CHOWCHILLA RIVER RANCH

Madera County, California

1203.34± Acres

$4,994,800
($4,150/Acre)

- Chowchilla River Frontage on Both Sides of the River
- 7 separate parcels w/Multiple Homesite locations
- Over 1 Mile of Road 810 Frontage
- 3/4 Mile of Road 800 Frontage

PEARSON REALTY
AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

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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. CA DRE #00020875

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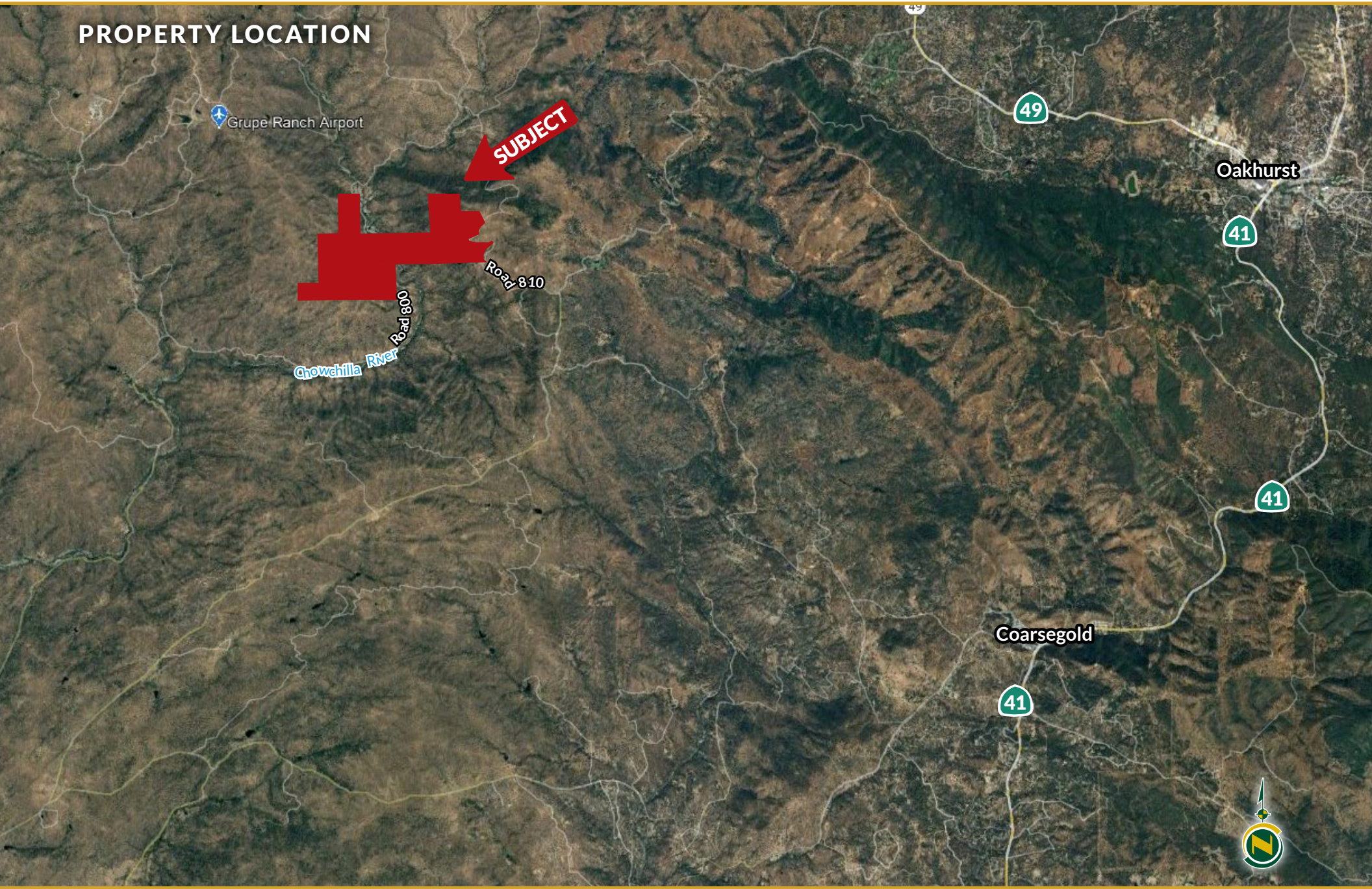

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PROPERTY INFORMATION

DESCRIPTION

This large ranch offering is located on the Chowchilla River north of Raymond and just west of Oakhurst. Secluded and accessible, this property has not exchanged hands in the last 30 years and is a unique ranch that offers different investment opportunities, such as running cattle, selling off parcels along county roads, or just enjoying the exquisite views of the Valley below and the Chowchilla River. This property crosses over the river and expands almost an equal distance on either side which makes it an ideal location for families to enjoy the springs and ponds that the river offers, even in drier years. Don't miss out on an opportunity to establish a family ranch while having various investment options.

LOCATION

Located 13± miles west of Oakhurst and 19 miles southeast of Mariposa
Address: 39249 Road 800, Raymond, CA 93653

LEGAL

Madera County APN's: 053-050-005, 006; 053-042-006, 008; 055-200-080, 081 & 082.
Located in a portions of Sections 13, 17 & 18, T17S, R19E and R20E, M.D.B.& M.

ZONING

AE-20 (Agricultural Exclusive, 20 acre minimum).
This property is NOT located within the Williamson Act.

WATER

The Chowchilla River runs through the middle of the ranch. There is a submersible pump and well that feeds a 4,200 gallon storage tank for the house, and a 600 gallon storage tank for the corrals. The 600 gallon storage tank is fed from the 4,200 gallon tank with access to the well water. The well is estimated to be 10 GPM and there is running water at the corral. Multiple seasonal springs are found on the ranch.

BUILDINGS

1,400 sq. ft. older home, storage barn, 80 x 20 pole barn and a 5 pen steel pipe working corral plus a squeeze chute and calf table.

PRICE/TERMS

$4,994,800 all cash at the close of escrow or seller financing available at terms and conditions acceptable to Seller.

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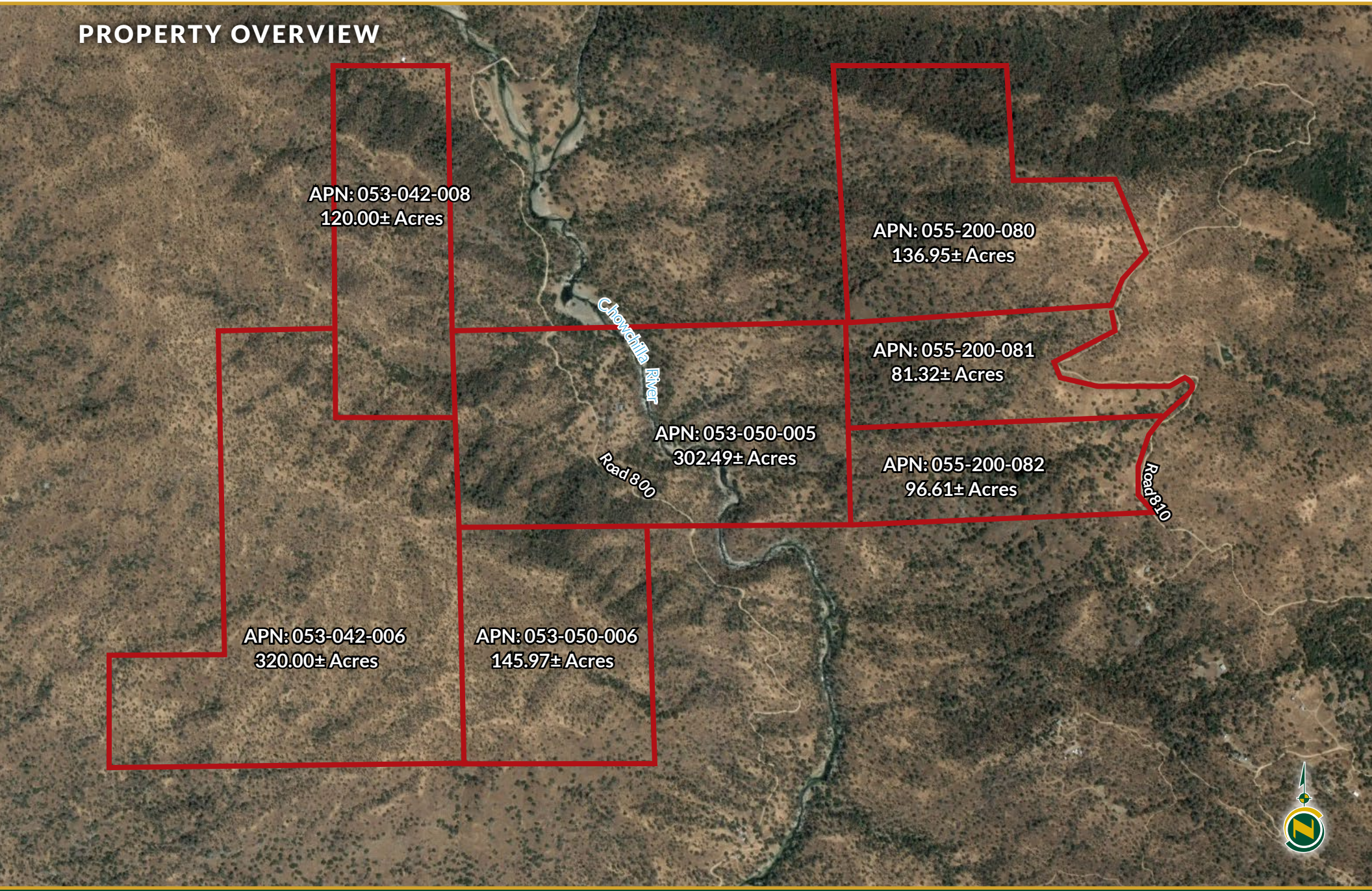
PROPERTY OVERVIEW



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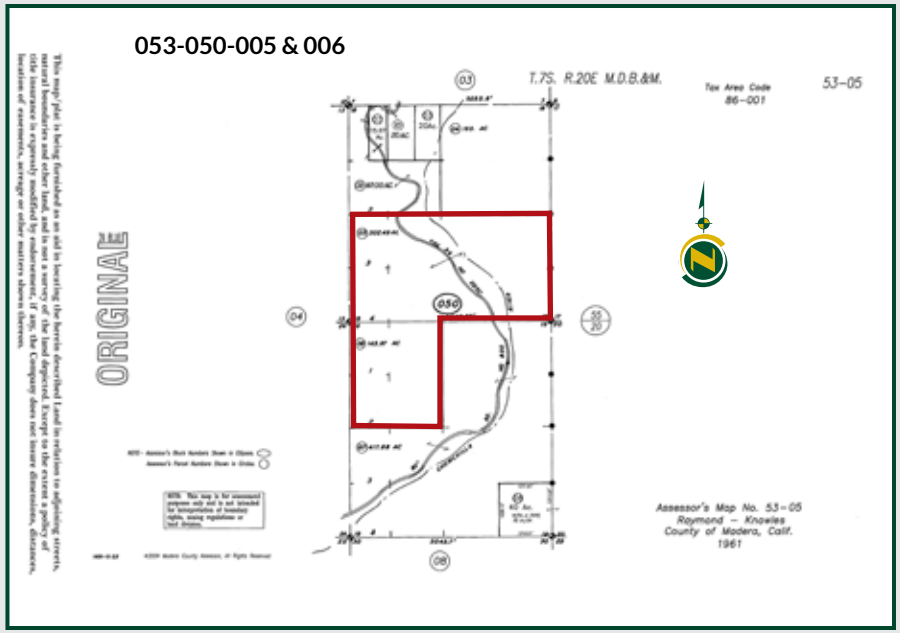
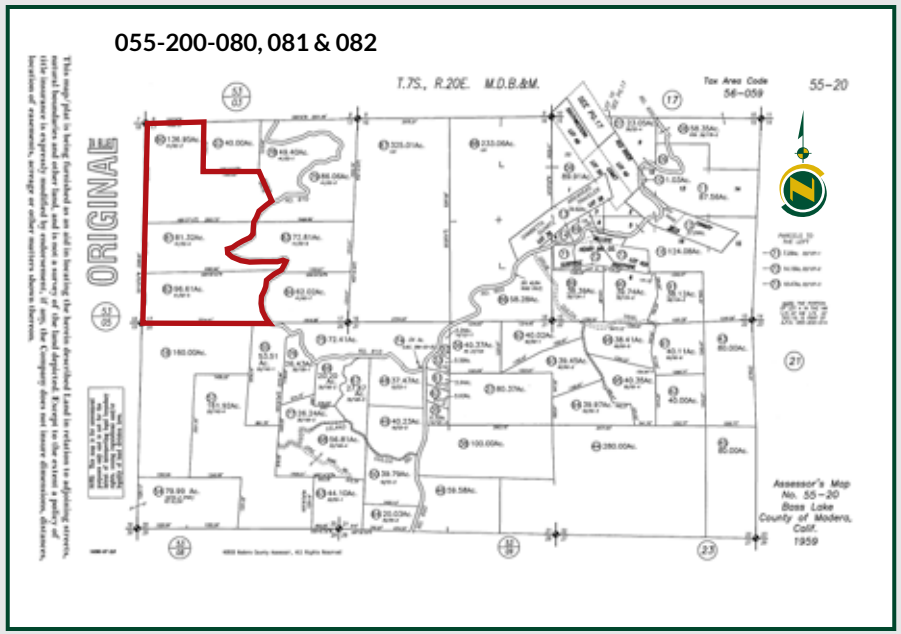
PARCEL MAPS

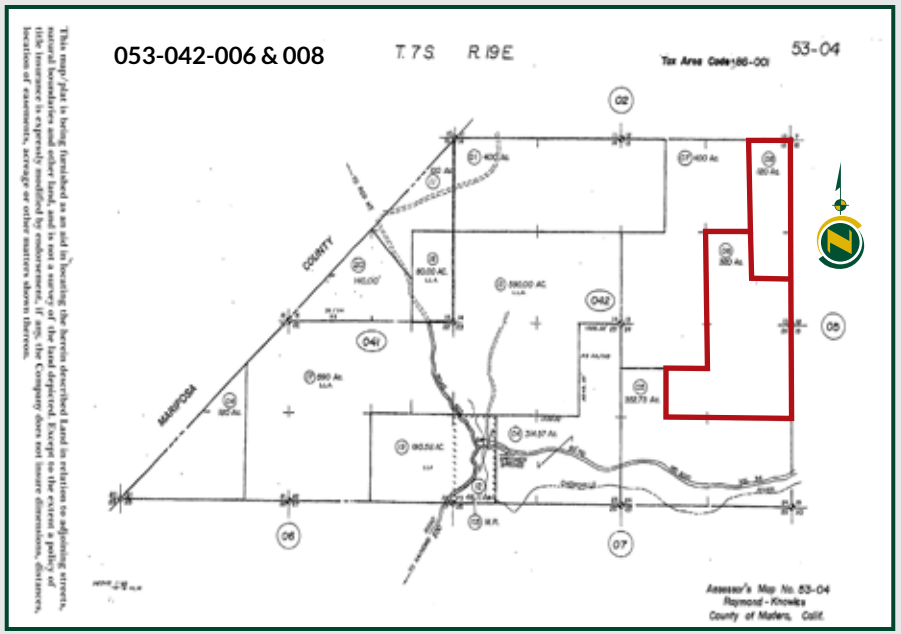
053-050-005 & 006



055-200-080, 081 & 082



053-042-006 & 008



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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.