

RUNNING RIVER RANCH

Madera County, California

80.00± Acres

\$990,000
(\$12,375/Acre)



- Historic Ranch Property
- Beautiful and unique 1,733± SF Home
- Guest Quarters & Office
- Recreational / Grazing Ranch
- Overlooking the Fresno River



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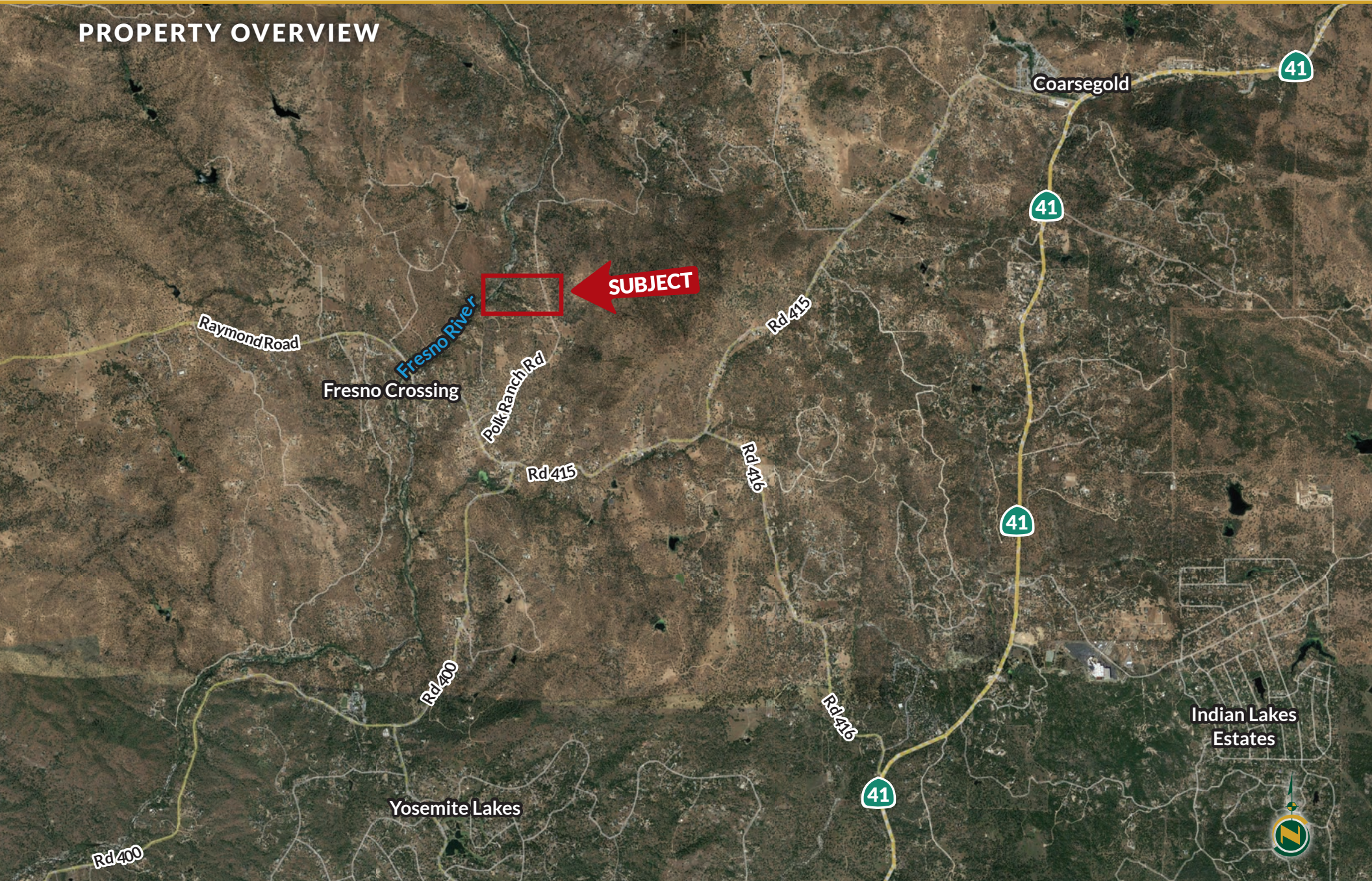


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PROPERTY OVERVIEW



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PROPERTY INFORMATION

A rare opportunity to acquire an 80± acre recreational/ grazing ranch with a beautiful home and multi-level deck that overlook the Fresno River outside of Coarsegold. A separate guest house and an additional office are also on-site. Fishing, hunting, horseback riding, hiking, ATVs and exploring this historic ranch are all fun options to enjoy. A seasonal swimming hole and waterfall are less than 100 yards from the house. The property is perimeter fenced and contains older working corrals.

RANCH HISTORY

This historic property provides evidence of early Indian occupation with obsidian arrow and spear heads, grinding holes, and defense walls. The 1882 edition of the History of Fresno County contains several references to the property as does the book of History of the Sierra Nevada. Remnants of the historic James Savage store (1848-1850) are 100 yards from the house. Pieces of crockery, old walls, square nails, miners' tools – all are said to be found for the hunting.

LOCATION

The east and west sides of Polk Ranch Road, 1± mile north of Road 415. Approximately 3± miles southwest of the community of Coarsegold. (Address: 34114 and 34120 Polk Ranch Road, Coarsegold, CA 93614)

LEGAL

The SE ¼ of the SE ¼ of Section 10, T8S., R20E.; and the SW ¼ of the SW ¼ of Section 11, T8S., R20E. M.D.B.&M. Madera County APN: 054-040-016 and 054-232-007.

BUILDINGS

The Main Residence

The beautiful 2 story, 3 bedroom, 1 3/4 bath, 1,733± SF

home was constructed by custom builder Peter Enns in 1975. The unique design has an open living/dining room that is surrounded by newer dual pane windows and is lined with an attractive balcony railing above, from which both the deck and the river are visible. A 5' wide fireplace is flanked by two sets of sliding glass doors and clerestory windows which allow outside viewing while relaxing in front of the fireplace. The well-equipped compact kitchen is separated from the dining area by a convenient breakfast bar. A central hallway distributes traffic to one bedroom, a full bathroom, and the stairway to the second floor, which accommodates two more bedrooms and a 3/4 bathroom. The residence also features a 2 car garage. Within 200 feet of the home itself is the Fresno River, with a down-river view from the spacious deck.

Guest House

The well-maintained guest house consists of a living room, kitchen, dining area, 3/4 bathroom, 2 bedrooms, and an additional room that would make an ideal den or in-house office. The front entry includes a covered porch to enjoy the natural setting, and large French doors at the back of the house lead from the dining room to a small deck.

Office Building

The separate office includes a very large, open clear-span room, which allows flexibility with furniture layouts. A ½ bath and file storage are also located inside. This room could easily be converted to a game room.

Ancillary Buildings

The property also has a large pole barn for storing hay, a tack room, and a pump house.

WILDLIFE

Wild animals are in abundance as hunting has not been allowed on the ranch for many years. Deer, bobcats, mountain lions, wild turkey, grey fox, and coyotes roam the property. When running, the river contains a supply of fish, mostly native, with whitefish, trout and bass most common.

WATER

In addition to the Fresno River bisecting a portion of the ranch, there is a domestic well and spring situated on the property.

TOPOGRAPHY & TERRAIN

The terrain varies between rolling hills with oak and pine trees throughout to steeper hills with granite and brush. The elevation at the peak is approximately 1,500 feet.

ZONING

The zoning is ARE-40 (Agricultural, Rural, Exclusive – 40 acre minimum parcel size).

The 40-acre parcel without homes is in the Williamson Act, in which the landowner receives a property tax assessment that is much lower than normal because the assessment is based upon farming and open space uses as opposed to full market value.

PRICE/TERMS

\$990,000 cash at the close of escrow.

Please contact the listing agents to show this property.

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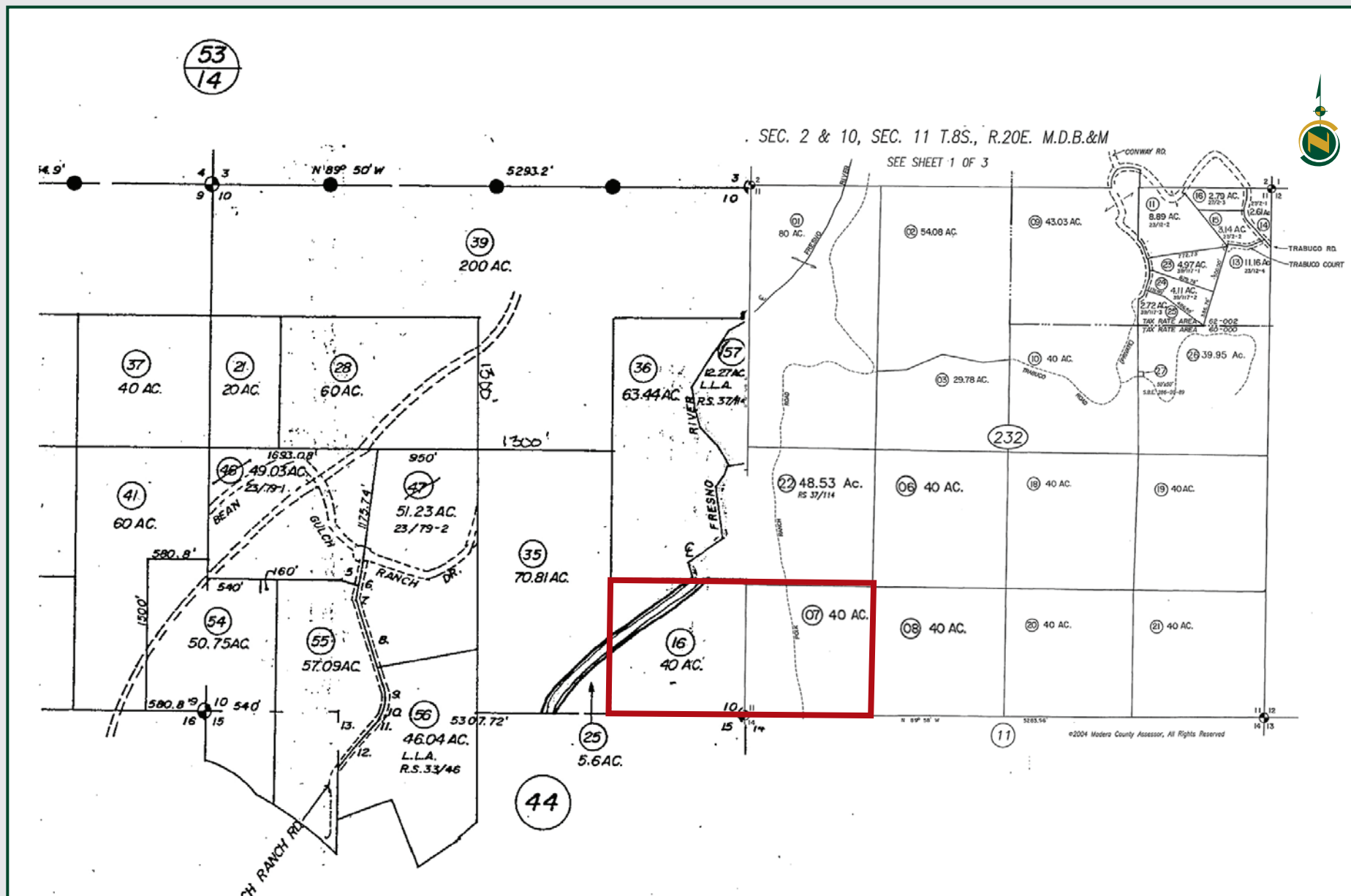
3D TOPOGRAPHIC MAP



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PARCEL MAP



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PROPERTY PHOTOS



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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

Policy on cooperation: All real estate licensees are invited to offer this property to prospective buyers. Do not offer to other agents without prior approval.