3204.16±
ASSESSED ACRES

MOODY MORGAN CATTLE RANCH

MADERA COUNTY, CALIFORNIA

$9,615,000
($3,000/ACRE)

EXCLUSIVELY PRESENTED BY:
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PROPERTY HIGHLIGHTS:

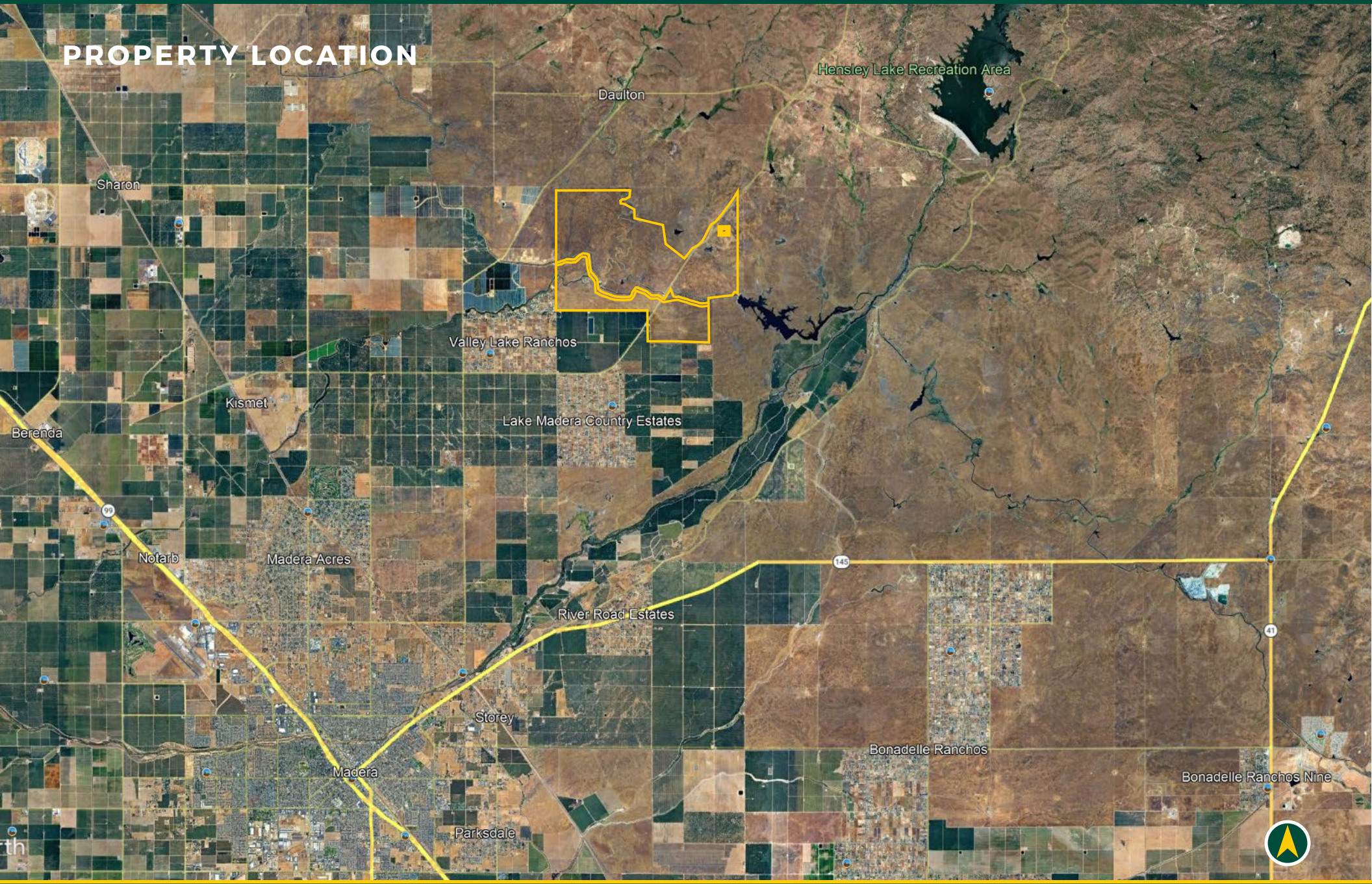
- LARGE CATTLE RANCH
- LOWER FOOTHILLS
- MULTIPLE PONDS

MOODY MORGAN CATTLE RANCH
FRESNO COUNTY, CA

3,204.16± ACRES

$9,615,000
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PROPERTY LOCATION



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PROPERTY INFORMATION

DESCRIPTION
Located along Road 600 in Madera County, this expansive 3,204.16± acre cattle ranch presents an excellent opportunity for ranchers, livestock operators, and agricultural investors. The property offers a substantial landholding in California's Central Valley lower foothill region, which is an area with a long history of cattle ranching and livestock production. With approximately 3,200 acres, the ranch provides space for cattle grazing and livestock operations. Its size and location make it an attractive opportunity for an established cattle producer looking to expand an existing operation or an investor seeking a large-scale ranch property.

LOCATION
The ranch offers a convenient location situated along Road 600, just northeast of the town of Madera. It comprises of a rural setting within reach of the Madera County communities and agricultural services.

LEGAL
Madera County APN's: 031-052-003, 031-061-001, 031-062-002, 005 & 007, 031-091-009, 031-092-002, 052-130-014 & 005, 031-062-002, 031-033-002, 031-032-005, 031-031-001. Located in portions of Sections 1, 2, 3, 10, 11, 12, 13 & 14, T10S, R18E.

BUILDINGS/STRUCTURES
One 2,398± sq. ft. main home
One caretaker home
One abandoned home
8 silos.
Multiple barns.

ZONING
ARE-40, Agricultural Exclusive, 40 acre minimum parcel size.

PLANTINGS
Grazing/pasture land.

WATER
Two domestic wells and two large ponds. One seasonal creek.

PRICE/TERMS
$9,615,000 cash at close of escrow.

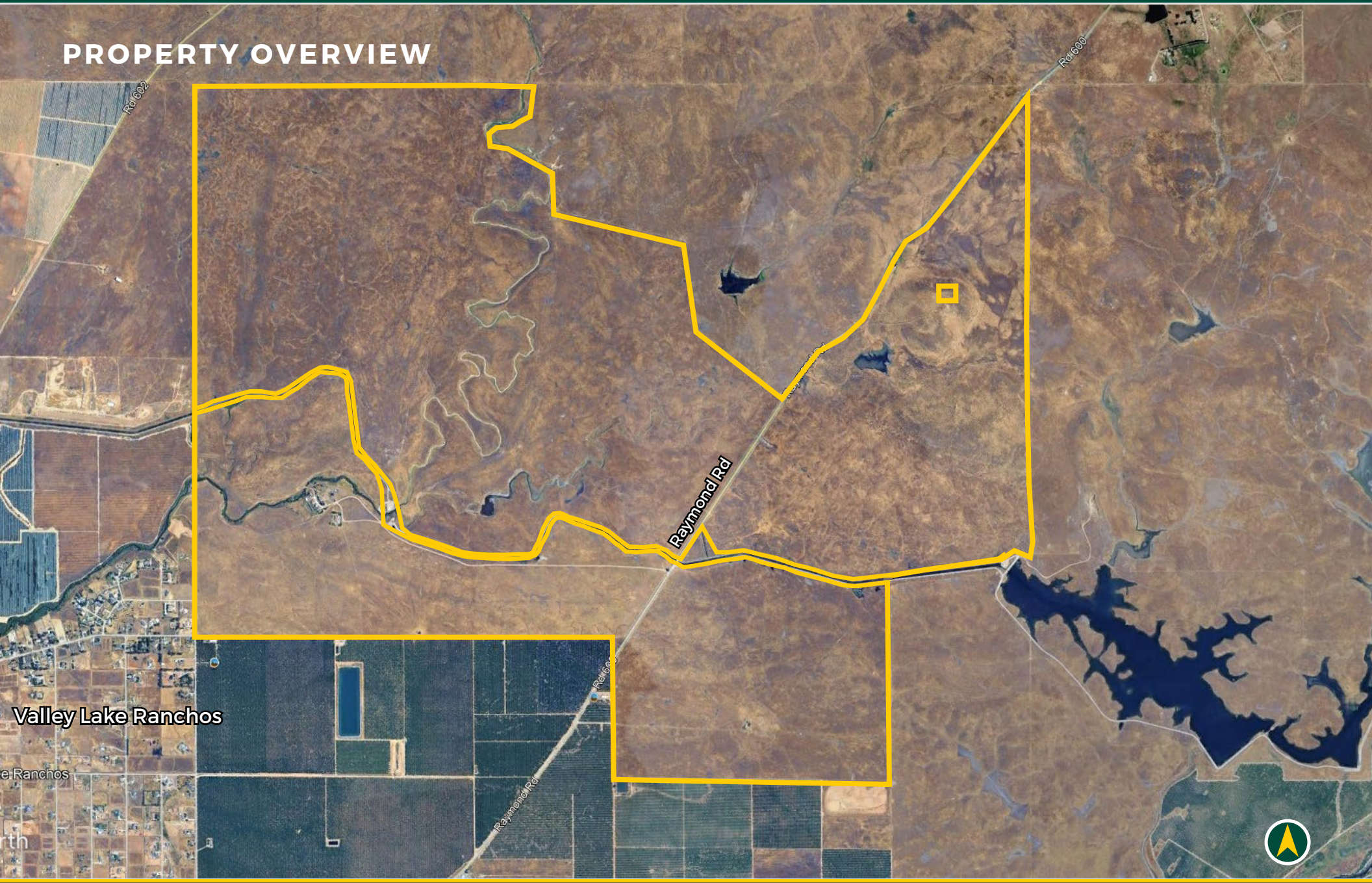
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MOODY MORGAN CATTLE RANCH
FRESNO COUNTY, CA

3,204.16± ACRES

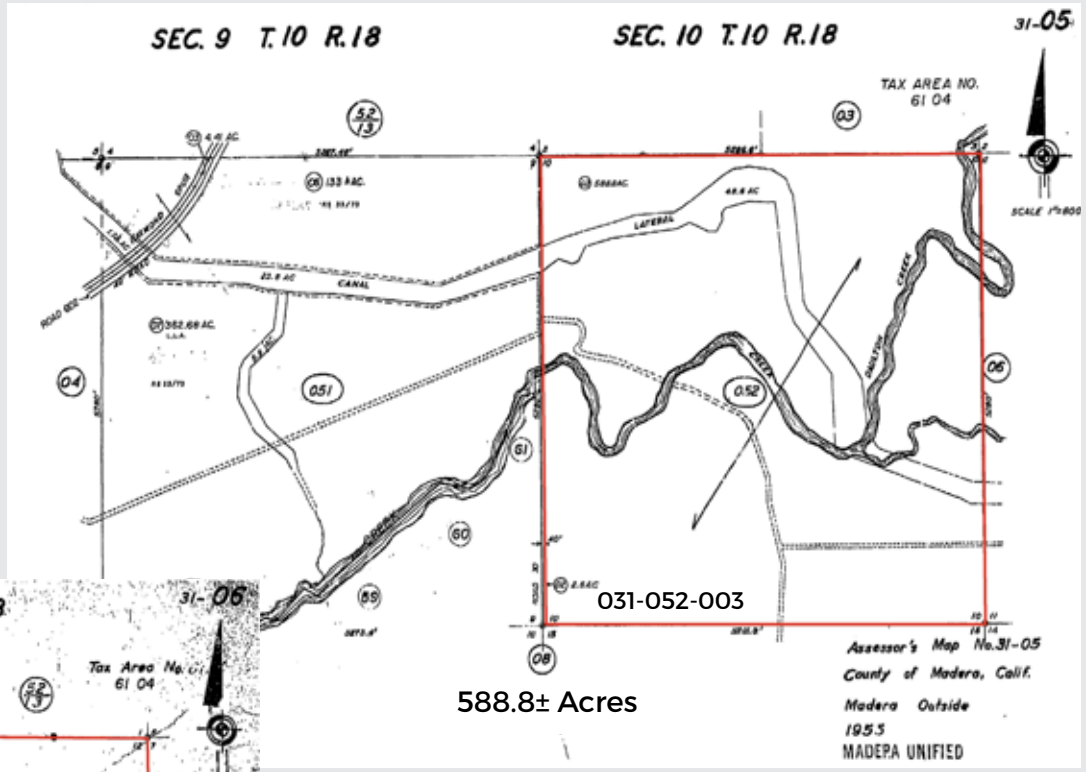
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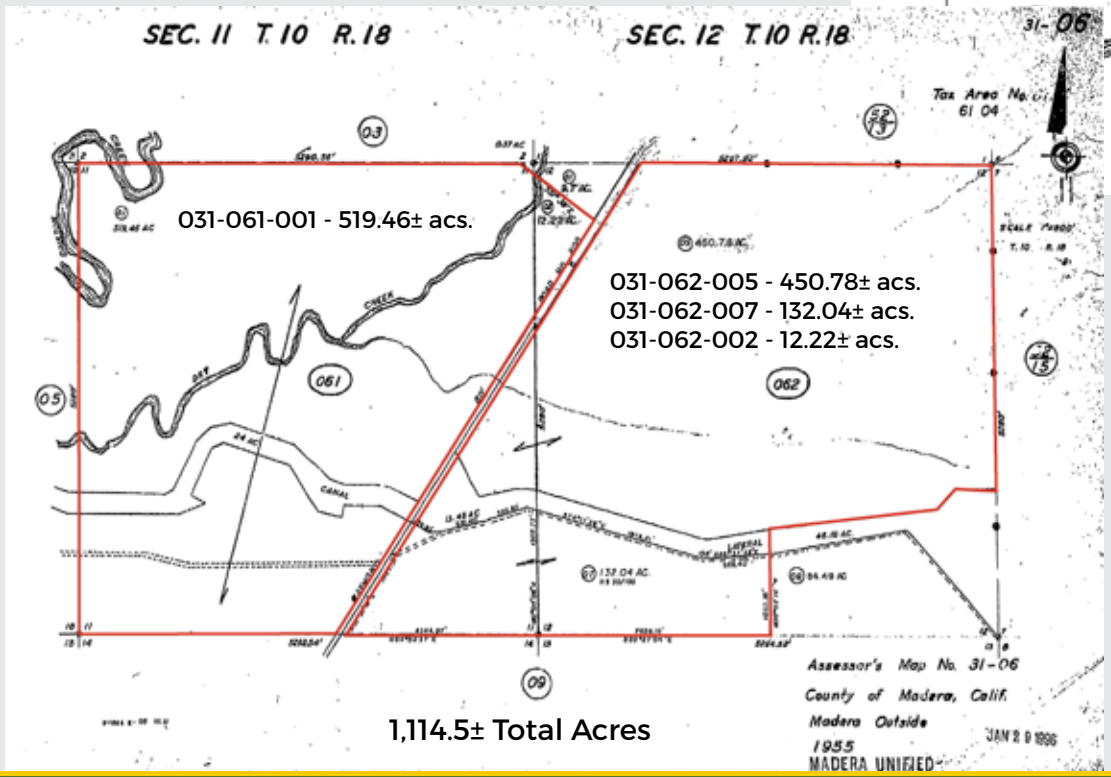
PROPERTY OVERVIEW



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PARCEL MAPS

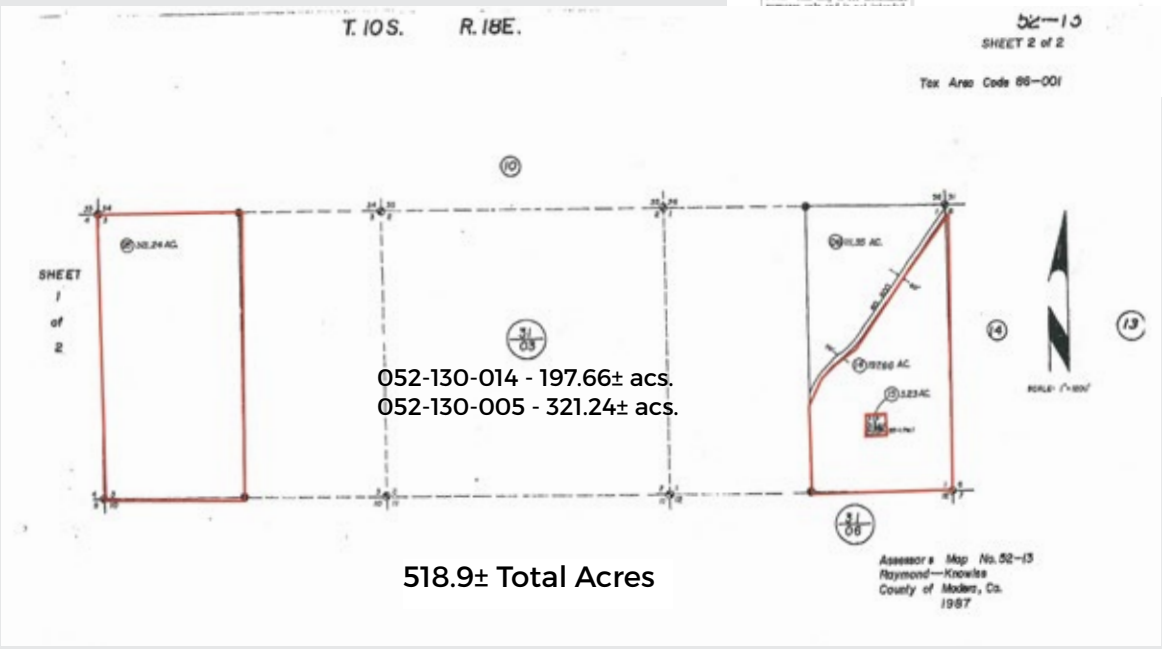




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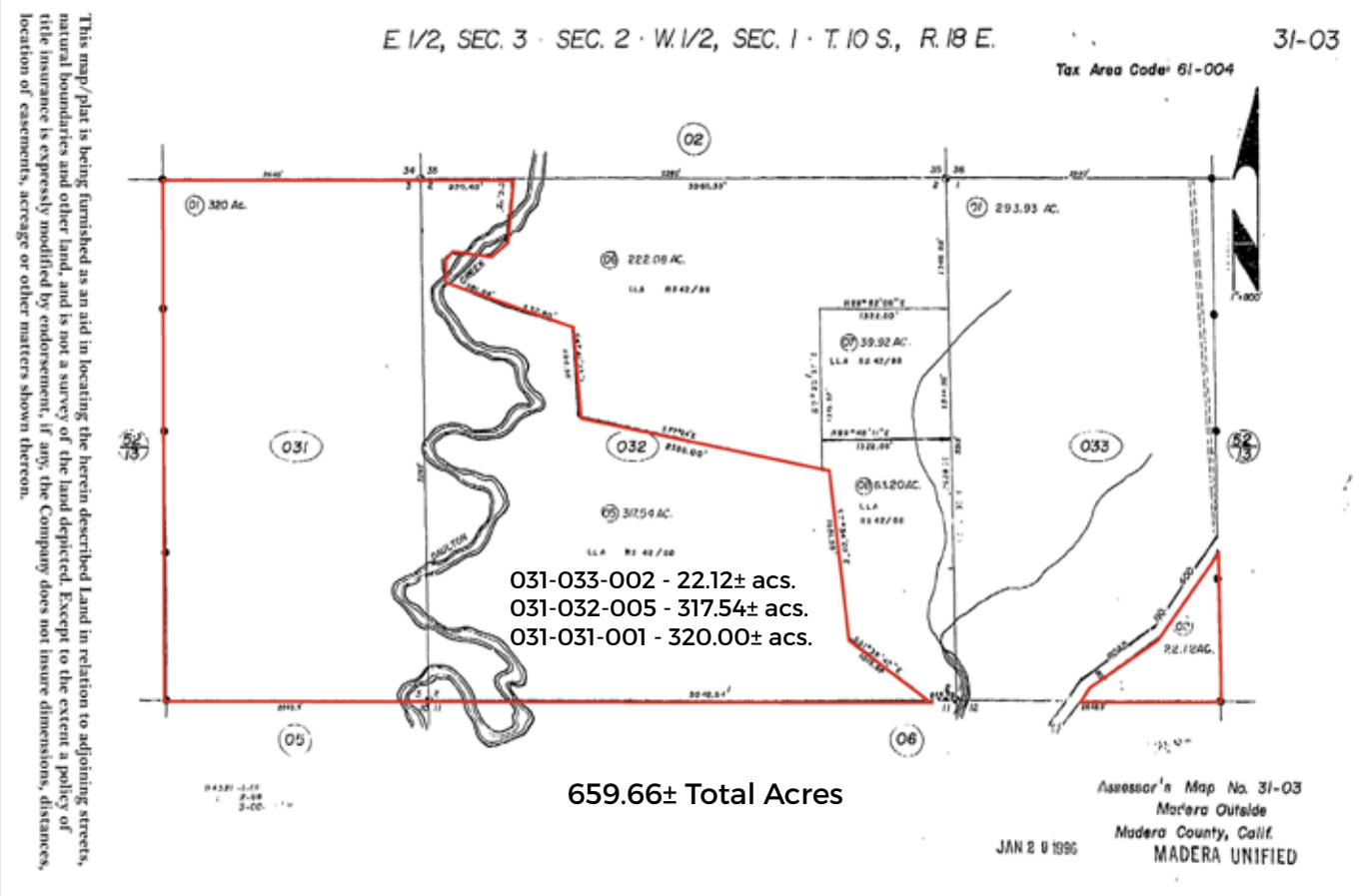
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PARCEL MAP



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