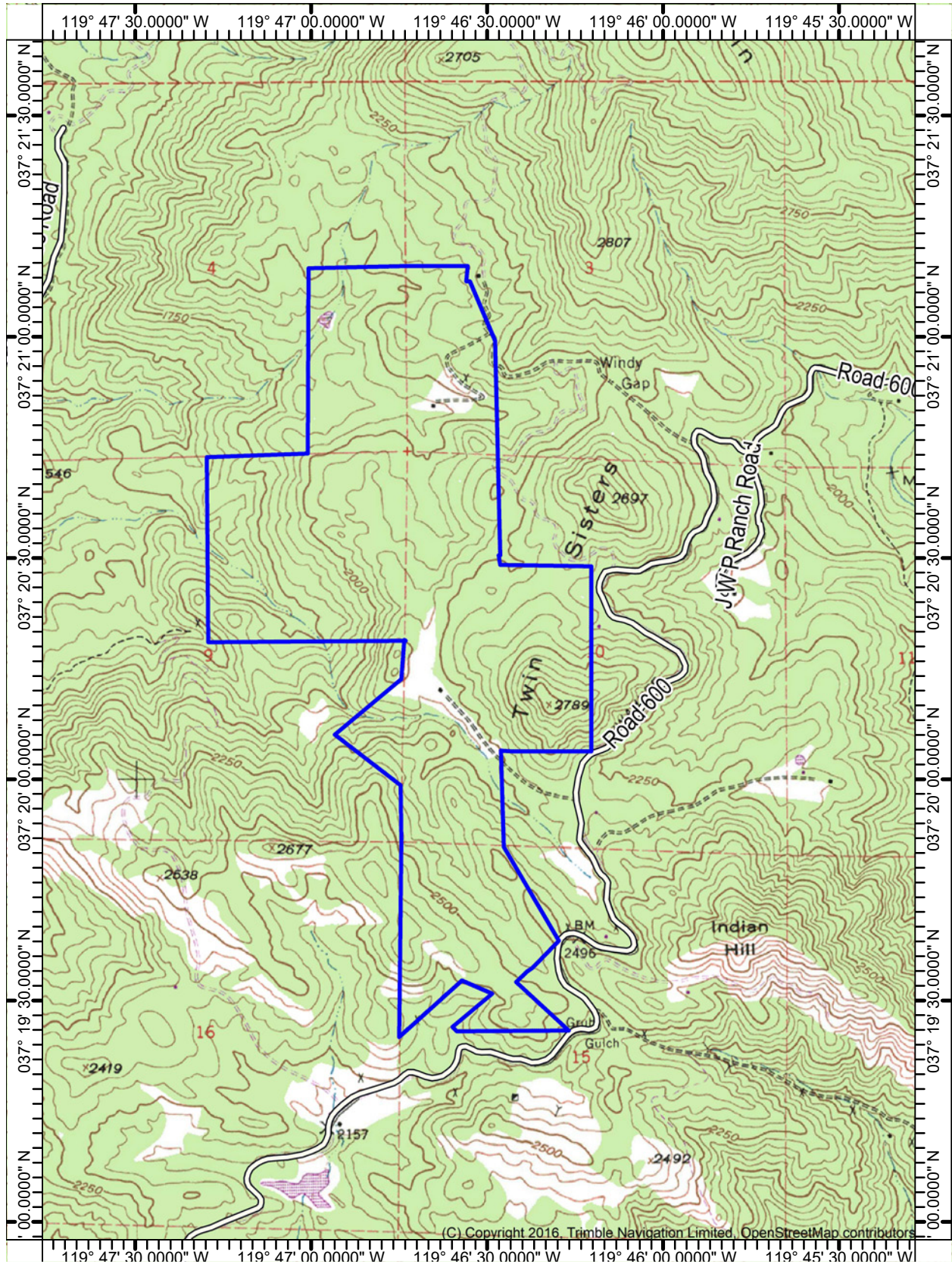
Ahwahnee & Auberry rocky coarse sandy loams, 8 to 30% slopes
Ahwahnee & Vista rocky coarse sandy loams, 8 to 30% slopes;
Ahwahnee and Vista rocky coarse sandy loams, 30 to 45% slopes
Coarsegold loam, 8 to 30% slopes
Coarsegold loam, 45 to 75% slopes.

PRICE/TERMS:

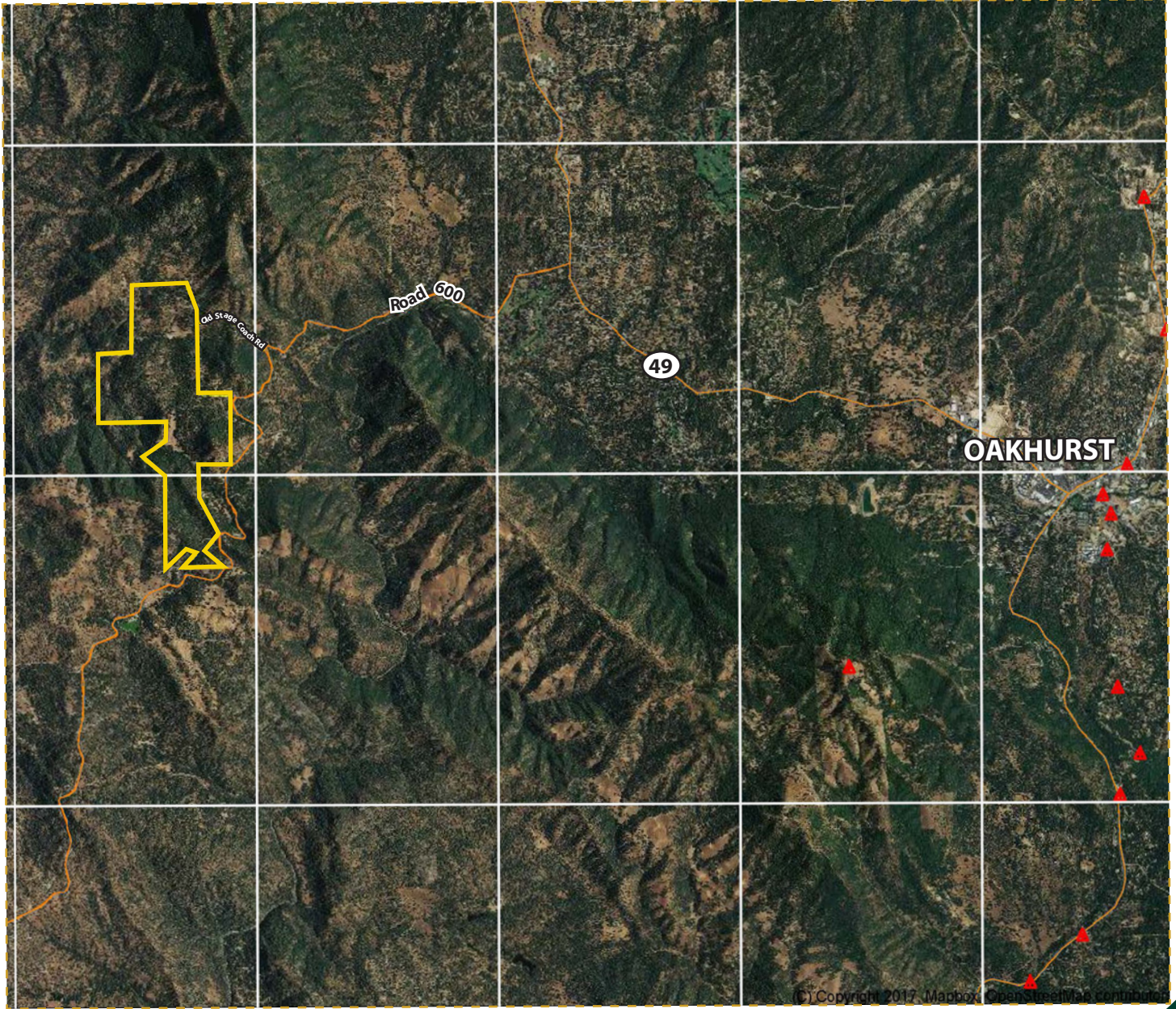
\$991,755 cash or terms acceptable to the Seller.



TOPOGRAPHICAL MAP



LOCATION MAP



Water Disclosure: The Sustainable Groundwater Management Act (SGMA) was passed in 2014, requiring groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. SGMA may limit the amount of well water that may be pumped from underground aquifers. Buyers and tenants to a real estate transaction should consult with their own water attorney; hydrologist; geologist; civil engineer; or other environmental professional. Additional information is available at: California Department of Water Resources Sustainable Groundwater Management Act Portal - <https://sgma.water.ca.gov/portal/> Telephone Number: (916) 653-5791

Offices Serving The Central Valley

FRESNO

7480 N Palm Ave, Ste 101
Fresno, CA 93711
559.432.6200

VISALIA

3447 S Demaree Street
Visalia, CA 93277
559.732.7300

BAKERSFIELD

1801 Oak Street, Ste 159
Bakersfield, CA 93301
661.334.2777



**Download Our
Mobile App!**

<http://snap.vu/ueq>



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.