

FAIRLEA RANCH WEST

Tulare County, California

329.30± Acres

\$2,990,000

(\$9,080/Acre)



- Mid-Century 2,000± s/f Home & Pool
- 1,372± s/f Guest House
- Main barn, Covered Arena, Roping Arena
- 2 Barns w/30 Horse stalls
- 8± Acre Shadley Lake Stocked with Bass & Blue Gill



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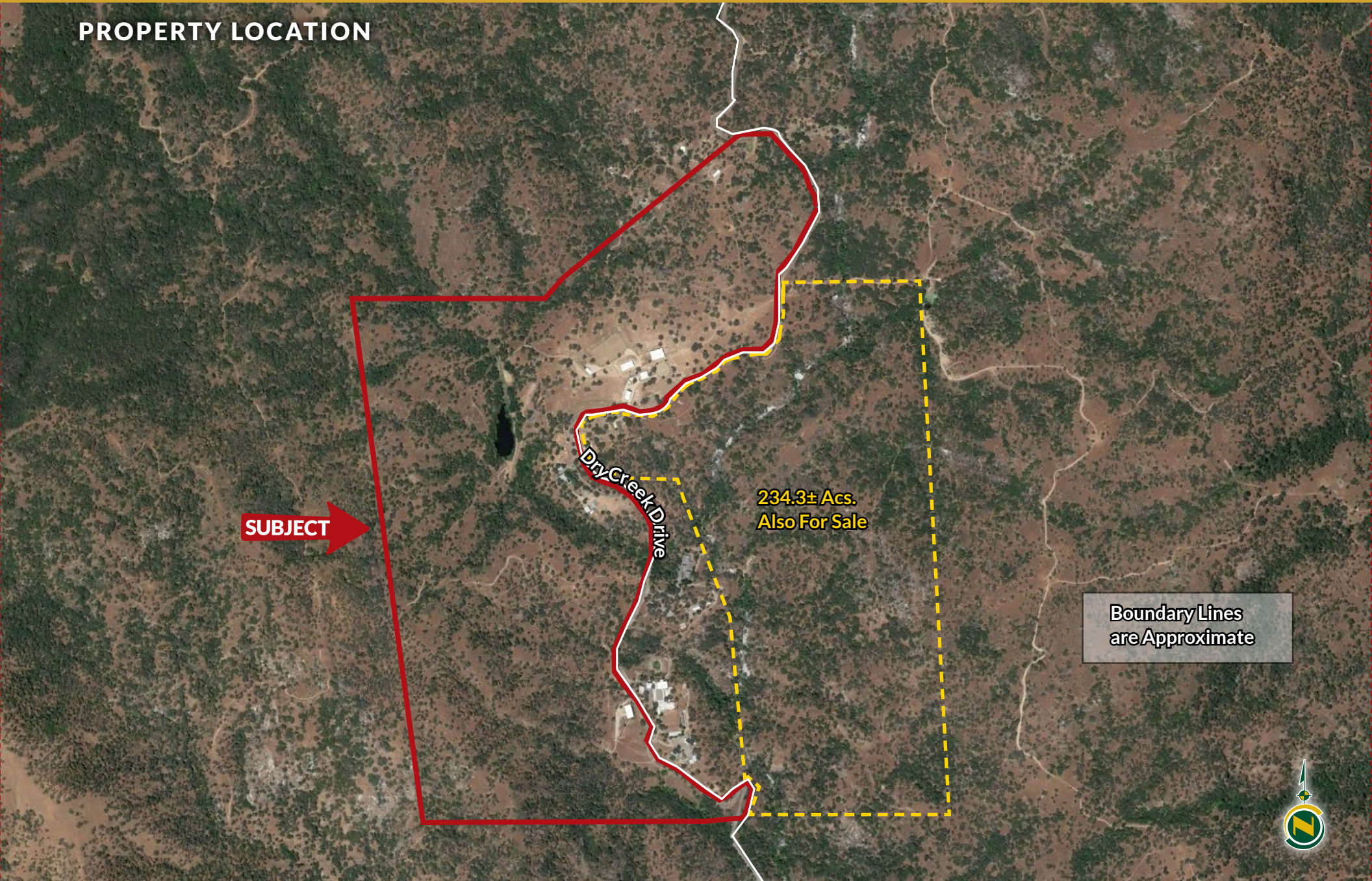


FAIRLEA RANCH WEST

329.3± Acres
Tulare County, CA



PROPERTY LOCATION



SUBJECT →

Dry Creek Drive

234.3± Acs.
Also For Sale

Boundary Lines
are Approximate



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PROPERTY INFORMATION

DESCRIPTION

The Fairlea Ranch West is a one-of-a-kind ranch offering in Badger, CA that is set up as a complete working horse ranch with infrastructure that has been carefully thought out and developed for a turn key operation. The ranch offers a beautiful 2,000± sq. ft. country home with five fireplaces, a spectacular swimming pool with fountains. It also includes a 1,372± sq. ft. 2 bedroom, 2 bath guest house with a kitchen and office near the main living quarter. The ranch has enabled the current owners to breed and train championship horses for over 30 years due to the layout of infrastructure that provides ease and safety as well as amenities that you will not find most places. These amenities include an open 300' x 165' open roping arena, 120' x 90' covered arena, open 130' round pen with sprinkler system, and smaller starting round pen. Also included is a 10,000 gallon water tank storage system, a large covered hay barn, tackroom with bathroom, and (2) covered barns for 30 horses. There is an endless amount of pipe pens and corrals that all flow to each of the arenas to make working cattle by one person easy. Extensive roads and trails for riding out, ATV'ing and hiking.

LOCATION

46565 Dry Creek Dr, Badger, CA, 93603

LEGAL

Tulare County APN's: 007-210-012, 007-200-008, 007-200-009, 007-200-007. Located in a portions of Sections 23 and 26, T15S, R27E, M.D.B&M.

ZONING

AF/O.

A portion of the property is located in the Williamson Act.

WATER

8± acre Shadley Lake stocked with Bass & Blue Gill, (2) seasonal creeks, and an artesian spring that feeds the main house and guest house. Also included is a 10,000 gallon storage tank and infrastructure that supplies water to the horse facilities.

BUILDINGS

2,015± sq. ft. mid century home
1,372 sq. ft., 2 bedroom, 2 bath guest house with kitchen and office.
Spectacular swimming pool with fountain
20' x 40' tackroom with bathroom
4 stall foaling barn with lab
(2) 25' x 30' steel storage buildings with 20' breezeway
120' x 48' steel covered and lighted tennis court/work shop
3-car detached garage.
300' x 165' Outdoor roping arena
120' x 90' Covered Arena
130' Open round pen with sprinkler system
Starting round pen
Plenty of pipe corrals and turnouts

PRICE/TERMS

\$2,990,000 all cash at the close of escrow. Possible partial financing by seller available for qualified buyer with terms and conditions acceptable to seller.

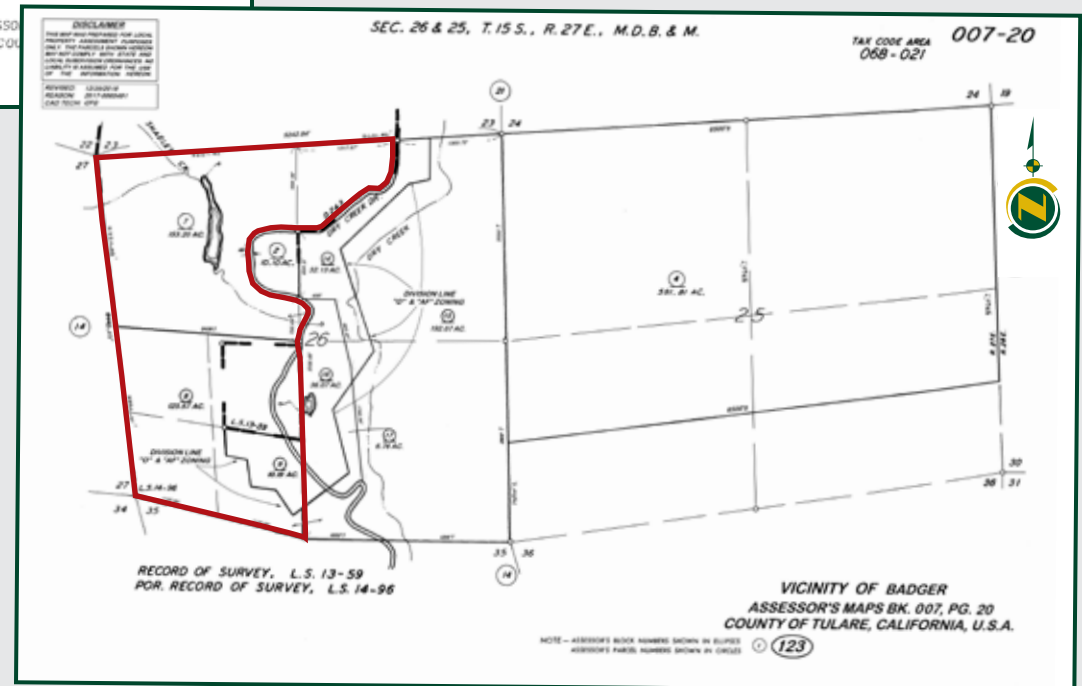
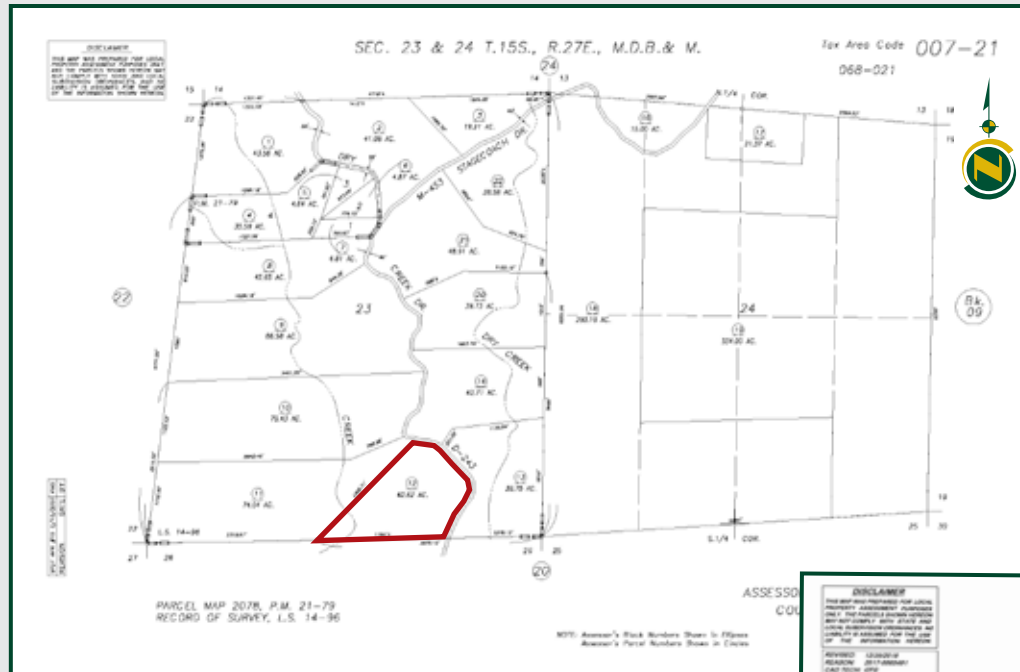


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PARCEL MAPS



FAIRLEA RANCH WEST

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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.