



The Ranch Co.

Agricultural Real Estate Services Since 1965

California Hot Springs Ranch



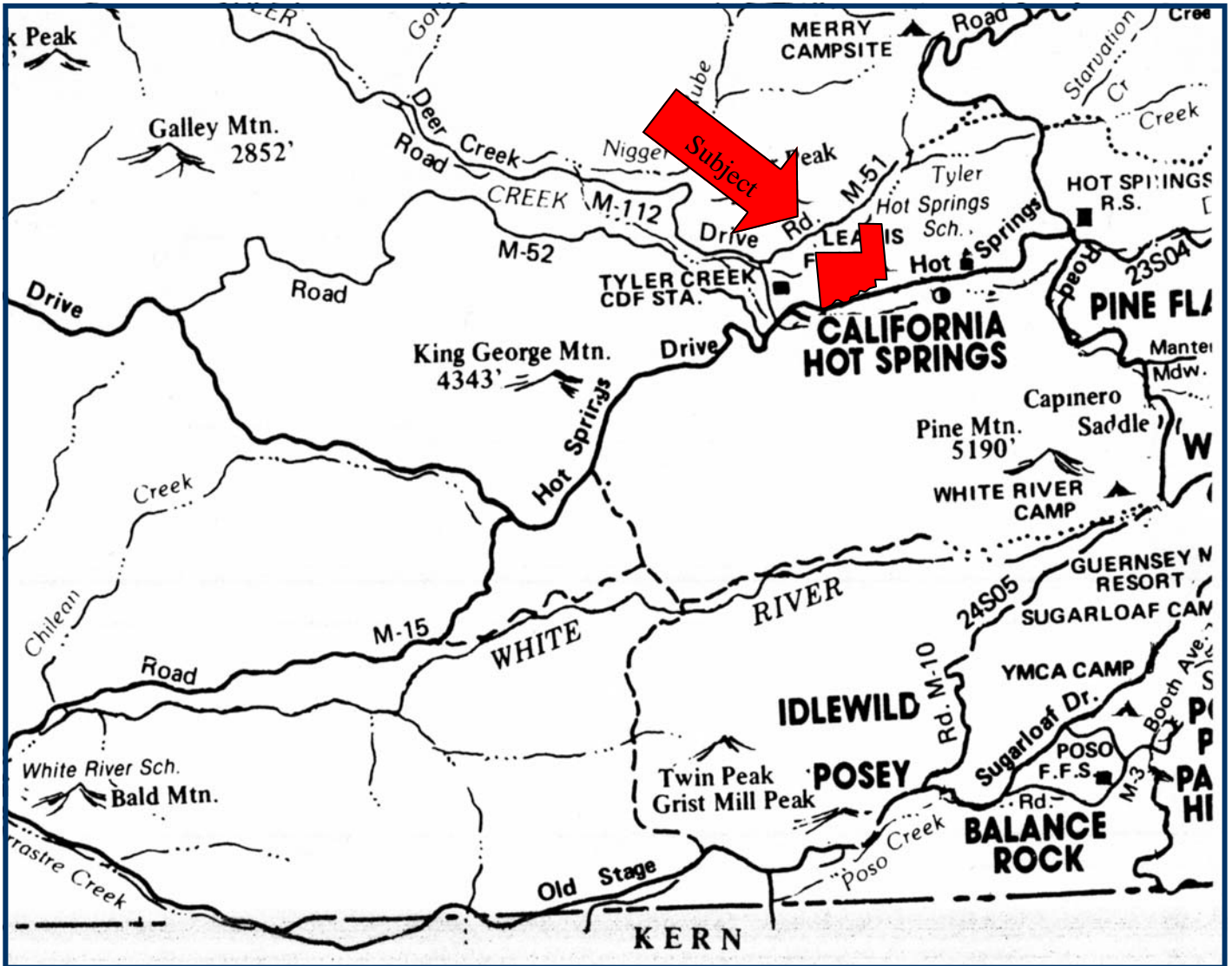
This property is a classic California cattle ranch with a large home located in the central Sierra foothills near the historic California Hot Springs Resort and Sequoia National Monument. The ranch consists of 230 +/- oak studded acres with elevations ranging from 2,800 to 3,400 feet which is usually above the fog and below the snow. Two spring fed ponds provide water for cattle and wildlife plus water rights to nearby Deer Creek are included with the property. The ranch currently carries 30 cow/calf pairs. The mountain home consists of 3 bedrooms and baths, three large fireplaces and two spacious living areas. Also on the property is a 3,000 sq ft shop with three big roll up doors. Access is easy with 3/4 miles of paved road frontage along Hot Springs Drive. The Tulare County zoning designation is A-1, which allows 5 acre minimum parcel sizes. Offered at \$990,000.

The above information has been obtained from sources deemed reliable, but not guaranteed.

3449 South Demaree Suite B • Visalia California 93277 • 559-733-3232 • Fax: 559-733-7965
8408 North Lander Avenue • Hilmar California 95324 • 209-634-8215 • Fax: 209-634-0765



Location of Property



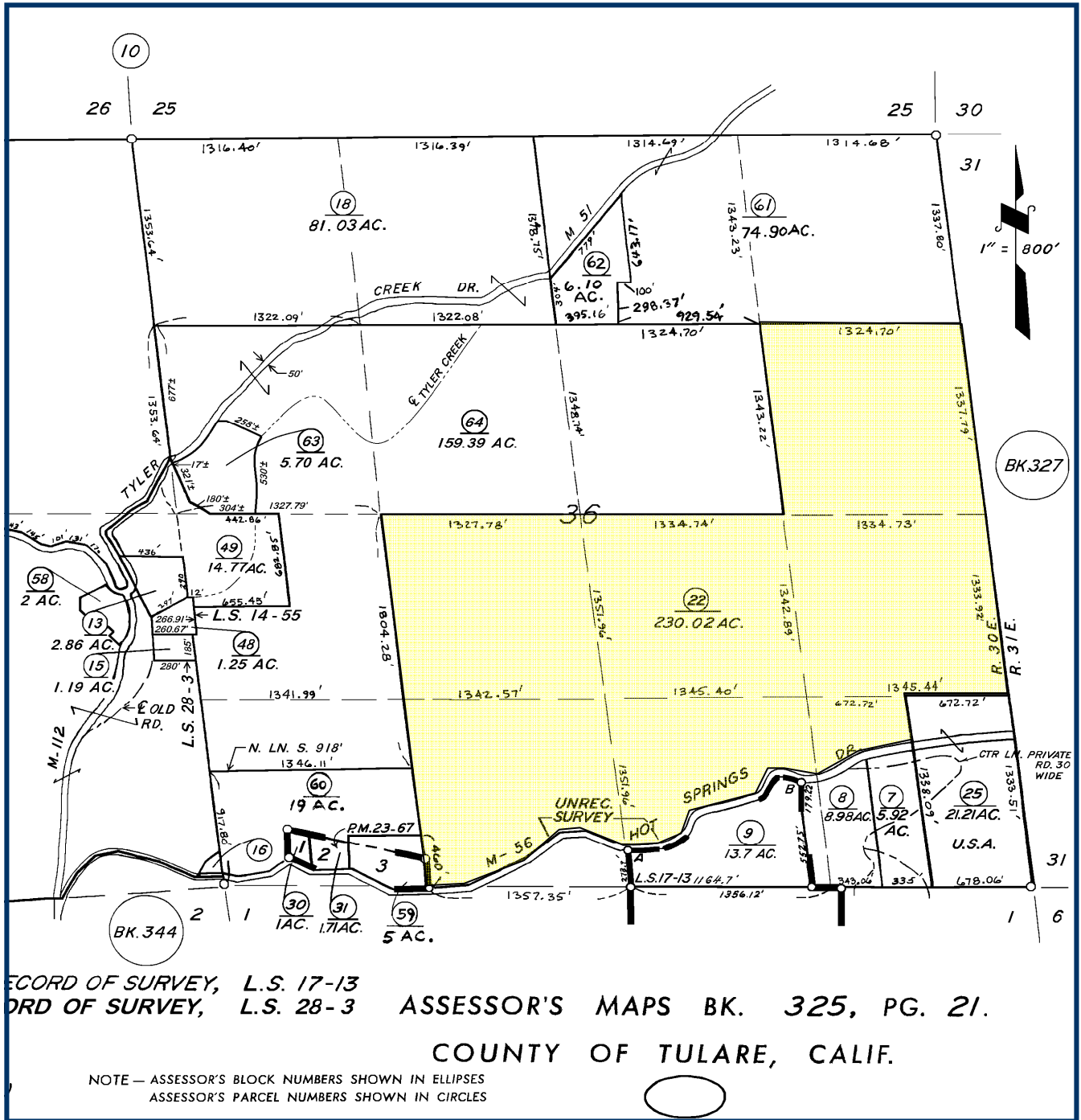
The above information has been obtained from sources deemed reliable, but not guaranteed.

3449 South Demaree Suite B • Visalia California 93277 • 559-733-3232 • Fax: 559-733-7965
8408 North Lander Avenue • Hilmar California 95324 • 209-634-8215 • Fax: 209-634-0765

www.theranchcompany.net



Property Parcel Map



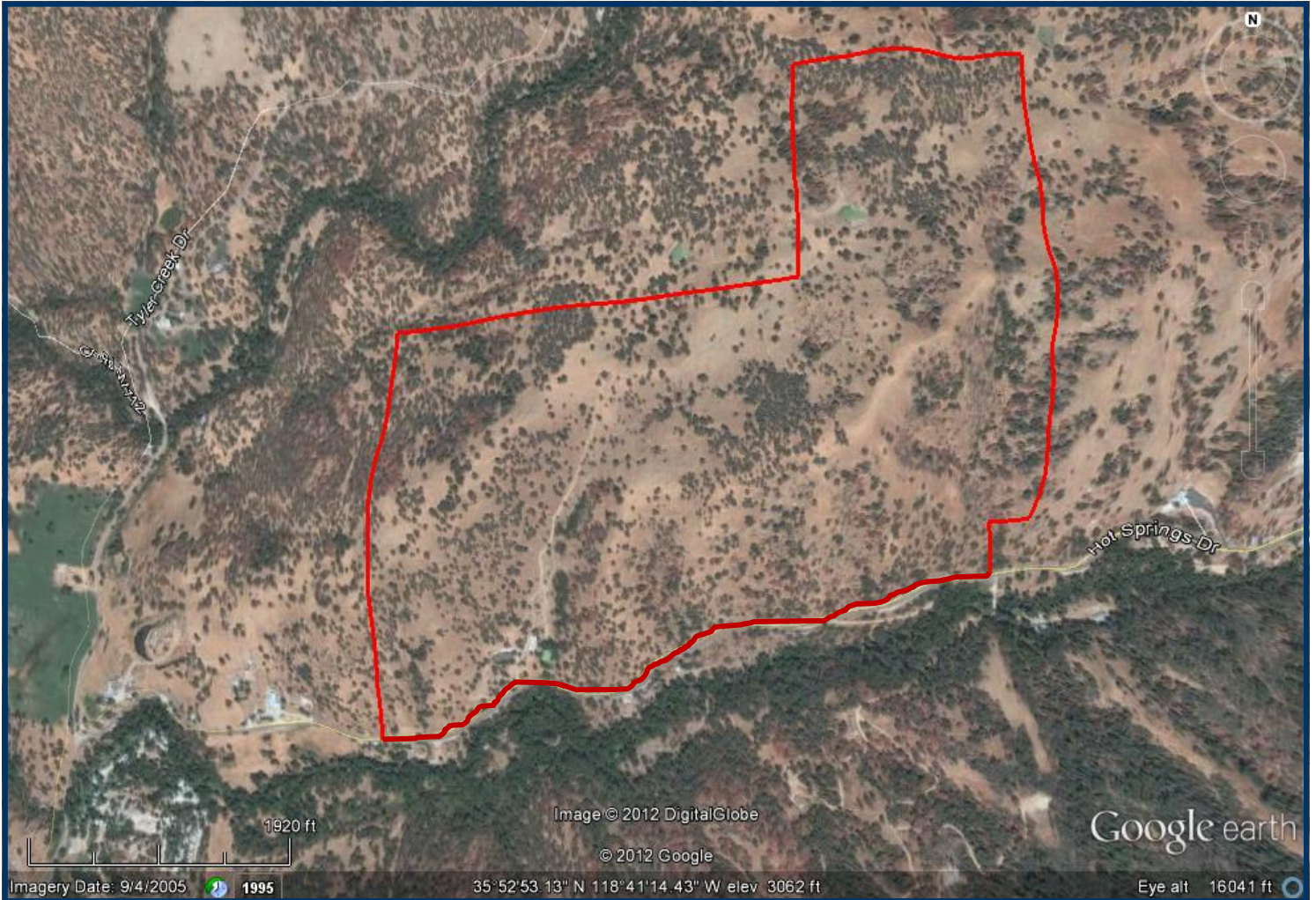
The above information has been obtained from sources deemed reliable, but not guaranteed.

3449 South Demaree Suite B • Visalia California 93277 • 559-733-3232 • Fax: 559-733-7965
8408 North Lander Avenue • Hilmar California 95324 • 209-634-8215 • Fax: 209-634-0765

www.theranchcompany.net



Aerial Photo of Property



The above information has been obtained from sources deemed reliable, but not guaranteed.

3449 South Demaree Suite B • Visalia California 93277 • 559-733-3232 • Fax: 559-733-7965
8408 North Lander Avenue • Hilmar California 95324 • 209-634-8215 • Fax: 209-634-0765

www.theranchcompany.net



Pictures of Property



The above information has been obtained from sources deemed reliable, but not guaranteed.

3449 South Demaree Suite B • Visalia California 93277 • 559-733-3232 • Fax: 559-733-7965
8408 North Lander Avenue • Hilmar California 95324 • 209-634-8215 • Fax: 209-634-0765

www.theranchcompany.net