

120.00±
ASSESSED ACRES

TOLLHOUSE RANCH
FRESNO COUNTY, CALIFORNIA

\$504,000
(\$4,200/ACRE)

EXCLUSIVELY PRESENTED BY:
A DIVISION OF PEARSON COMPANIES



FRESNO

7480 N. Palm Ave, Ste 101
Fresno, CA 93711
559.432.6200

VISALIA

3447 S. Demaree St.
Visalia, CA 93277
559.732.7300

BAKERSFIELD

4900 California Ave., #210B
Bakersfield, CA 93309
661.334.2777

All information contained herein is deemed reliable but not guaranteed by seller nor broker and should be independently verified by potential buyers. We assume no liability for errors or omissions.



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**PROPERTY
HIGHLIGHTS:**

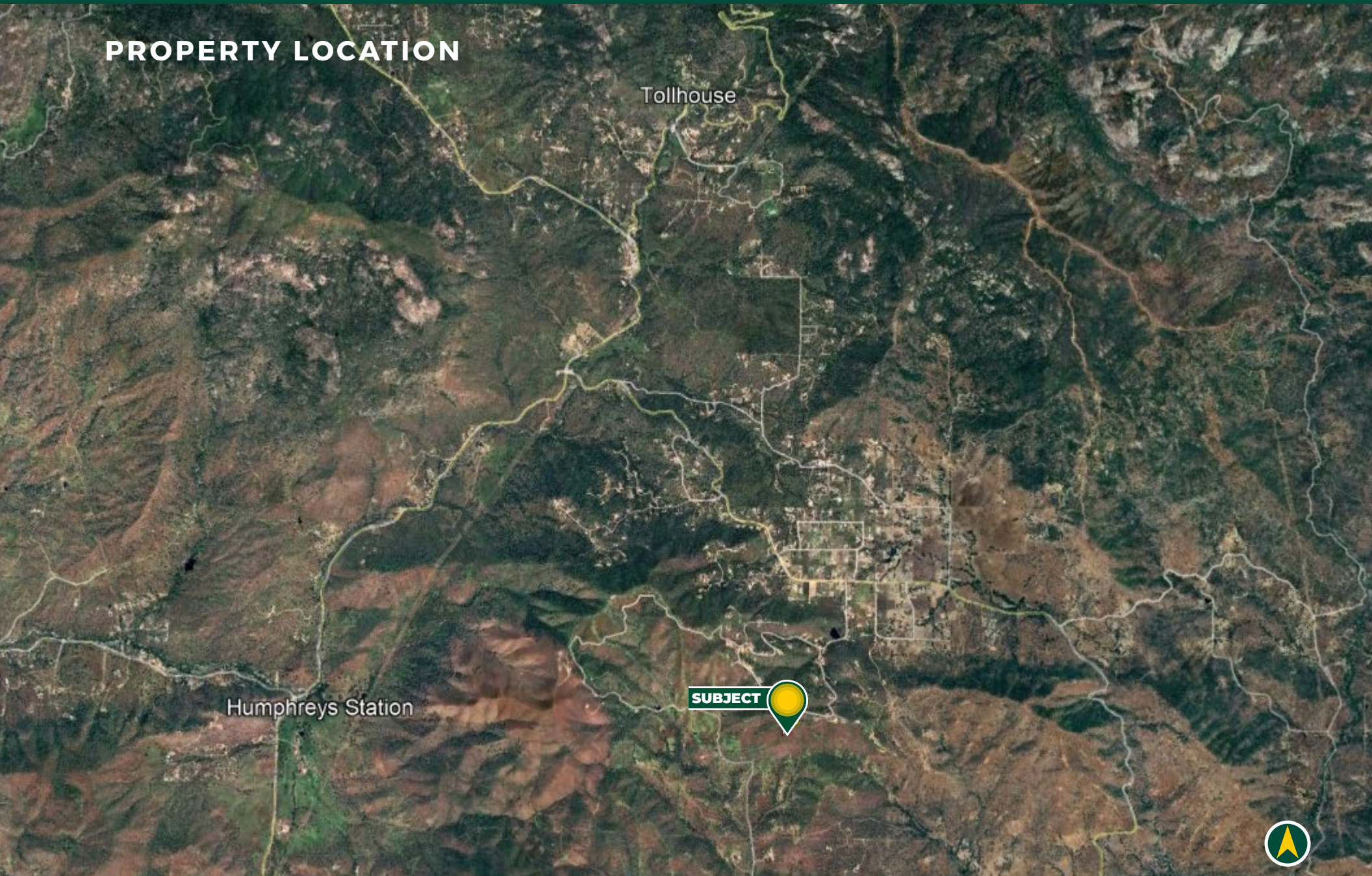
- MULTIPLE ACCESS POINTS
- PERIMETER FENCED
- OAK STUDDED HILLS

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PROPERTY LOCATION



PROPERTY INFORMATION

DESCRIPTION

Located in the scenic foothills of eastern Fresno County, this 120± acre property offers open rolling terrain with sweeping views of the Sierra Nevada foothills. The property features excellent seasonal feed, easy livestock access, and multiple potential building sites. Power is nearby and the land is well-suited for grazing, recreation, or a private family ranch retreat. It is a rare chance to own a beautiful piece of foothill country within easy reach of the valley floor.

LOCATION

This property is located about 18 miles east of downtown Clovis in the foothills near Tollhouse, CA. The property's southern access point is on Watts Valley Road, 5.5± miles east of the intersection of Pittman Hill and Watts Valley Road. The northern deeded access is located off of Seminole Road.

LEGAL

Fresno County APN: 140-072-008. Located in a portion of Section 19, T11S, R24E, M.D.B.&M.

ZONING

AE-20, Agricultural Exclusive, 20 acre minimum parcel size

LAND USE

Pasture land.

WATER/IRRIGATION

Seasonal spring

BUILDINGS/STRUCTURES

None.

PRICE/TERMS

\$504,000 cash at the close of escrow.

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PROPERTY OVERVIEW

Seminole Rd

Buckeye Saddle Rd

Boundary Lines Are Approximate



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SEC'S. 16, 17, 18, 19, 20 & 21, T.11S., R.24E., M.D.B.&M.

Tax Rate Area
 199-017 199-031
 199-025

140-07

NOTE
 This map is for Assessment purposes only.
 It is not to be construed as portraying
 legal ownership or divisions of land for
 purposes of zoning or subdivision law.

1" = 1200'

BURROUGH NORTH ROAD
 BURROUGH VALLEY ROAD
 C.P.M.W.

Agricultural Preserve
 Parcel Map No. 3400 - Bk. 30, Pg. 92
 Record of Survey - Bk. 40, Pg. 61
 Certificate of Parcel Map Waiver - No. 03-23, #104073, 5-10-05

Record of Survey - Bk. 48, Pg. 80

Assessor's Map Bk. 140 - Pg. 07
 County of Fresno, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses.
 Assessor's Parcel Numbers Shown in Circles.

3-28-2014 VQ

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PROPERTY PHOTOS



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**OFFICES SERVING
THE CENTRAL VALLEY**

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