

# 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

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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

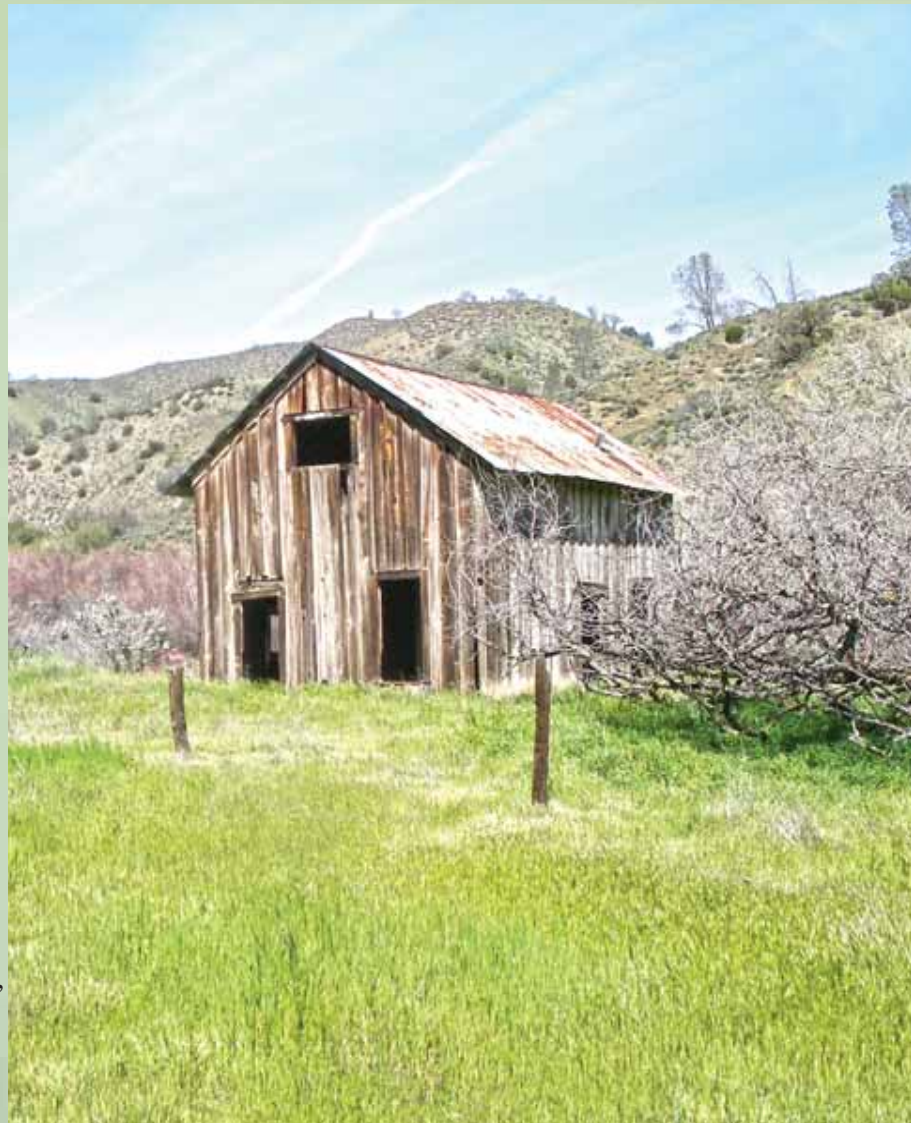
Zoning: AE-40

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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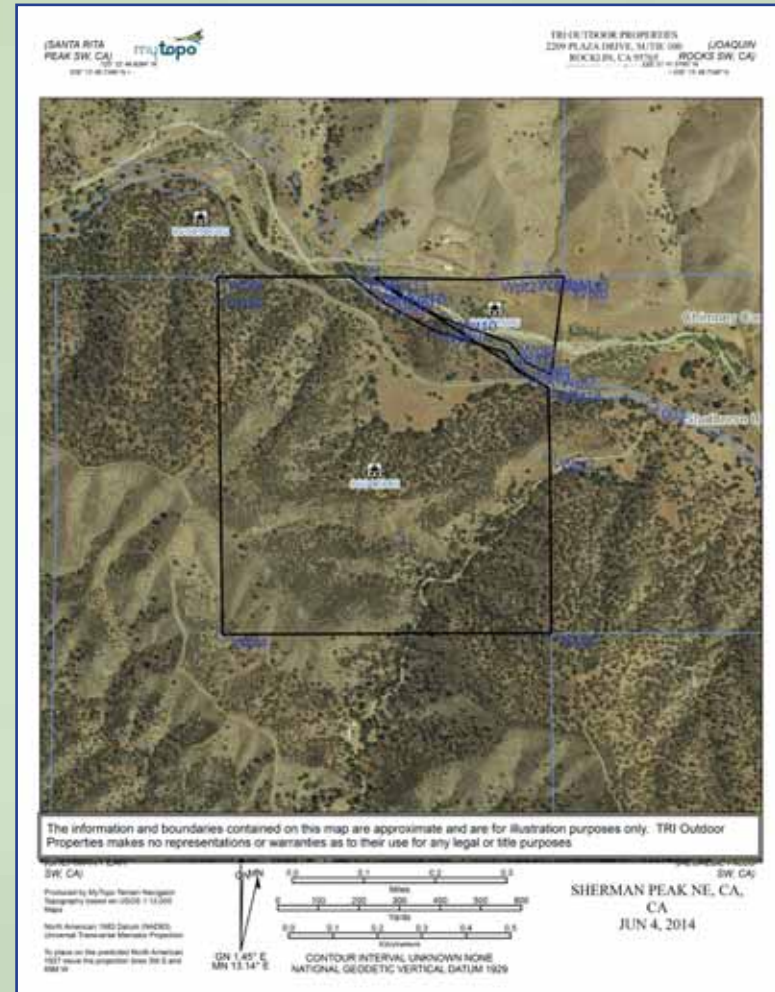
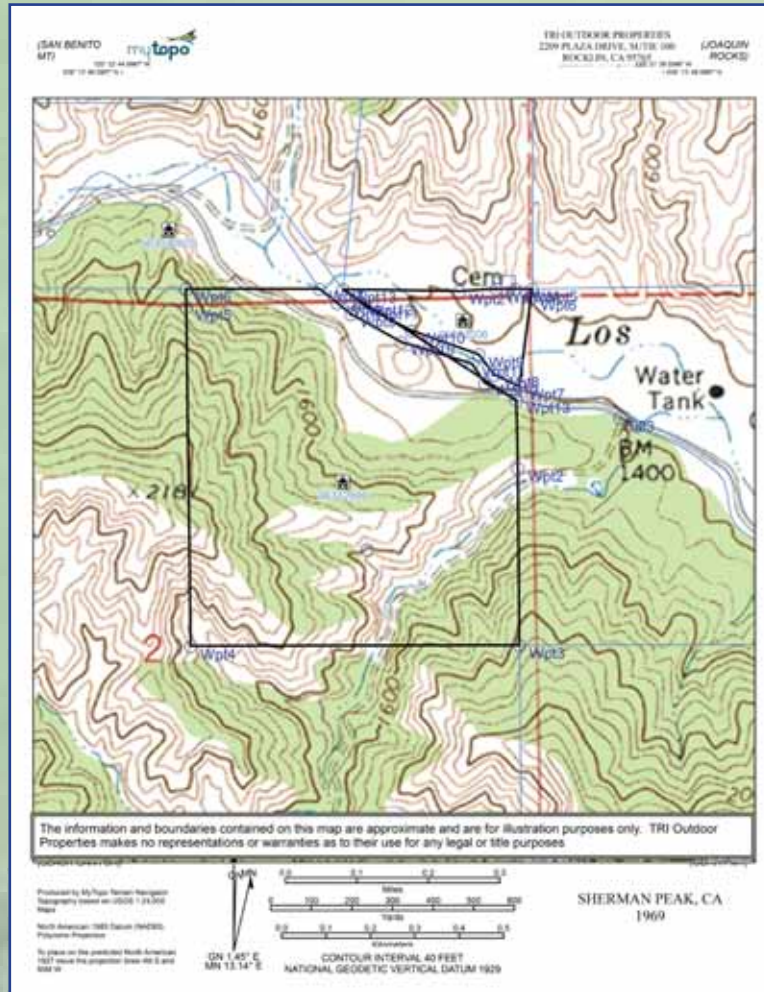
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Contact:

**Mike Kuppenbender**, SIOR, CCIM, ALC  
BRE: 00811112

**Olen Zirkle**, ALC  
BRE: 01190000

Tel ^ 866.761.7930

Fax ^ 916.960.5799

2209 Plaza Drive, Suite 100  
Rocklin, CA 95765

[www.trioutdoorproperties.com](http://www.trioutdoorproperties.com)



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