

**FOR SALE**



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# Sterling Shadow Ranch



**16.41± Acres  
Fresno County, California**

- Horse facility completely vinyl fenced
- Residence, barn & foal barn
- Kings River frontage

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CA BRE #00020875



# Sterling Shadow Ranch

**16.41± Acres**

**\$1,450,000**

**LOCATION:**

The north side of the Kings River approximately 2 miles west of Pine Flat Dam in the Piedra area northeast of Sanger. Commonly referred to as 25941 E. Trimmer Springs Road, Sanger, Ca. 93657. The property is easily accessed from E. Belmont Avenue or Highway 180 and Centerville on paved county roads.

**DESCRIPTION:**

This is a beautiful horse ranch in a picturesque location on the Kings River. The property has approximately 504' of frontage on the river affording the McKenney's the perfect spot to build their residence. Numerous thoroughbred race horses such as "Uzziel" and "Comiah" have been bred and raised at this facility. The capacity of this property is 25 mares, foals and yearlings.

The property is perimeter fenced with vinyl fencing. There is a double wide electric front gate at the entrance to the property. There is a bridge crossing the seasonal Hughes Creek and paved roads through the property to the residence. There are four large Bermuda grass pastures and 2 small pastures all irrigated by sprinklers for the Bermuda grass. Each pasture has vinyl three rail fencing including a vinyl electric wired fence, pasture barn, feeders, and automatic water dispensers. The pasture barns have electric lights inside and out. There are four exterior pens with covered creep feeders. The arena, runs and Equineciser all have galvanized 5 rail piped fencing. There are halogen arena lights for night or day riding, and three loading pens.

There is a main barn with five large stalls and fenced runs, automatic waters, drainage, rubber mats, tack room, indoor wash rack, office with rest room, and a vibra mat for physical therapy of horses legs. There is also a silo for feed storage. There is a metal 60' x 80' shop building for storage of hay and equipment and there is a 20' x 60' secure enclosed storage area with concrete floor. There is a 3500 gallon propane tank with pump and an above ground 500 gallon diesel tank.

**LEGAL:**

Fresno County APN: 158-310-33. Located in a portion of Section 9, T13S, R24E, M.D.B.&M.

**ZONING:**

Agricultural AI 20. Use is Agricultural Rural Residence. Property is not in the Williamson Act.

**WATER:**

Excellent water conditions. There is an agricultural 25 HP submersible pump and well that is set at 70-80'. The water table is equal to the level of the Kings River which at present is at approximately 10'. The volume and quality of the water is very good. The agricultural pump supplies water to the pasture via sprinklers on the fences and in the middle of the pasture. Additionally there is a domestic well with a 3 HP submersible pump and well and an operating windmill in the same well.

**SOILS:**

Hanford sandy loam soils with sandy substratum and riverwash in the river and banks of the river.

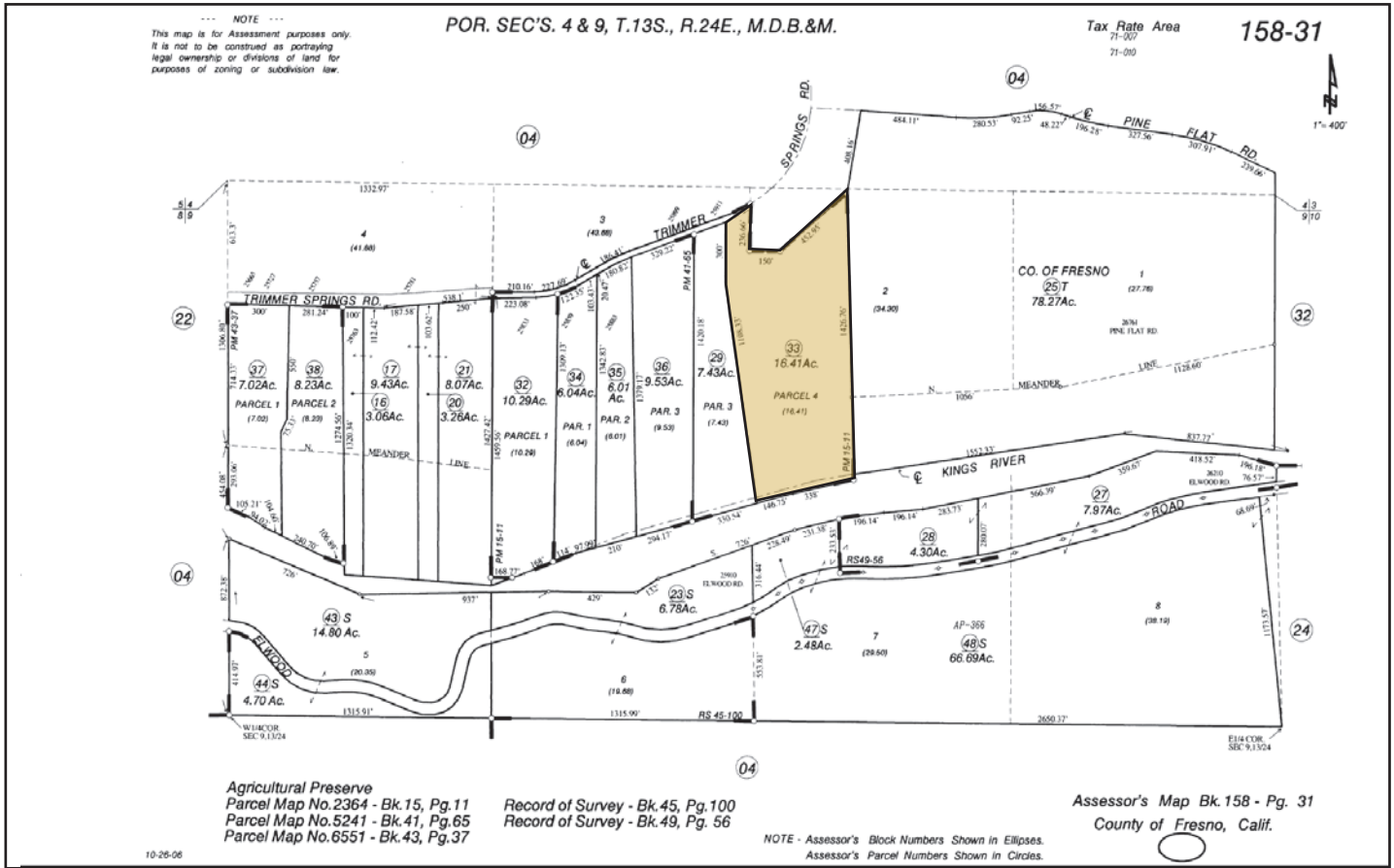
**RESIDENCE:**

There is a nicely landscaped 3500± sq. ft. 4 bedroom 3 bath main residence with a spacious 2160± sq. ft. finished garage. The residence has a beautiful view of the Kings River from the large covered patio on the south side of the residence. Because of the proximity to the river, there is an approved engineered septic system.

**PRICE/TERMS:**

\$1,450,000 cash. Property is being sold in it's "as is", "where is" condition.







## Sterling Shadow Ranch

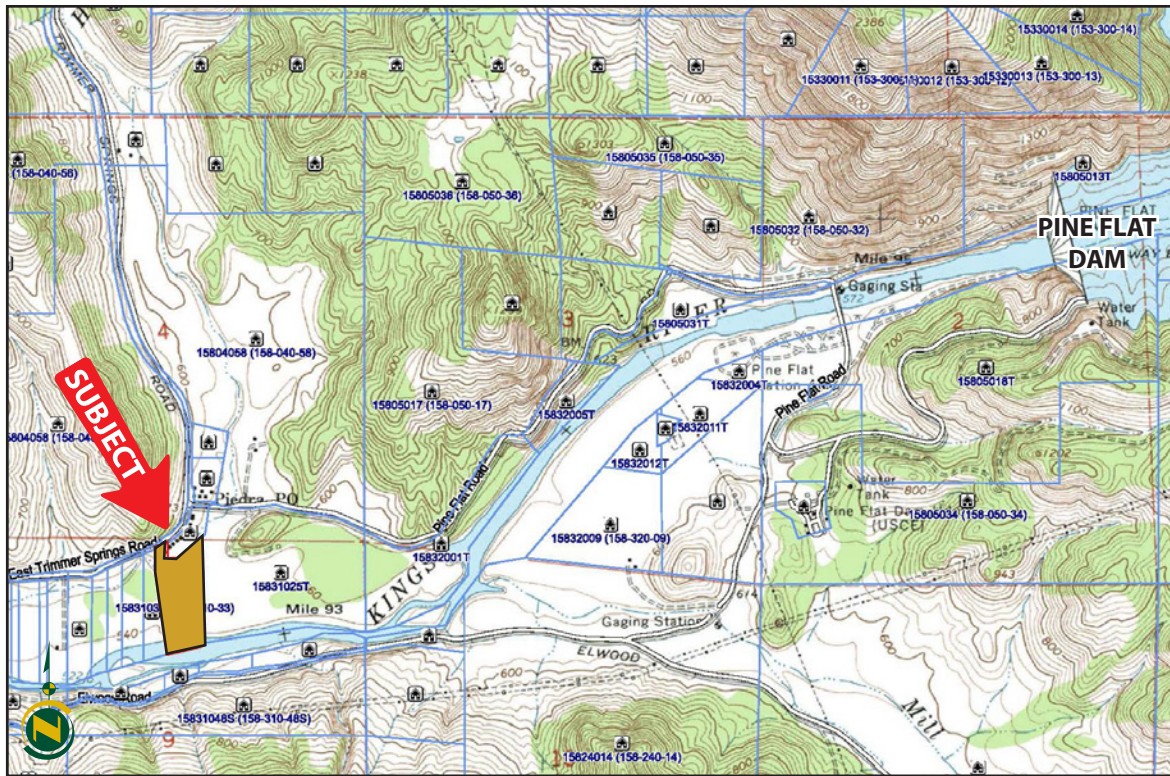




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**Water Disclosure:** The Sustainable Groundwater Management Act (SGMA) was passed in 2014, requiring groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. SGMA may limit the amount of well water that may be pumped from underground aquifers. Buyers and tenants to a real estate transaction should consult with their own water attorney; hydrologist; geologist; civil engineer; or other environmental professional. Additional information is available at: California Department of Water Resources Sustainable Groundwater Management Act Portal - <https://sgma.water.ca.gov/portal/> Telephone Number: (916) 653-5791

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