

LOS GATOS CREEK RANCH

FOR SALE

159.16 Acres
Located in
Fresno County

~~\$275,000~~

PRICE REDUCED:
\$250,000



Hunting Land for Sale. 159.19 acres of prime hunting land for sale on Los Gatos Creek Road, 12 miles west of Coalinga, California. Property has varied terrain with wooded canyons open ridge tops. It is bisected on the north by Los Gatos Creek which supplies seasonal water for the resident populations of deer and pigs. The property is surrounded by large land holdings that create a buffer from residential development. It is partially fenced and can be leased to local cattle ranchers for additional income or property maintenance.



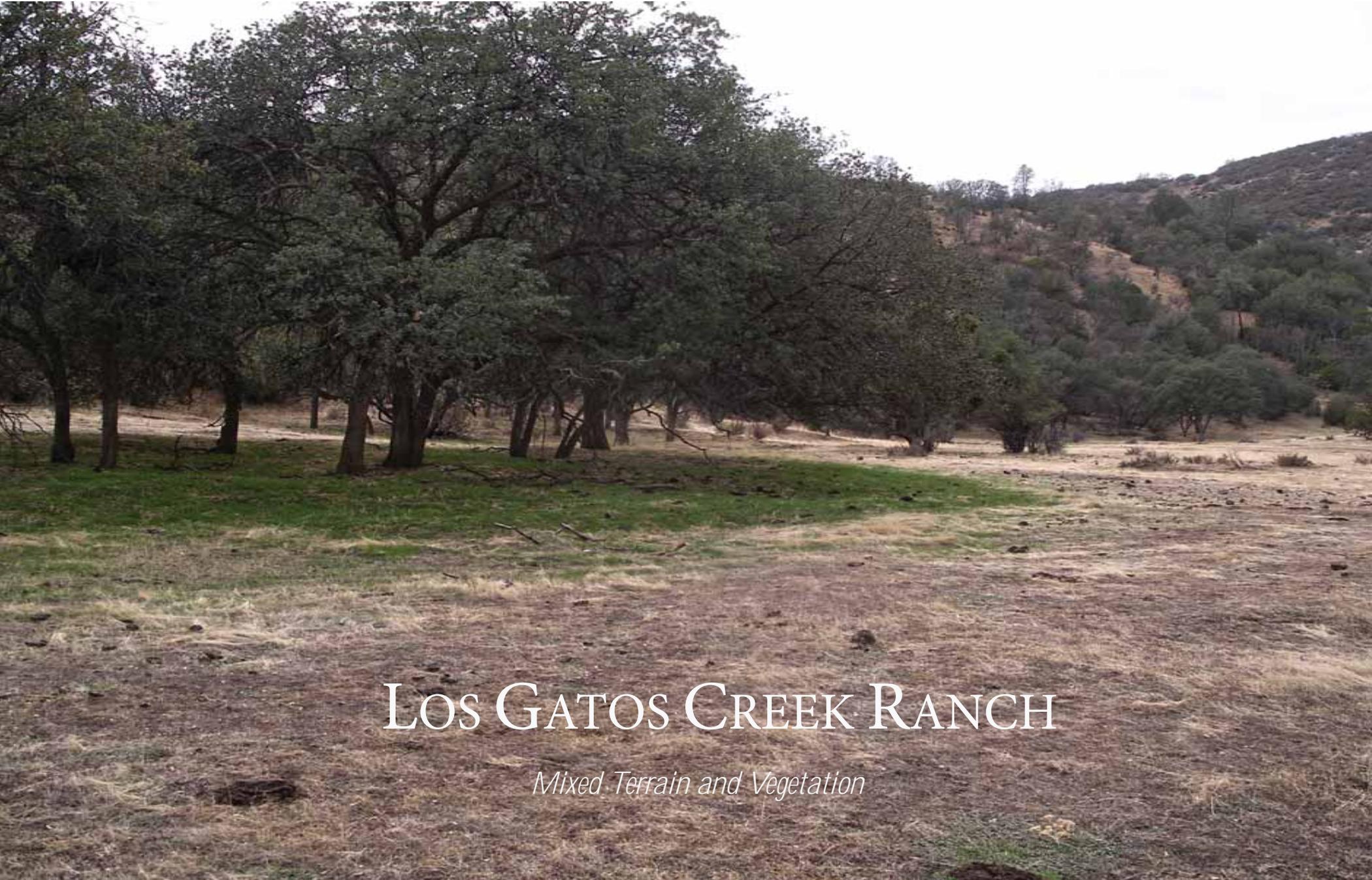
TRI Outdoor Properties

LAND BROKERAGE / Recreational · Agricultural · Conservation

A Division of TRI Commercial Real Estate

Building Great Relationships Between People and the Outdoors

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LOS GATOS CREEK RANCH

Mixed Terrain and Vegetation

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LOS GATOS CREEK RANCH

42802 Los Gatos Creek Road
Coalinga, CA 93210
Cross Street: Parsons Road

APN: 063-120-06

Acres: 159.16

Elevation Minimum/Maximum:
1,400' - 2,000'

Latitude: -120.536010

Longitude: 36.224082

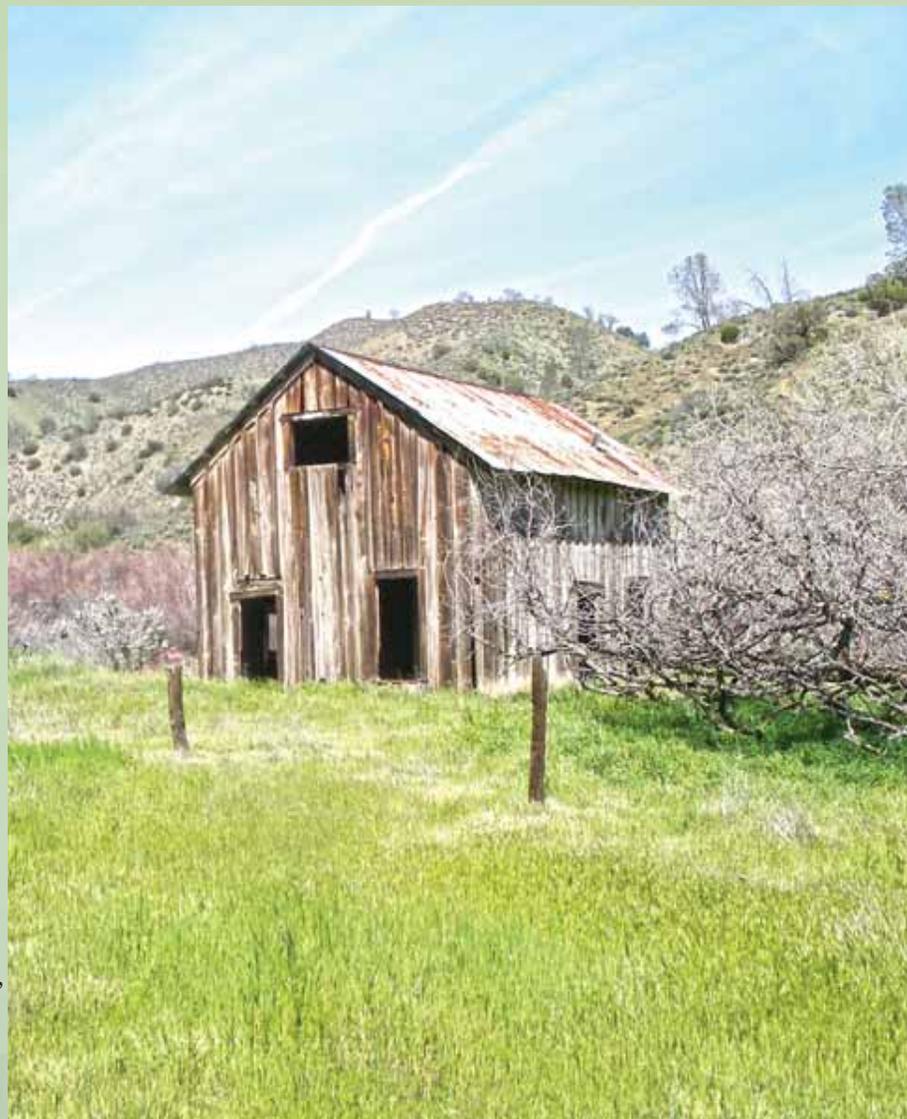
Zoning: AE-40

MLS#: 1507060

Price: \$275,000

Terms: Cash

Amenities: Easy access, mixed terrain with wooded canyons and open ridge tops. Level building site, seasonal stream. Electrical power and abandoned hand-dug well.



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Property is on North side of Los Gatos Creek Road,- borders Los Gatos Creek, a seasonal stream.



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LOS GATOS CREEK RANCH

Country Living, Fresno County +/-159.19 Acres



Larger level home site next to road for easy access.



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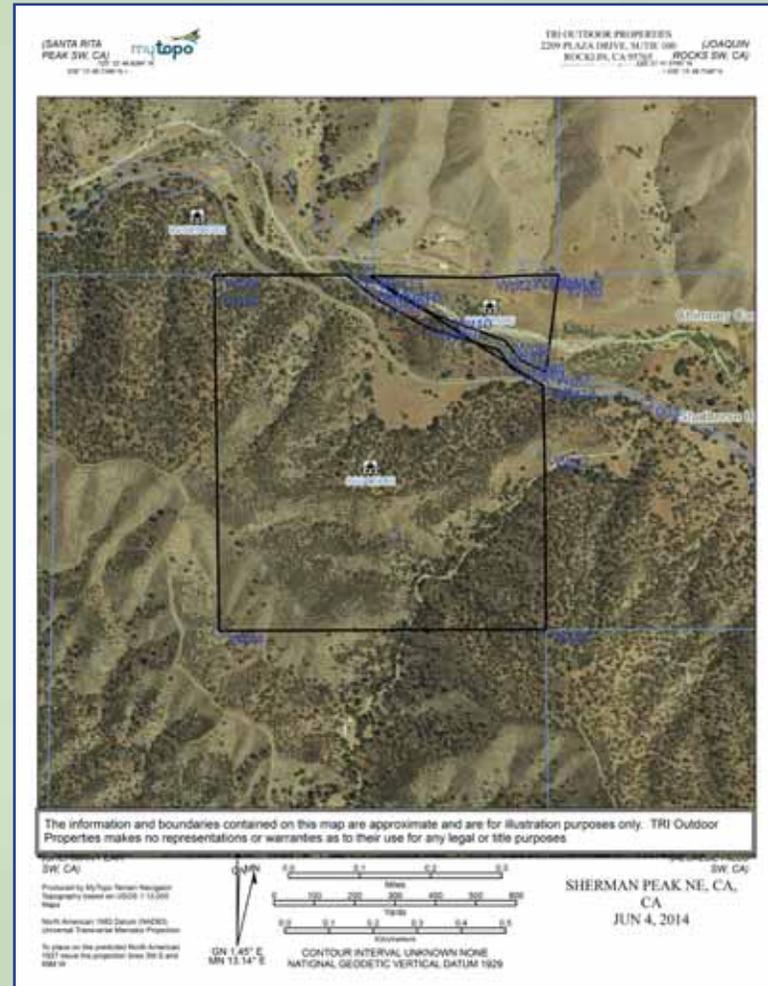
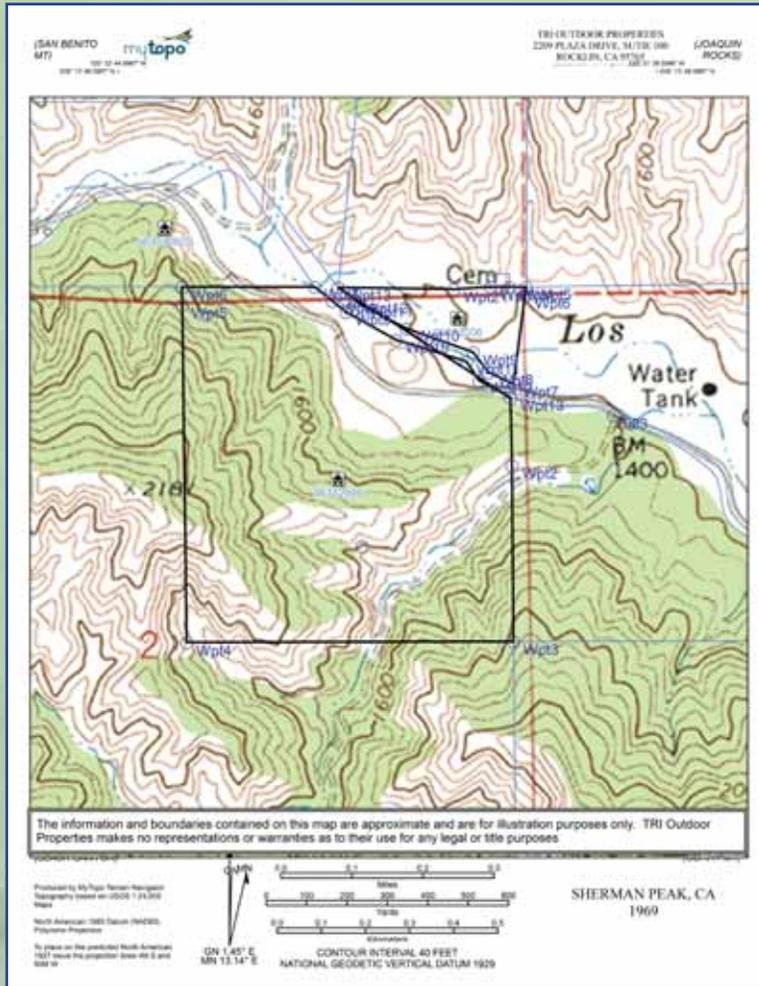
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