

Double Bar Z Ranch

California . Mariposa County

8,690± Contiguous Acres For Sale (All or Portion) or Trade

Exclusive Agents

Allen Alsobrook



Jim Watson



**PEARSON
REALTY**
AGRICULTURAL PROPERTIES

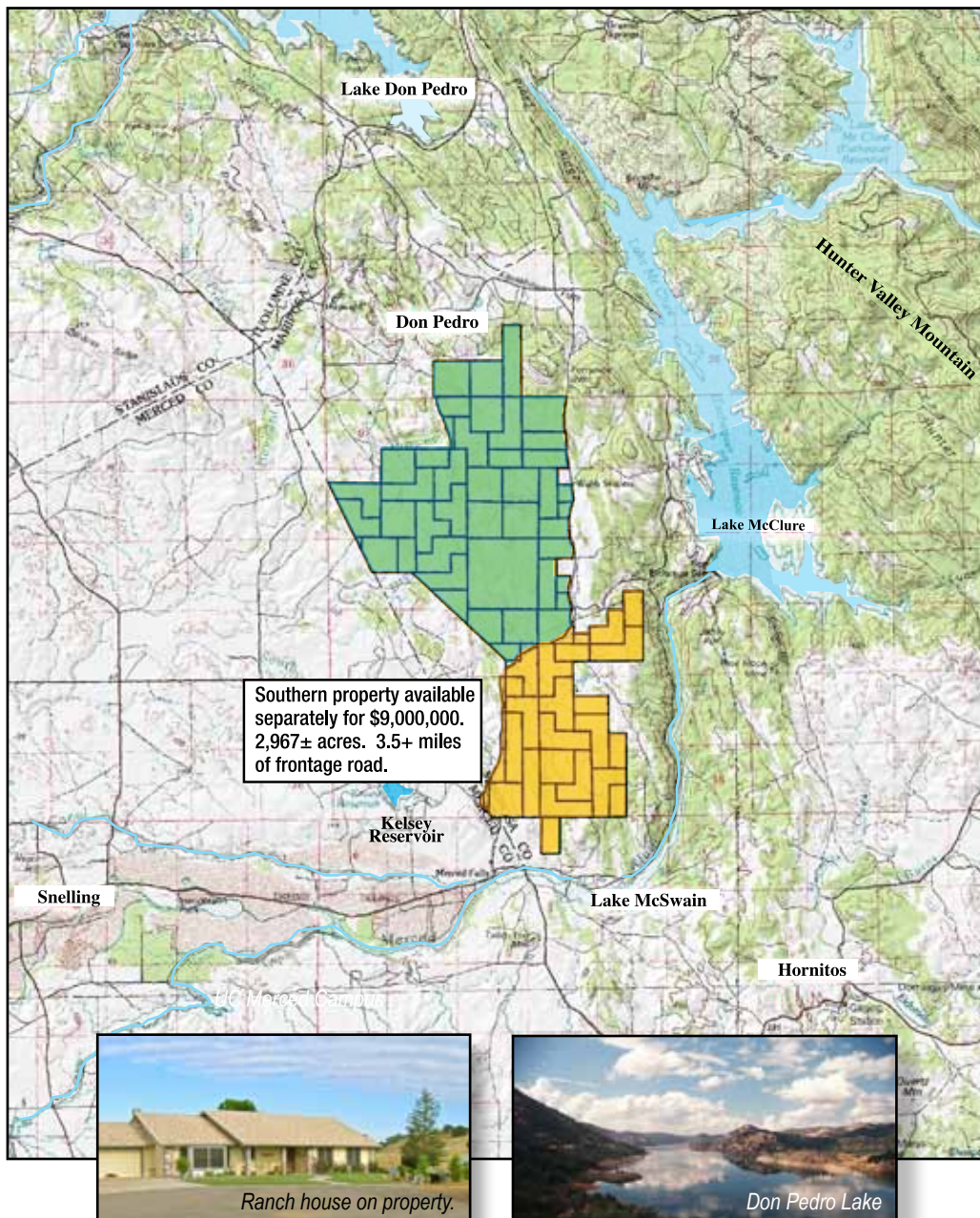


Sierra Foothills . La Grange



The **Double Bar Z Ranch** is a spectacular working cattle ranch. It has been run in western ranching traditions for generations dating back to the 1800's. Located in the gently rolling Sierra foothills, this rich landscape is covered with native grasses, large open meadows and oak-covered hills with beautiful views across the valley to the west and to the distant Sierra Mountains to the east. Comprised of 8,690± contiguous acres, the ranch consists of over 13.5 square miles of remarkable quiet solitude and landscape which is a habitat unto itself, just a 2 hour drive to the San Francisco Bay Area. The spacing of over twenty ponds on the property brings a working functionality and an exceptional beauty to the ranch. The ranch has stacked stone walls, remnants of gold miners' and early settlers' dwellings and evidence of early gold mining operations. The property is protected under the Williamson Act and enjoys very low property taxes. The **Double Bar Z** offers a rare opportunity to own a working cattle operation, an amazing landscape with tremendous potential, and a truly beautiful, rolling-oak-studded ranch wrapped in its own early California pastoral history.

A rare opportunity to own a working cattle operation, a scenic natural landscape wrapped in it's own early California pastoral history.



Parcels and Local Area Map

The **Double Bar Z Ranch** is an exceptional 8,690± acre working cattle ranch spread over 13.5 square miles of rolling foothills in western Mariposa County. The property fronts almost the entire north-south length 7.4 miles of paved county road and is divided into 71 historic parcels, each with its own Certificate of Compliance. The Ranch has been managed for generations as a cattle operation and is cross-fenced into 10 separate pastures with a well-designed and functional infrastructure of pens, corrals, covered chutes, and barns for hay and equipment storage.

There is a newer centrally located 3 bed / 2 bath ranch home built in 1993 on its own 31-acre parcel with stunning views across the valley. Access and movement around the ranch is facilitated by an internal network of well-maintained dirt roads. The city of Merced, with a population of over 80,000 is only 25 miles from the Ranch. Merced is a dynamic community and is the region's hub for education, culture and business. The community offers a complete range of stores and services, University of California Merced, several hospitals, and two jet-capable airports.



Natural Springs and Ponds

The **Double Bar Z Ranch** has twenty plus ponds and many seasonal streams that are spread among the multiple pastures on the property, providing a balance and service to the working of the ranch.

Water on the Ranch provides for wildlife, cattle and fish with sources including natural springs, annual rains that fill the many ponds and streams. Layers of historical settlements dating from the 1800's include gold mining and early ranching are found around some of the creeks and springs.



Diverse Wildlife Habitat

The **Double Bar Z Ranch's** rolling-oak covered hills, fertile valleys, natural pools and pine-forested slopes which roll down to the Merced River and Lake McSwain on the eastern edge, provide ample habitat for a variety of wildlife. The ranch supports deer, wild pigs, bobcats, coyotes, beavers, foxes and mountain lions among others. The native bird population includes valley quail, doves, owls and hawks. During seasonal migrations on the Pacific flyway, Canadian geese, several types of ducks and other migrating birds call the ranch home. Some of the larger ponds are stocked with bass and a few of the larger pools on the seasonal streams provide a year-round habitat for other fish.





Climate

The **Double Bar Z Ranch** region enjoys a moderate year round climate. Summer temperatures vary from daytime highs that can reach 100° followed by evening lows of about 60°. Winter temperatures can range between 40° to 60° during the day with lows of 25° to 40° at night. The air is clear and clean at this elevation as a result of the prevailing northwest evening breezes from the Pacific spilling through the coastal range onto the Ranch. The rainy season normally extends from November through April with an average annual rainfall of approximately 15 inches.

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Ranch History

The **Double Bar Z Ranch** and surrounding area have an interesting history. The Ranch is dotted with gold mines most of whose names and history have long been forgotten. The Akoz Mine is located on the Ranch and possibly, the New Year's Diggings Mine on Brown's Creek. The New Year's Diggings Mine was located on the Prouty Ranch, part of which is now the Double Bar Z. It was a placer mine in the 1850's and later reworked in the 1920's by dredges. The historic Granite Springs Mining District was possibly bordering or just north of the Ranch. Signs of early mining such as flumes and their accompanying dams, abandoned mining equipment, remnants of miners' and early settlers' villages with their rock chimneys and walls are present today.

A long history of mining, farming and ranching give the Ranch a fascinating historical perspective that coincides with the development of California. Rainer Camp, now just remnants of rock walls and stone chimneys on the Ranch, has a name that is still with us but a story long forgotten. Hornitos, just a few miles down the road was founded in 1848. The town reportedly shipped out \$40,000 of gold daily and was famous for its fiestas, fandangos (dance halls) and gambling. By 1870 it had a dozen hotels and 36 saloons. Ghirardelli Chocolates was started in Hornitos in 1855 before moving to San Francisco. Many such towns with their colorful history surround the Ranch.



Location

Centrally located, the ranch is only about 2 hours from the San Francisco Bay Area by car and 25 minutes from Merced, which is a proposed hub of California's new high-speed rail. Within a 30 mile radius there are several airports with runway lengths between 3,300 to 11,000 feet and there is room for a landing strip on the ranch, making it accessible by air – and one can land a seaplane on nearby lakes. The new UC Merced is only 22 miles away and is the University of California's newest campus with a projected student and faculty population of over 30,000. The Ranch adjoins to the north, Don Pedro a Boise-Cascade development of over 3,100 homesites with riding trails and a golf course.



San Francisco



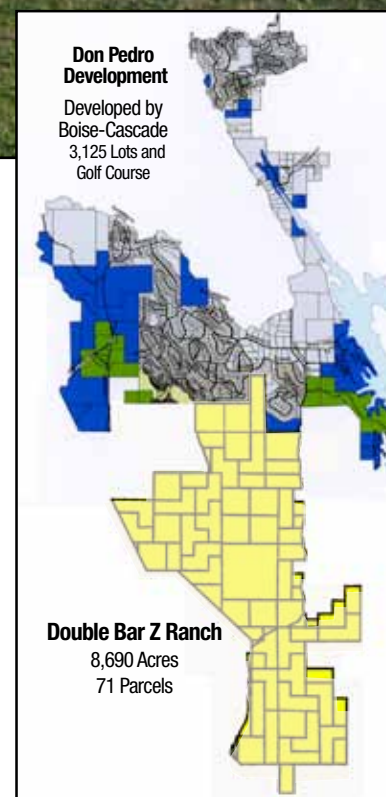
Yosemite National Park



Merced Airport



UC Merced





Recreation

In addition to cattle ranching, **Double Bar Z Ranch** located in beautiful Mariposa County offers year-round recreation, and opportunities to observe wildlife and nature in a quiet solitude seldom found in today's world. Located near historic Highway 49 and towns such as Sonora, Angel's Camp, Coulterville and Mariposa, the area's gold mining past comes alive with unique shops, restaurants, boutique wineries, museums and well-preserved examples of early-California architecture. The Ranch is close to one of the largest wilderness areas in the western United States and one of our national treasures, Yosemite National Park. Within a short drive from the ranch, one has access to over 275 miles of shoreline on several lakes, providing opportunities for fishing, camping, waterskiing, sailing and house boating. Multiple marinas offer year-round access and facilities. The **Double Bar Z Ranch** offers a unique opportunity to own an historic working cattle ranch immersed in California history.

The Double Bar Z Ranch offers hiking, horseback riding, mountain biking, camping, fishing, & hunting along with observing wildlife in a quiet solitude seldom found in today's world.



Double Bar Z Ranch

Offered for Sale

(Will consider trade or division.)

Prime California Location
Mariposa County, La Grange

8,690± Contiguous Acres
Over 13.5 Square Miles of Ranch Land

\$25,000,000

or

2,967± Acres (Southern Property see page 2)
Over 4.6 Square Miles of Ranch Land

\$9,000,000

Shown by Appointment Only
Broker Cooperation Invited

FOR MORE INFORMATION CONTACT



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