

**FOR SALE**



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# White Oak Mt. Ranch



**637.01± Acres**  
**Fresno County, California**

- 1700± s/f Ranch Home
- (2) wells
- (2) seasonal ponds

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CA DRE #00020875



# White Oak Mt. Ranch

**637.01± Acres**

**\$1,100,000**  
**(\$1,726/acre)**

**LOCATION:**

Address: 41799 Hopewell Road, Squaw Valley, CA . Access is through locked gates approximately 6.24± miles north of Highway 180.

**DESCRIPTION:**

637.01± acres bordering the Forest Service on the south side of Oak Mountain. It offers views of Pine Flat Lake with an elevation range of 1,920± to 3,500± feet. Grazing land for range cattle.

**LEGAL:**

Fresno County APN's: 160-030-05 and 160-040-01. Located in portions of Sections 1 and 6, T13S, R25 & 26 E.

**ZONING:**

AE-160. The property is located within the Williamson Act.

**WATER:**

Domestic pump and well for the home  
(1) upper well

**BUILDINGS/  
IMPROVEMENTS:**

(1) ranch home, 1,700± sq. ft. built in 1961.  
(1) caretaker home  
(1) shop and (1) barn.  
Outbuildings, pump house, septic tank.  
Includes large lodge (not permitted) in need of repair/finishing.

**WILDLIFE:**

Deer, mountain lion, bear, badger, coyote, bobcat, wild pigs, turkey, quail, dove and ducks.

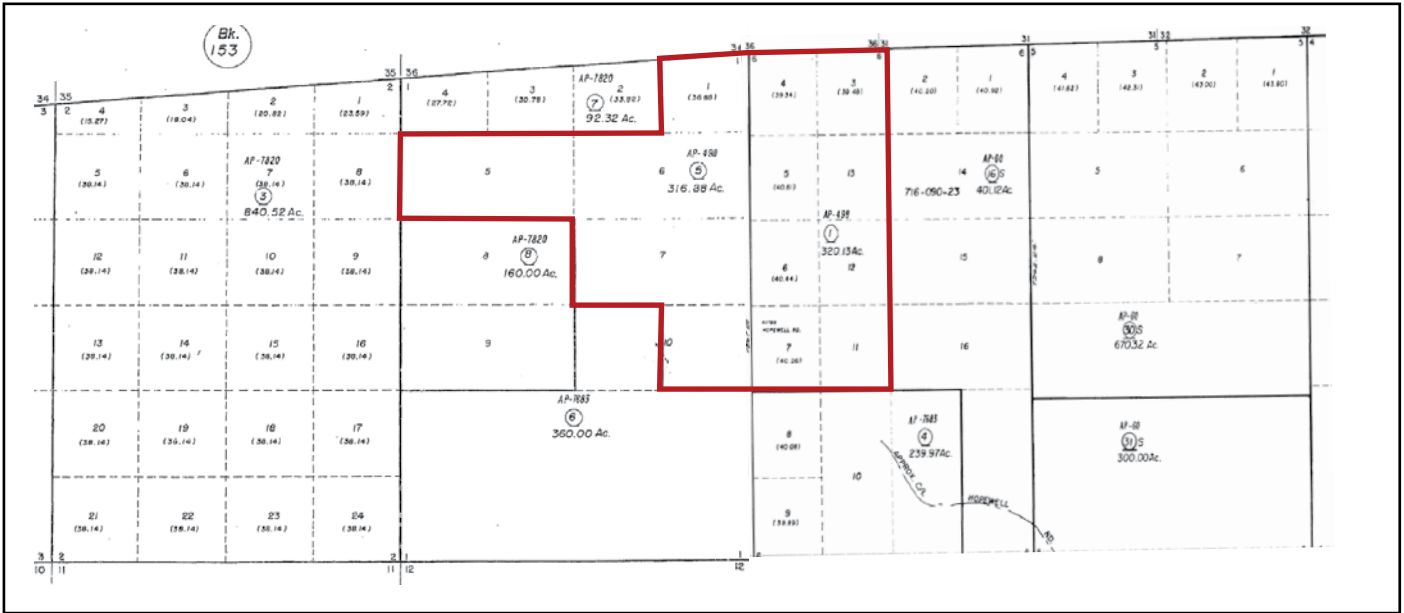
**PRICE/TERMS:**

\$1,100,000 cash to seller.

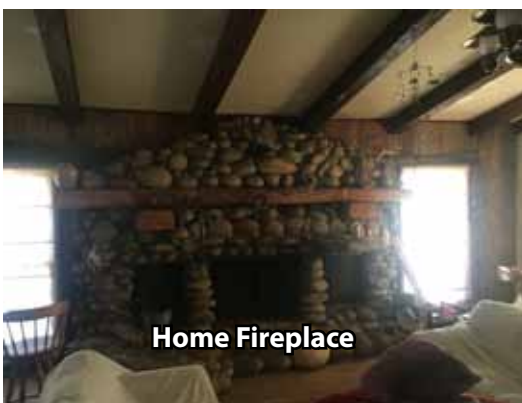
**NOTE:**

To see this property, contact listing agent. Property is behind a locked gate and contains range cattle.

# ASSESSOR'S PARCEL MAP



## PROPERTY PHOTOS



# 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

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