

CALIFORNIA CATTLE RANCH

Gem of the Sierra's

3000 acre ranch, with additional adjoining 1500 acres of BLM (4500 acres total)

LOCATION: 37096 Yokohl Dr., Exeter, CA Between Three Rivers and Springville, 25 min. S.E. of Visalia and 15 + - mi. S.E. of HWY 198

LAND: Working cattle ranch divided into 4 separate pastures with water at both ends of each pasture. Carrying capacity 300 pairs year round. The terrain is mostly gently rolling with elevations from 1,000 – 2,600. Owner in process of parceling off 13 - 160 acre parcels.

WATER: Two year round creeks, 9 ponds. Domestic well & pump.

HEADQUARTERS:

Main home is three bedrooms, two bath, gas heat, large patio.

Attached two car garage.

Shop/Tack Room

New pipe corrals w/loading chute & scales.

Holding pens w/ water

Large 100 ton barn

WILDLIFE: Good cross section of wildlife, such as Wild Pigs, Deer, Coyotes, Bob Cats, Quail, Ducks, Dove, Rabbits and Wild Turkey.

UTILITIES: Electricity and telephone service.

ZONING: Agriculture

PRICE: \$5,500,000.00 / Cash - Will consider all reasonable offers

REMARKS: This is one the finest cattle and recreational ranches in the Sierra Mountains. This property would be more than ideal for movie locations. This ranch has an excellent income from approx. 300 pairs on a year round basis. Lots of lovely oak tees, waterfalls, ponds, streams, hiking trails, and scenic rolling hills make this ranch a Gem of the Sierra's waiting just for you.



The following are points of interest concerning this exciting investment opportunity:

- Currently running 350 cows and their offspring
- All cows and bulls are Black Angus
- Cattle graze on native grass and no antibiotics or Hormones used - all organic beef
- Excellent recreational get-away with no city lights or lights - just nature
- Options of lease back or on-site management available

