

# SQUAW VALLEY RANCH

Fresno County, California

120± Acres

\$725,000  
(\$6,042/Acre)

**PRICE REDUCED**



- Vast Recreational Activities
- Seasonal Creeks & Springs
- Grazing Land with Multiple Homesites



**PEARSON  
REALTY**  
AGRICULTURAL PROPERTIES  
*A Tradition in Trust Since 1919*

## Offices Serving The Central Valley

### FRESNO

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

### VISALIA

3447 S. Demaree Street  
Visalia, CA 93277  
559.732.7300

### BAKERSFIELD

4900 California Ave., #210B  
Bakersfield, CA 93309  
661.334.2777

[www.pearsonrealty.com](http://www.pearsonrealty.com)

Exclusively Presented by:

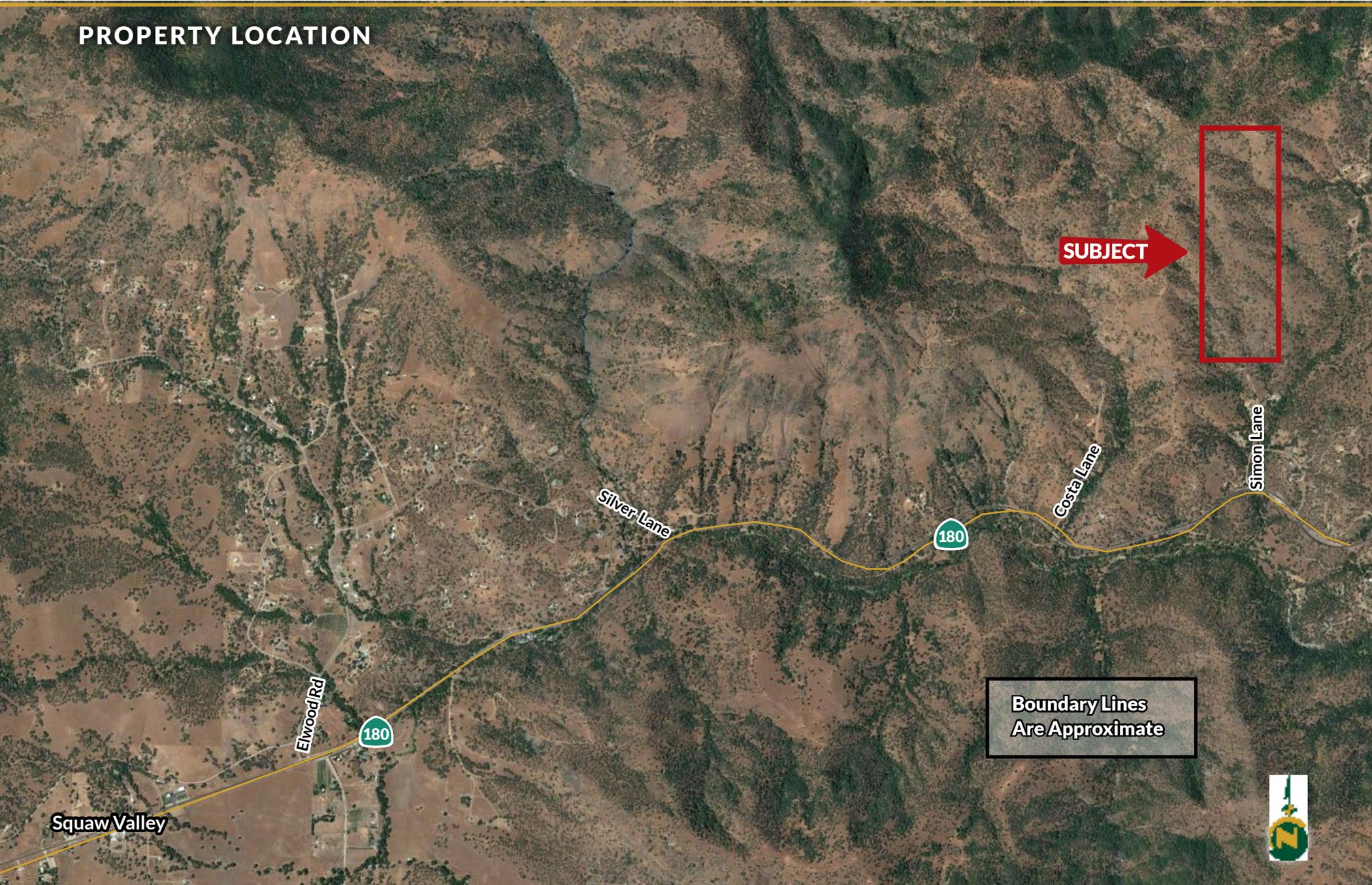


# SQUAW VALLEY RANCH

120± Acres  
Fresno County, CA



## PROPERTY LOCATION



**SUBJECT** →

Boundary Lines  
Are Approximate



# SQUAW VALLEY RANCH

120± Acres  
Fresno County, CA



## PROPERTY INFORMATION

### DESCRIPTION

Here is an opportunity to purchase 120± acres of recreational/grazing ground with spectacular views located in the foothills of Squaw Valley. The new owner will have the opportunity to enjoy running cattle, horseback riding, hiking, mountain bike riding, dirt bikes and much more. The property is perimeter fenced and has various roads graded for excellent access throughout many points of the property. Please contact listing agent for showing details.

### LOCATION

The subject property is located at the end of Simon Lane just north of the 180 highway and just over 4 miles east of Bear Mountain Pizza in the town of Squaw Valley.

### LEGAL

Fresno County APN: 160-160-08  
Located in a portion of Section 30, T13S, R26E, M.D.B.&M.

### ZONING

A-1, Agriculture District  
The property is NOT located within the Williamson Act.

### LAND USE

Grazing land

### WATER/IRRIGATION

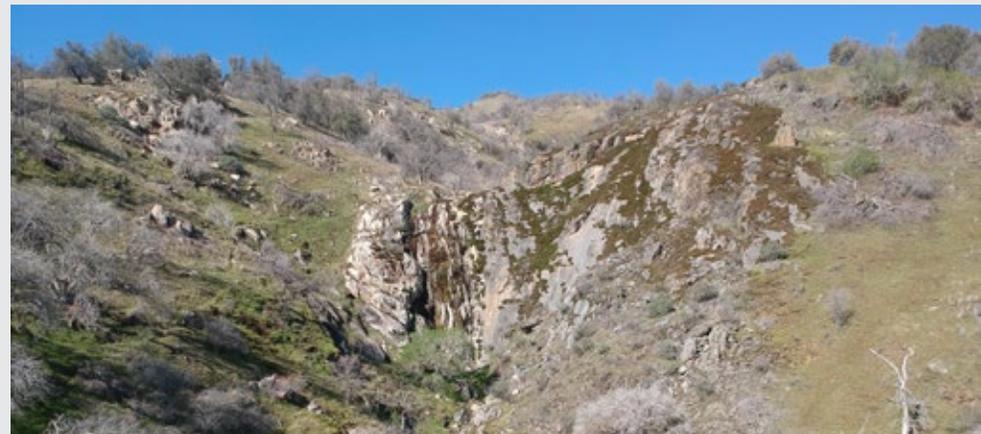
Seasonal creeks

### BUILDINGS/STRUCTURES

None.

### PRICE/TERMS

\$725,000 All cash at the close of escrow.

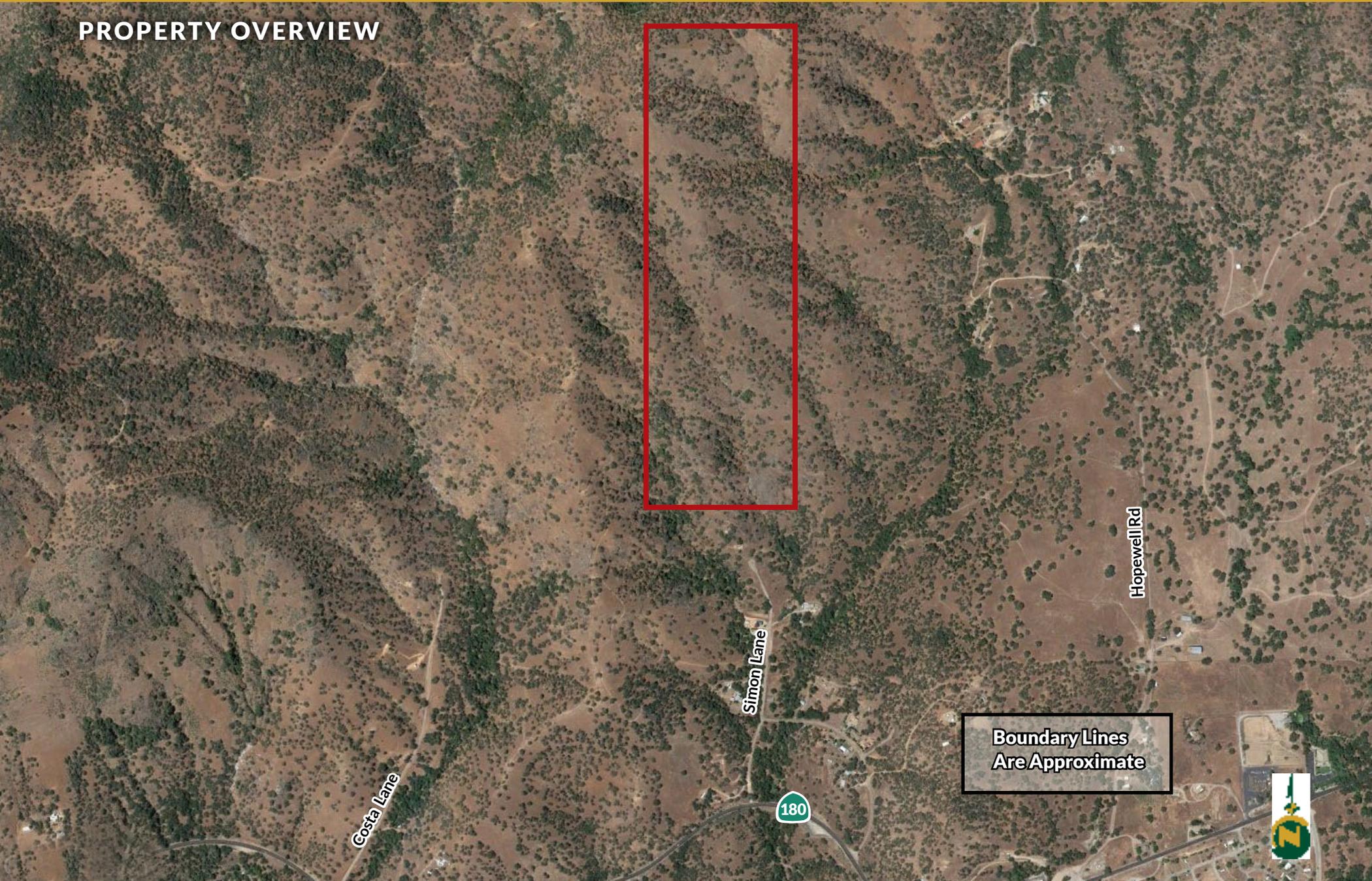


# SQUAW VALLEY RANCH

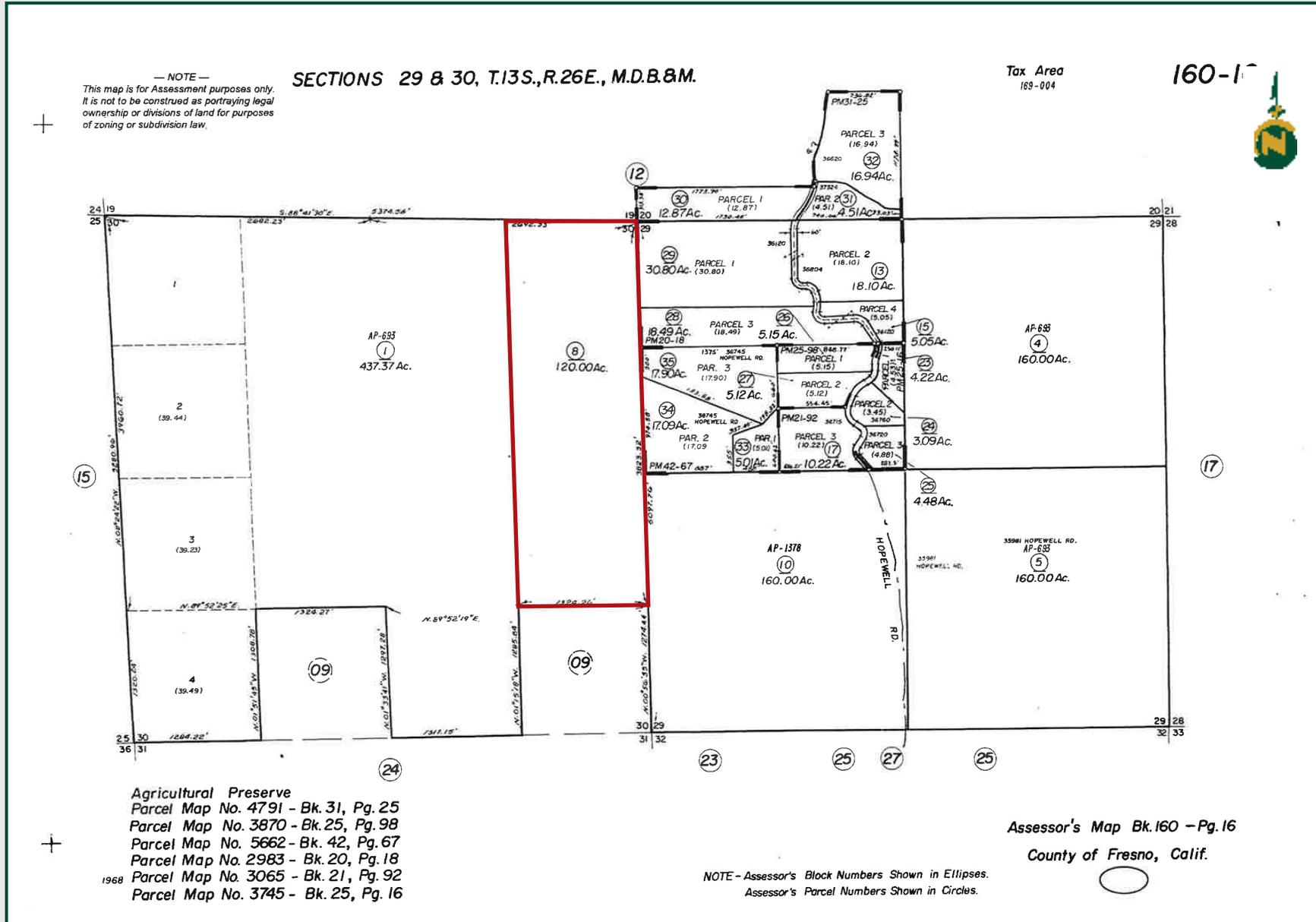
120± Acres  
Fresno County, CA



## PROPERTY OVERVIEW



## PARCEL MAP



# SQUAW VALLEY RANCH

120± Acres  
Fresno County, CA



## PROPERTY PHOTO



# SQUAW VALLEY RANCH

120± Acres  
Fresno County, CA



## PROPERTY PHOTOS



# SQUAW VALLEY RANCH

120± Acres  
Fresno County, CA



## Offices Serving The Central Valley

### FRESNO

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

### VISALIA

3447 S. Demaree Street  
Visalia, CA 93277  
559.732.7300

### BAKERSFIELD

4900 California Ave., #210B  
Bakersfield, CA 93309  
661.334.2777



Download Our  
Mobile App!

<http://pearsonrealty.com/mobileapp>



**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.**