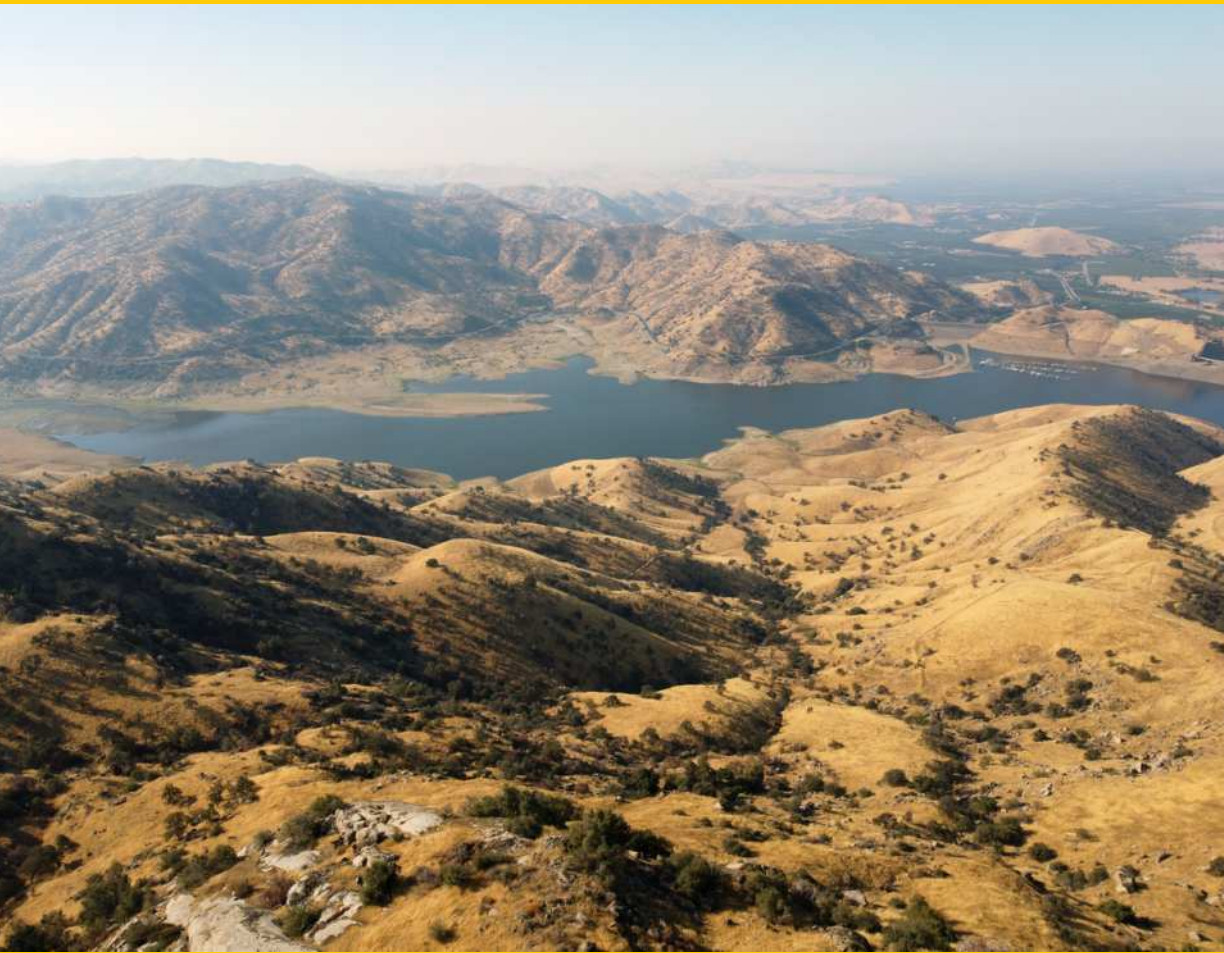


# NORTH LAKE KAWEAH RANCH - SEALED BID

1,285± ACRES | TULARE COUNTY, CALIFORNIA

**\$1,285,000**

(\$1,000/acre)



## PROPERTY HIGHLIGHTS

- SEALED BID DEADLINE - MONDAY, DECEMBER 2, 2024 @ 5:00PM
- FINISHED FAMILY CABINS
- MULTIPLE ROADS THROUGHOUT
- PONDS AND SPRINGS



Independently Owned And Operated  
Corporate License #00020875  
pearsonrealty.com

### FRESNO

7480 N. Palm Ave., Suite 101  
Fresno, CA 93711  
559.432.6200

### VISALIA

3447 S. Demaree St.  
Visalia, CA 93277  
559.732.7300

### BAKERSFIELD

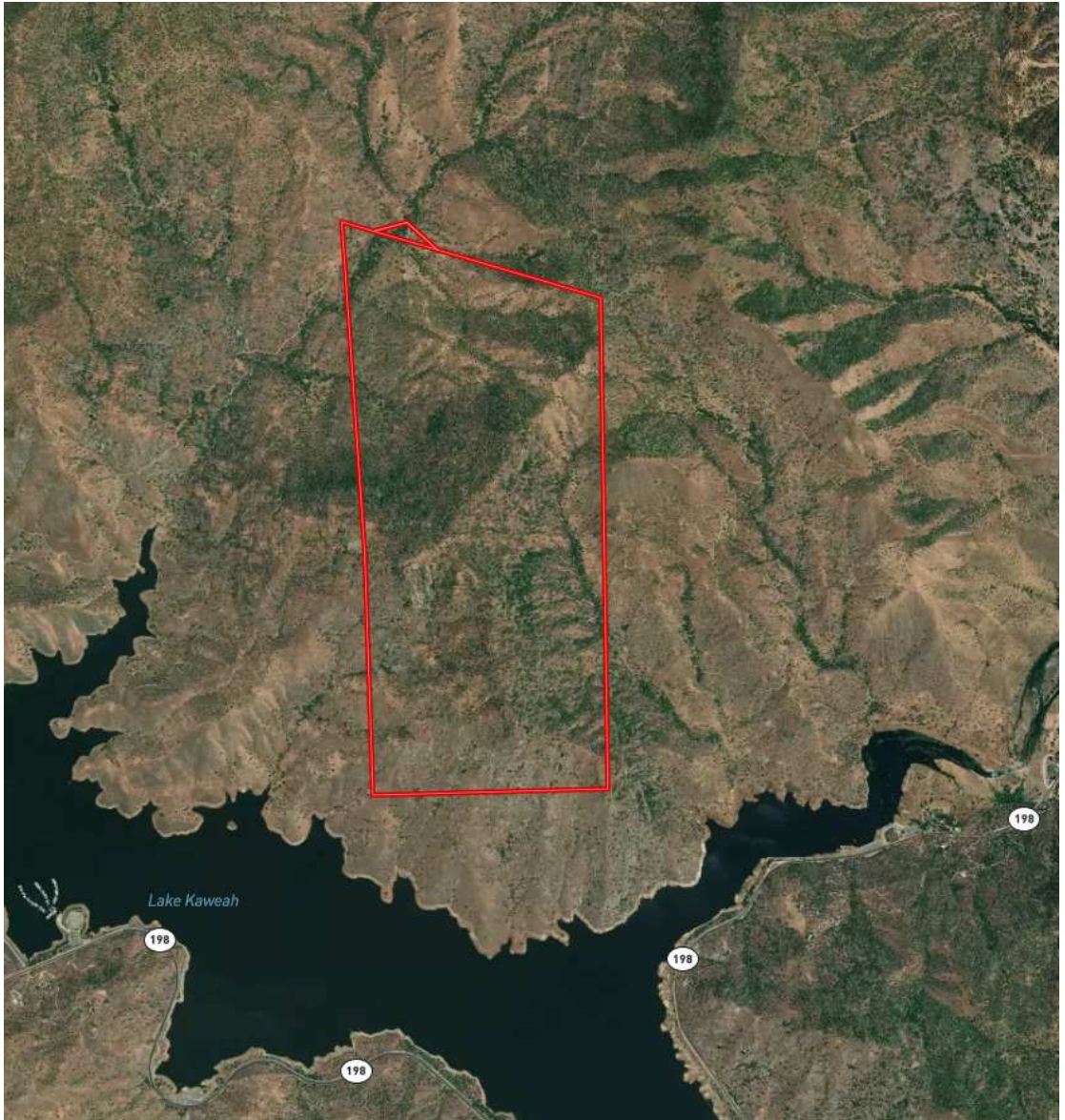
4900 California Ave., #210B  
Bakersfield, CA 93309  
661.334.2477

# NORTH LAKE KAWEAH RANCH

1285± ACRES | TULARE COUNTY, CALIFORNIA

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## LOCATION MAP





## PROPERTY INFORMATION

### DESCRIPTION

Welcome to your dream ranch, a magnificent 1,285-acres located on the north side of Lake Kaweah, just east of the Dry Creek Preserve. This extraordinary property features multiple charming cabins, providing comfortable accommodations for family & friends, ensuring everyone has their own space to relax and unwind. Surrounded by stunning natural beauty, you can enjoy breathtaking views & a serene ambiance that is perfect for outdoor enthusiasts & nature lovers alike. The vast open spaces & diverse terrain make this ranch ideal for recreational activities, family reunions, or simply escaping the hustle & bustle of everyday life. With endless possibilities, whether as a personal retreat or a lucrative investment opportunity, this remarkable property invites you to embrace the tranquility and beauty of nature—your slice of paradise is waiting!.

### LOCATION

The ranch is located just 18 miles East of Visalia and 2 Miles northeast of Lemon Cove. The property's access is on Dry Creek Road, 1 mile north of Dry Creek Road and CA 216/Lomitas Drive intersection.

### ZONING

AE-20, Agricultural Exclusive - 20 Acres. The property is located in the Williamson Act.

### WATER

Ponds and Springs. 1-submersible solar pump and well.

### BUILDINGS

5-Buildings: (1) Primary cabin with bedroom & bath, (2) Guest cabins, (1) Kitchen with bath, & (1) Storage room.

### SEALED BID SALE PROCESS

- 1) Property showings are to be arranged through the listing broker.
- 2) Submit your sealed bid on the Vacant Land Purchase Agreement and Joint Escrow Instructions on Monday, December 2nd by 5:00pm.

#### Where to Submit Bids:

##### Listing Brokers:

A.J. Ferdinandi - m: 559-999-0318 e: aferdinandi@pearsonrealty.com  
Cole Peterson - m: 559-907-4700 e: cpetersen@pearsonrealty.com  
7480 N. Palm Avenue, STE 101, Fresno, CA 93711

- 3) The Buyer's bid shall be accompanied by a Cashier's Check for the initial deposit of 5% of purchase price, which shall be non-refundable upon acceptance.
- 4) The Seller will select the highest bid, at Seller's sole discretion, subject to all Seller's executing the final purchase and sale agreement. The deposit checks for the unsuccessful bidders shall be promptly returned.
- 5) If the Buyer is represented by a Broker, the Buyer shall submit a signed copy of the Buyer's confirmation of Broker Representation form with the Buyer's purchase agreement which is also included with the due diligence package.
- 6) The close of escrow shall occur on or before December 20th, 2024.

### PRICE/TERMS

**\$1,285,000** (\$1,000/acre) all cash at the close of escrow. Seller is open to seller financing.

#### 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.

#### POLICY ON AGENT COOPERATION

# NORTH LAKE KAWEAH RANCH

1285± ACRES | TULARE COUNTY, CALIFORNIA

## SOILS INFORMATION



## PARCEL INFORMATION

### LEGAL

APNs: 066-020-002, 066-020-011, 060-030-003,



## OTHER INFORMATION









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All information contained herein is deemed reliable but not guaranteed by seller nor broker and should be independently verified by potential buyers. We assume no liability for errors or omissions.

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