

FOR SALE



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Tollhouse Ranch



519.97± Acres
Fresno County, California

- Currently Grazing Ranch
- Dry Creek runs through property
- Recreational Use

Exclusively Presented By:
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CA BRE #00020875



Tollhouse Ranch

519.97± Acres

\$470,000

LOCATION:

519± acres recreational/grazing ranch located between the community of Tollhouse and SR 168 four lane.

DESCRIPTION:

Approximately 519 acres of recreational and grazing ranch property adjacent to the unincorporated town of Tollhouse, Ca. The property is unusual in that it is comprised of three different plant communities having a large and diverse variety of game. There is a dramatic 1400 foot elevation change from the lower foothill woodland plant community to the Ponderosa pine forest community on the upper end of the property. The property is surrounded by national forest which augments the size of the subject property and recreational use.

LEGAL:

Portions of Sections 25 & 36, T10S, R23E and portions of Sections 19 & 30, T10S, R24E, M.D.B.&M.

Fresno County APN's: 128-441-32 (80.00± acres), 128-420-06 (40± acres), 130-062-04 (144.66± acres), 128-420-07 (120.00± acres), 130-100-12 (95.31± acres), and 130-100-13± (40.00 acres).

ZONING:

200 acres are in the Ag Preserve and may have a different zoning than the balance of the property. Exact minimum parcel sizes to follow.

USE:

Native grazing / recreational.

WATER:

Dry Creek, a large seasonal creek, flows through the property. Historical seasonal springs are present but not developed. Other wells on adjacent property are very strong but none developed on the subject property. Historically the property was part of the 45 mile Pine Ridge and Fresno Flume and Irrigation Company for taking logs from Shaver Lake to the mills in the town of Clovis.

SOILS:

Series include Auberry, Sierra, Tollhouse and Holland family.

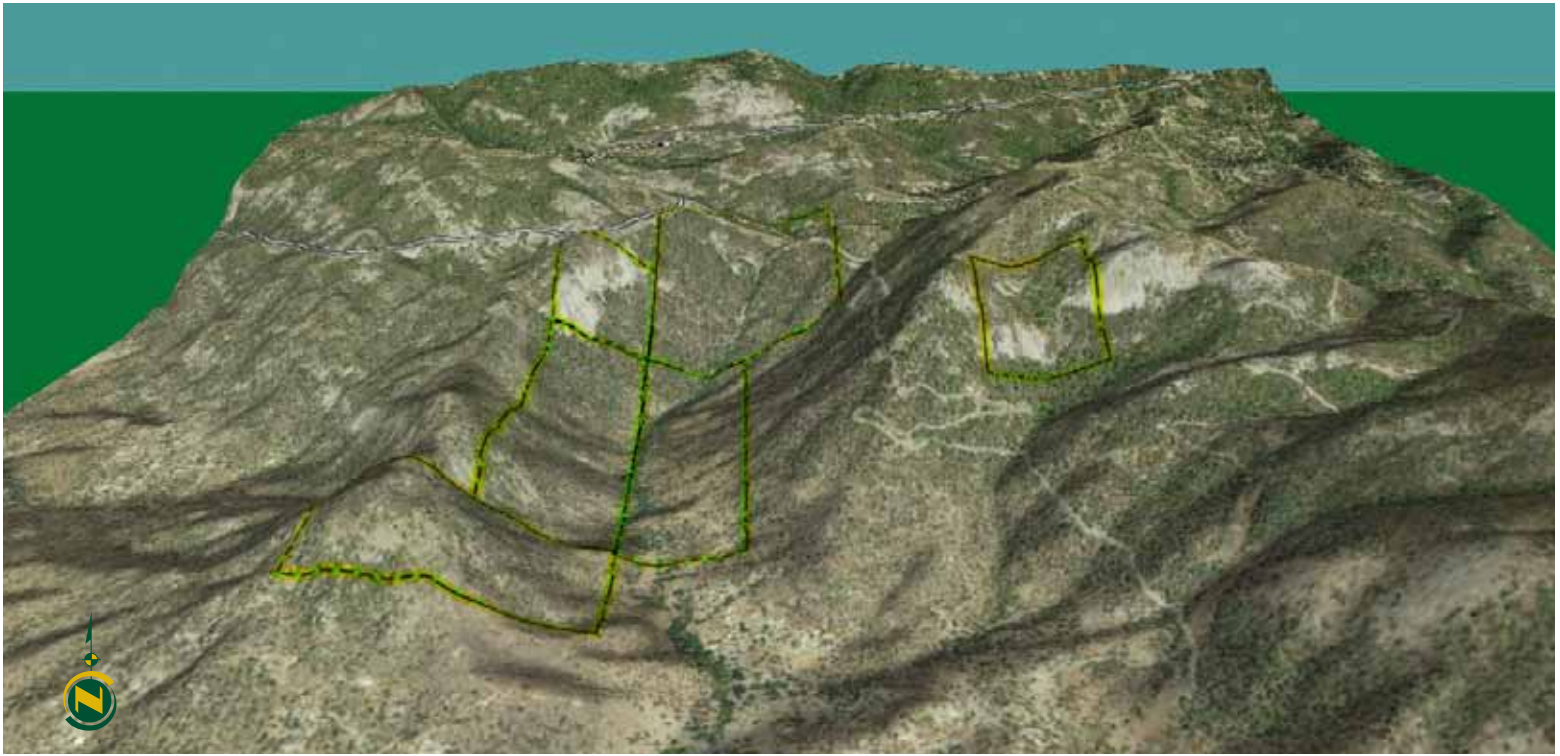
**BUILDINGS/
IMPROVEMENTS:**

None.

PRICE/TERMS:

\$470,000 cash.

LOCATION MAP



PROPERTY PHOTOS



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.

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

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