

# FAIRLEA RANCH EAST

Tulare County, California

234.3± Acres

\$1,299,000

(\$5,544/Acre)



- Dry Creek & Impressive Waterfalls
- Easily Accessible off of Dry Creek Dr.
- High acreage for recreation



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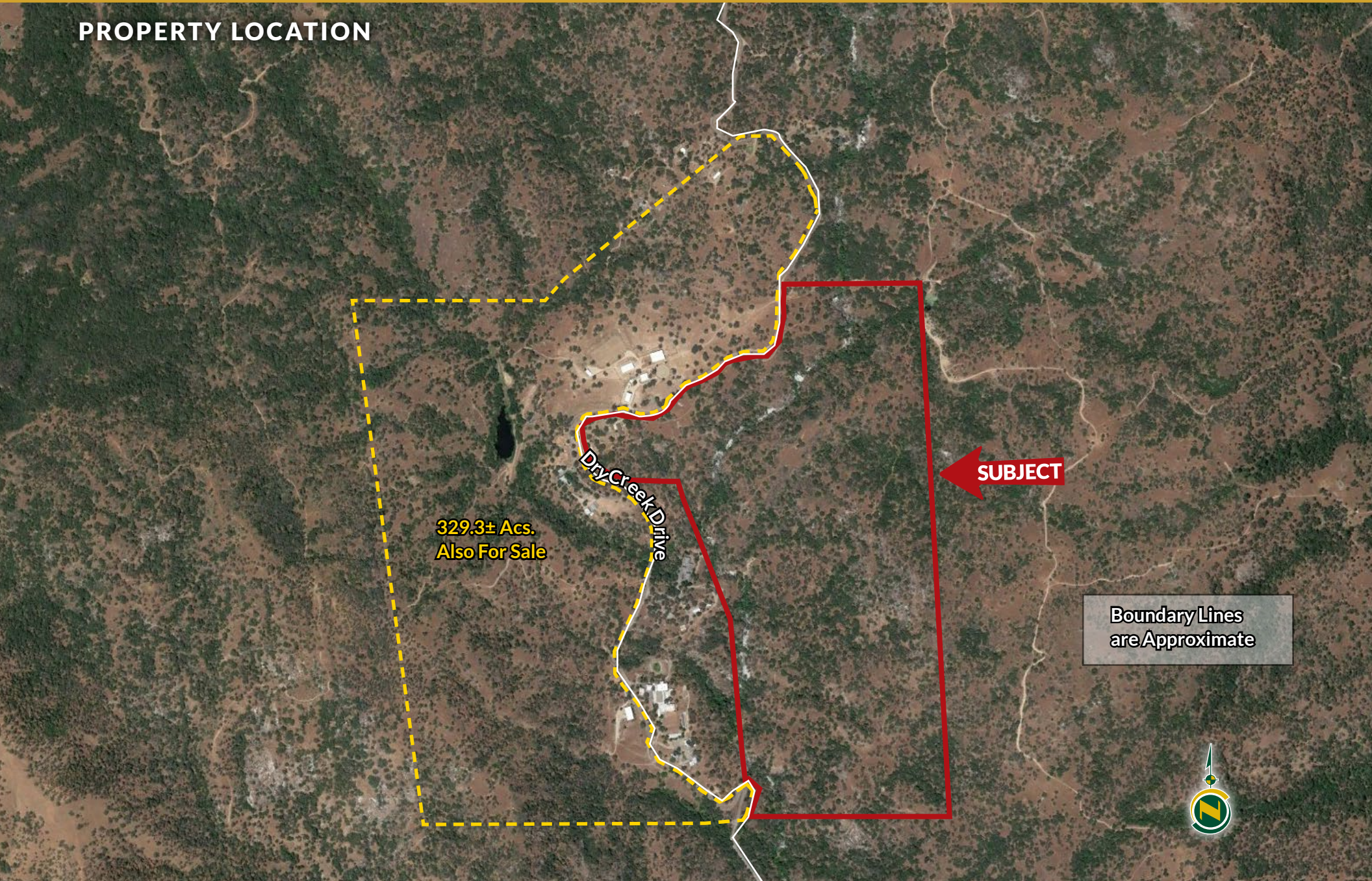


# FAIRLEA RANCH EAST

234.3± Acres  
Tulare County, CA



## PROPERTY LOCATION



329.3± Acs.  
Also For Sale

Dry Creek Drive

**SUBJECT**

Boundary Lines  
are Approximate





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## PROPERTY INFORMATION

### DESCRIPTION

This beautiful property boasts a secluded setting with plenty of views and wildlife roaming due to Dry Creek running through the entire length of the property and easy access via a county road. It is located just minutes from Sequoia National Park and about 40 miles from the Visalia airport. The ranch offers a 2400± sq. ft., 3 bedroom, 3 bath home that was designed by the previous owners to resemble their home in Hollywood with an exquisite layout and beautiful views. This ranch has been used for recreation, hunting, and more recently, grazing. In addition to the beautiful home, it offers horseback riding, quad riding, enjoying the sights and sounds of Dry Creek has to offer, hunting and much more. There are 2-3± miles of interior riding/ATV/hiking trails as well.

### LOCATION

The address for the ranch is 46570 Dry Creek Drive, Badger, CA 93603, and is easily accessible.

### LEGAL

Tulare County APN's: 007-200-002, 014, & 015. Located in a portion of Section 26, T15S, R27E, M.D.B.&M.

### ZONING

AF-O

The property is not located within the Williamson Act.

### LAND USE

Grazing and recreational land

### WATER

(1) Domestic pump and well

Dry Creek runs through the property from north to south.

### BUILDINGS

2,400± sq. ft. 3 bedroom, 3 bath home

(1) Mobile home, single wide, 2 bedroom, 2 bath with bump out

Large stand alone tack room

Large fully secure dog run with shade

### PRICE/TERMS

\$1,299,000 all cash at close of escrow or Seller financing available with terms and conditions acceptable to Seller.

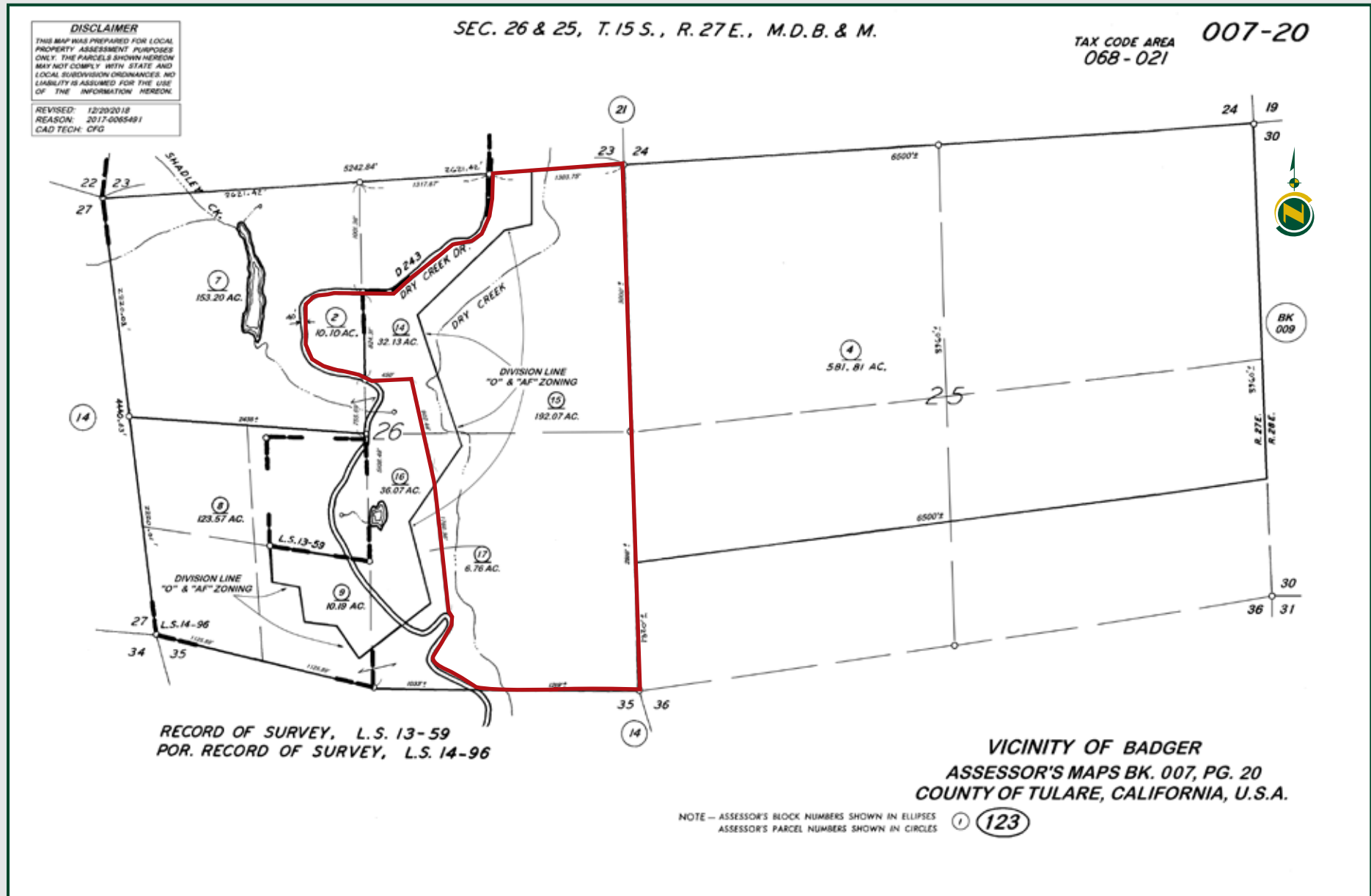


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## PARCEL MAP





# FAIRLEA RANCH EAST

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## PROPERTY PHOTOS





# FAIRLEA RANCH EAST

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## PROPERTY PHOTOS





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**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  
**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.**