

THE BEST OF THE SIERRA'S
6,200 AC CATTLE RANCH
EXETER, CA

LOCATION: Exeter, CA Between Three Rivers and Springville, 25 min. S.E. of Visalia

TOTAL ACRES : 6200

LAND: Working cattle ranch divided into 9 separate pastures with water at both ends of each pasture, two sets of corrals in two pastures, and estimated carrying capacity 600 cows year round. The terrain is mostly gently rolling with elevations from 1,000 – 2,600'; 90% of ranch can be accessed by two wheel drive. 160 acres can be dry farmed.

WATER: Three year round creeks with Lewis Creek headwaters located on the ranch. 10 - 15 ponds. Large pond at headquarters is 20' deep in some places, has its own island and is stocked with Catfish, Croppy and Bass. Domestic well & pump, 4 wells, one with solar pump

HEADQUARTERS: Main home is three bedrooms, 1+ bath with 2 rock fireplaces, evaporative cooling, electric wall heaters, fenced yard, large cement patio, 2 hot tubs, satellite dish, and swimming pool.
Recreational Building/Bunk House
Small travel trailer
Shop/Tack Room
Pipe corrals w/loading chute
Outside bathroom w/shower
Large barn
Roping arena

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.

PRICE: \$11,350,000.00

TERMS: Prefer cash but will consider trade

REMARKS: This is one the finest cattle and recreational ranches in the Sierra Mountains. This ranch has an excellent income from approximately 600 cows on a year round basis. An air strip, abundance of year round creeks, ponds, and lovely oak trees makes this The Best of the Sierra's waiting for you.

