

# WILDCAT CREEK RANCH

**1,600± ACRES**  
Fresno County, CA

**\$2,776,000**  
(\$1,735/ac.)



- Multiple springs and large ponds
- Water year around
- Homes, shops and barn
- 25± minutes from downtown Clovis

Exclusively Presented by:



**PEARSON**  
**REALTY**  
AGRICULTURAL PROPERTIES



[www.pearsonrealty.com](http://www.pearsonrealty.com)  
CA DRE# 00020875



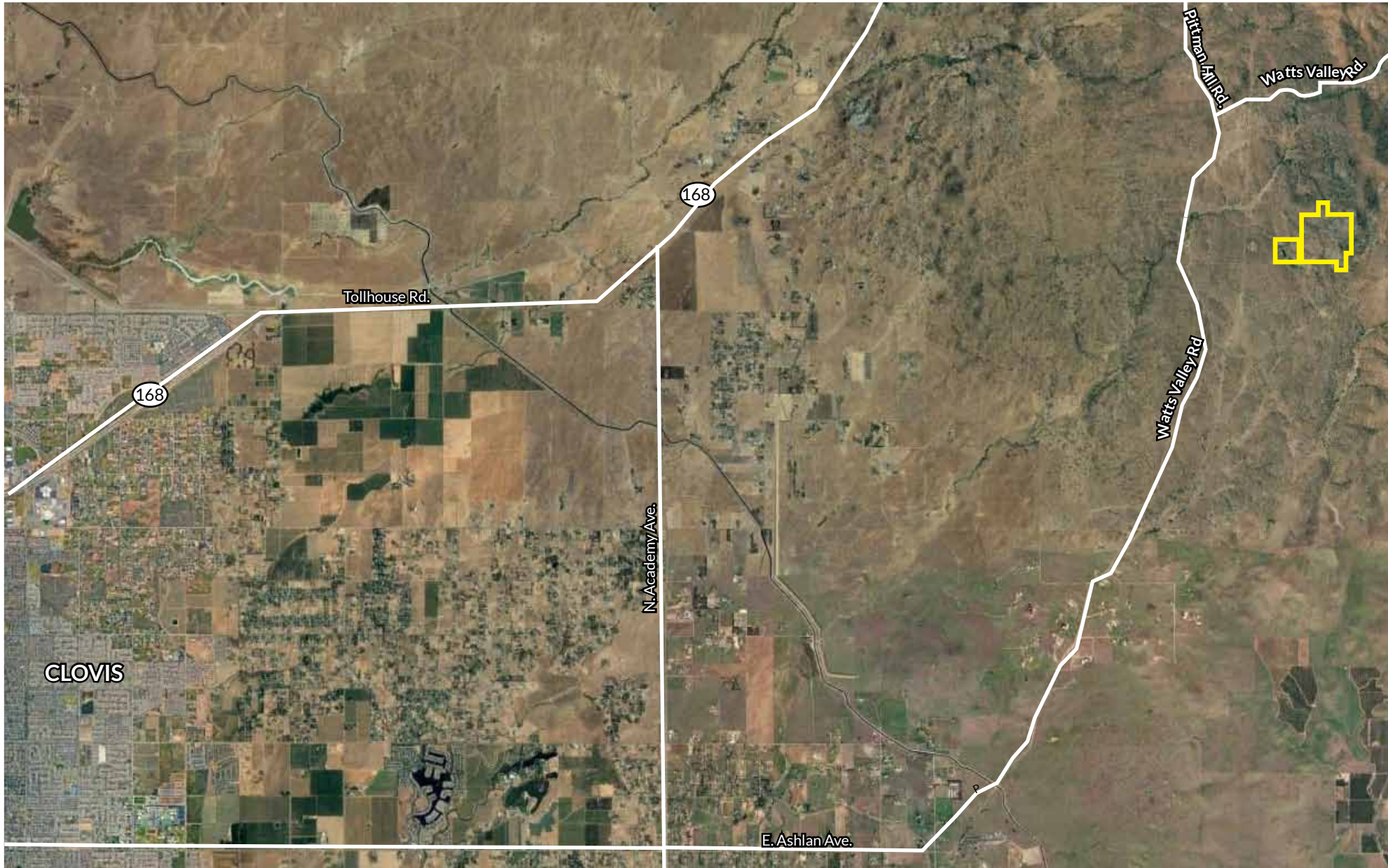
# WILDCAT CREEK RANCH

GRAZING LAND

**1,600± ACRES**  
Fresno County, CA



## Aerial Map



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.

## Property Information

### DESCRIPTION:

The Wildcat Creek Ranch was originally homesteaded by the Kirch/Hedgpeth family around 1882. Buying this property is like buying a piece of history from the 1900's. There are Indian artifacts scattered throughout, breathtaking vista points only seen by cowboys, and multiple structures that have their own historical significance. The white house was originally used as the main office for executives that managed the Copper King Mine off Watts Valley Road. Here is an opportunity to be the 3rd owner since its acknowledged establishment.

The property is divided into two ranches (Upper and Lower) based on ownership. Both ranches have a 60' deeded easement from the Watts Valley Road access.

Upper Ranch: Grazing land with a fenced perimeter and spectacular views of the Sierra Nevada's, Pacific Coastal Range, and the San Joaquin valley. The property consists of minimal brush levels which is ideal for cattle grazing. The elevation ranges from 1,200' to 2,200' and has graded access roads throughout the ranch ensuring maximum accessibility. This property is located above the valley fog and smog with mild breezes throughout the year maintaining moderate temperatures. Property is currently being used to run range cattle but is also great for outdoor recreational activities including hunting and hiking. It includes some older wooden corrals.

Lower Ranch: This is a beautiful grazing property also sharing in spectacular views, and has a 2± acre year-round pond with two other seasonal ponds. Wildcat Creek Ranch encompasses the entire draw and length of Wildcat Creek. With Wildcat Mountain right in the backyard and various water sources, it provides opportunities for local wildlife to thrive.

The wild animals known to roam the Wildcat Creek Ranch include deer, bobcat, pigs, turkey, dove and quail.

### LOCATION/ACCESS:

The ranch entrance is via a green gate on the east side of Watts Valley Road, approximately ½ mile south of Pittman Hill and Watts Valley Road Intersection, just 15 miles from Clovis Avenue and Freeway 168. Property address is 23055 Watts Valley Road, Sanger, CA 93657. Once through the gate, follow the recently built gravel road approximately 3/4 mile until you reach the main gate entrance to the property.

### BUILDINGS/STRUCTURES:

Lower Ranch: Two houses are located on the property that are older and being sold "as-is". There is one main shop that is in the process of being finished with hardie-board and the remaining boards are in the shop for completion. Power, water, and sewer infrastructure are present around the existing home sites on the property. There are multiple cross-fences and roads providing access throughout property. Wooden corrals are present with a load-out and alley for processing. There are a few standing outbuildings of older descent. A backhoe/loader tractor is included if desired by the buyer.

### ZONING:

AE-40, Agricultural Exclusive - 40 acres. All parcels are within the Williamson Act with the exception of Parcel # 150-090-38.

### WATER:

Upper Ranch: multiple springs & creeks. Wildcat Creek runs directly through the middle with Holland Creek on the southern portion. According to the owner, there are multiple natural springs that run year-round through the ranch and one developed spring in the middle of the property next to a set of old corrals. (Parcel 15)

Lower Ranch: One artesian spring and its infrastructure supported a family of 6, including a cattle herd, through the drought years. There is a new back up domestic well that was drilled in 2004 with a submersible pump and a 6" casing; however, it has not been used by the current owner due to the artesian spring providing adequate water throughout this time. Three total ponds are located on the property with one being year-round and two being seasonal.

### PRICE/TERMS:

\$2,776,000 cash at the close of escrow. Shown by appointment only. The Upper and Lower ranches are owned by two separate individuals, so a sale will require two escrows. Any oil, gas and/or mineral rights remaining on the property will be included in the sale. Equipment available at an additional price.



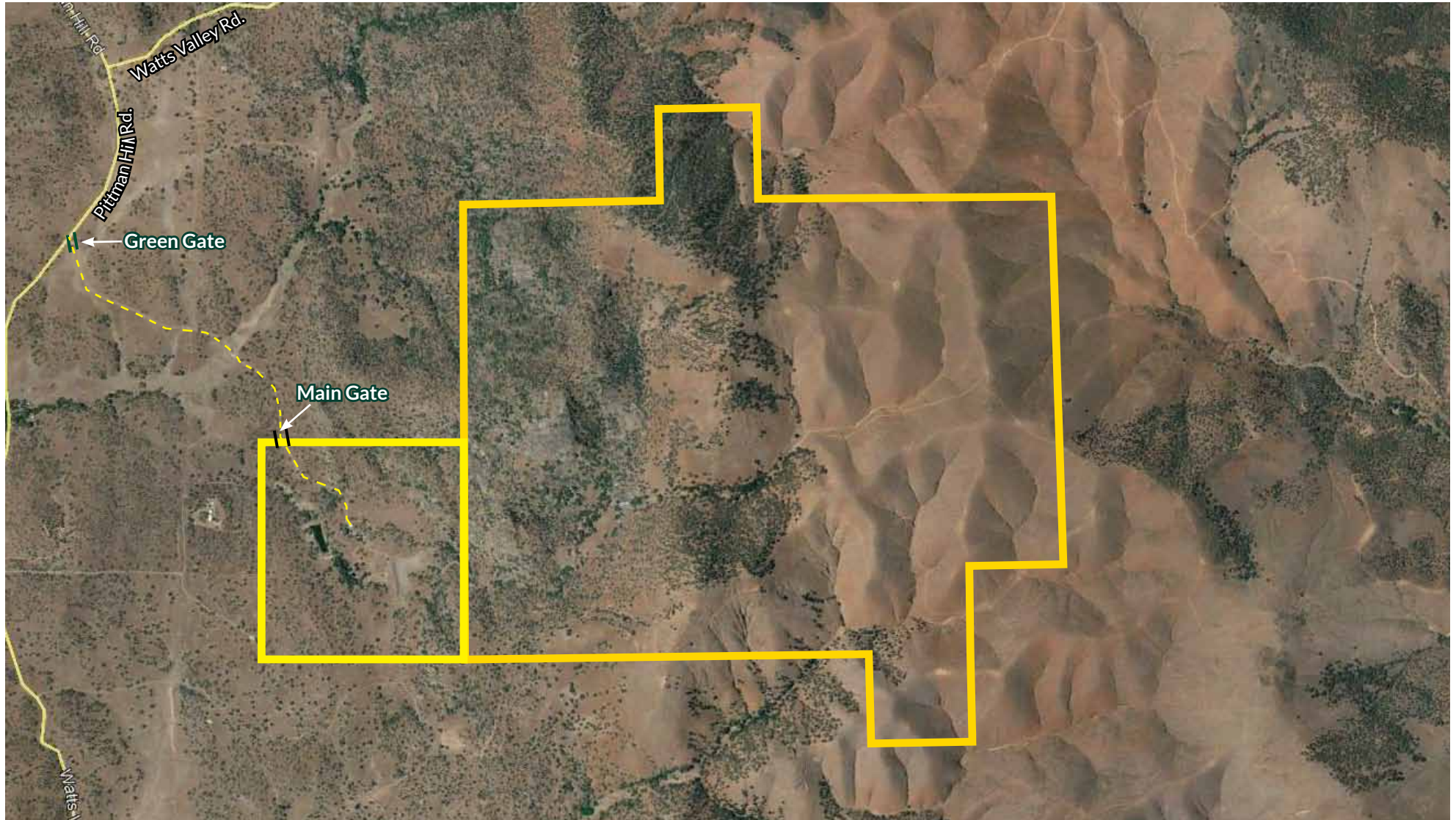
# WILDCAT CREEK RANCH

GRAZING LAND

**1,600± ACRES**  
Fresno County, CA



## Property Aerial



### LEGAL:

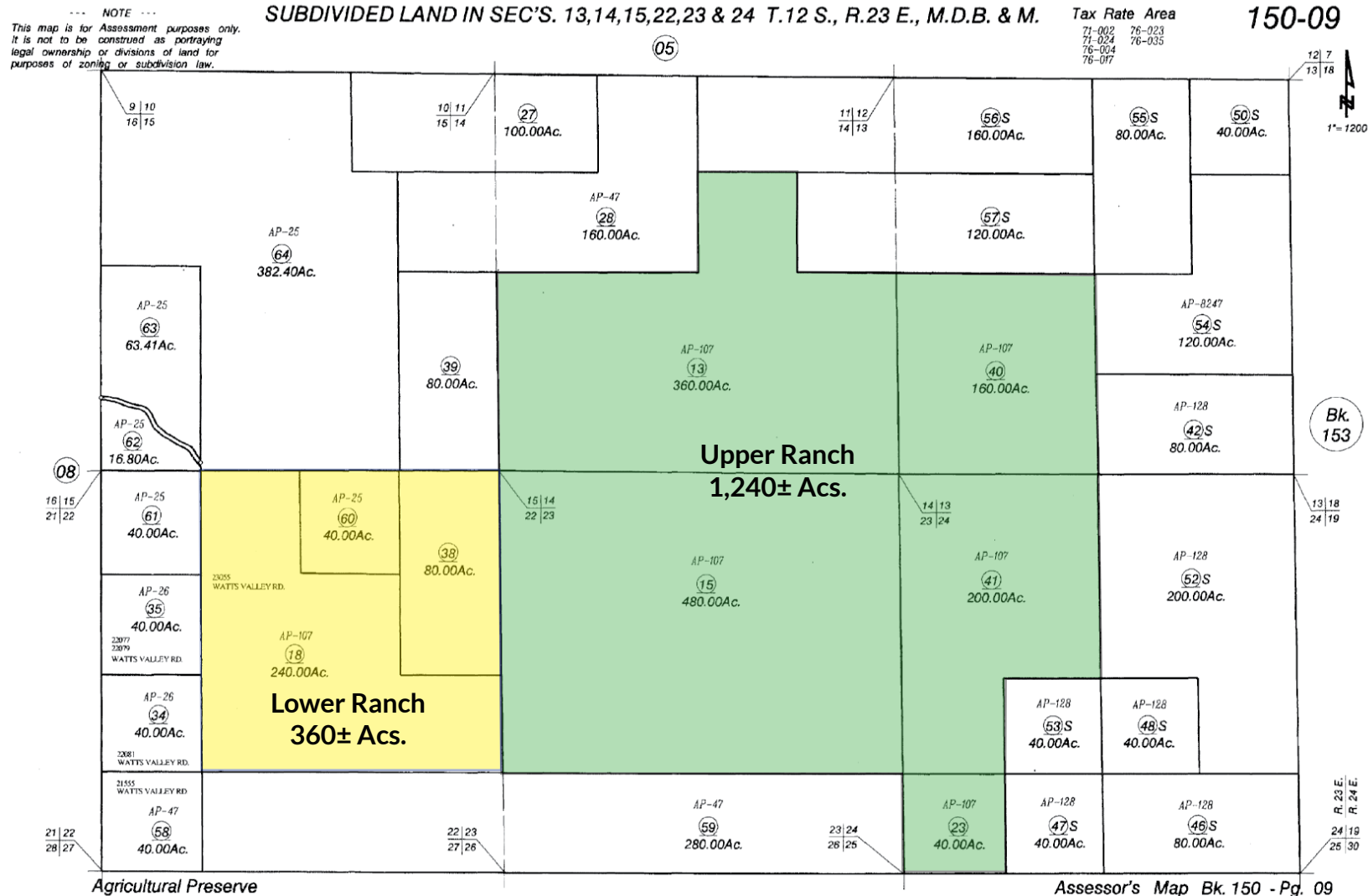
Fresno Co. APN's: 150-090-13, 15, 23, 40, 41 (upper ranch), 18, 38 & 60 (lower ranch). Portion of Sections 13, 14, 23, 24 Township 12S, Range 23E, M.D.B.&M.

## GRAZING LAND

**1,600± ACRES**  
**Fresno County, CA**



# Parcel Map



05-11-2009 JDD

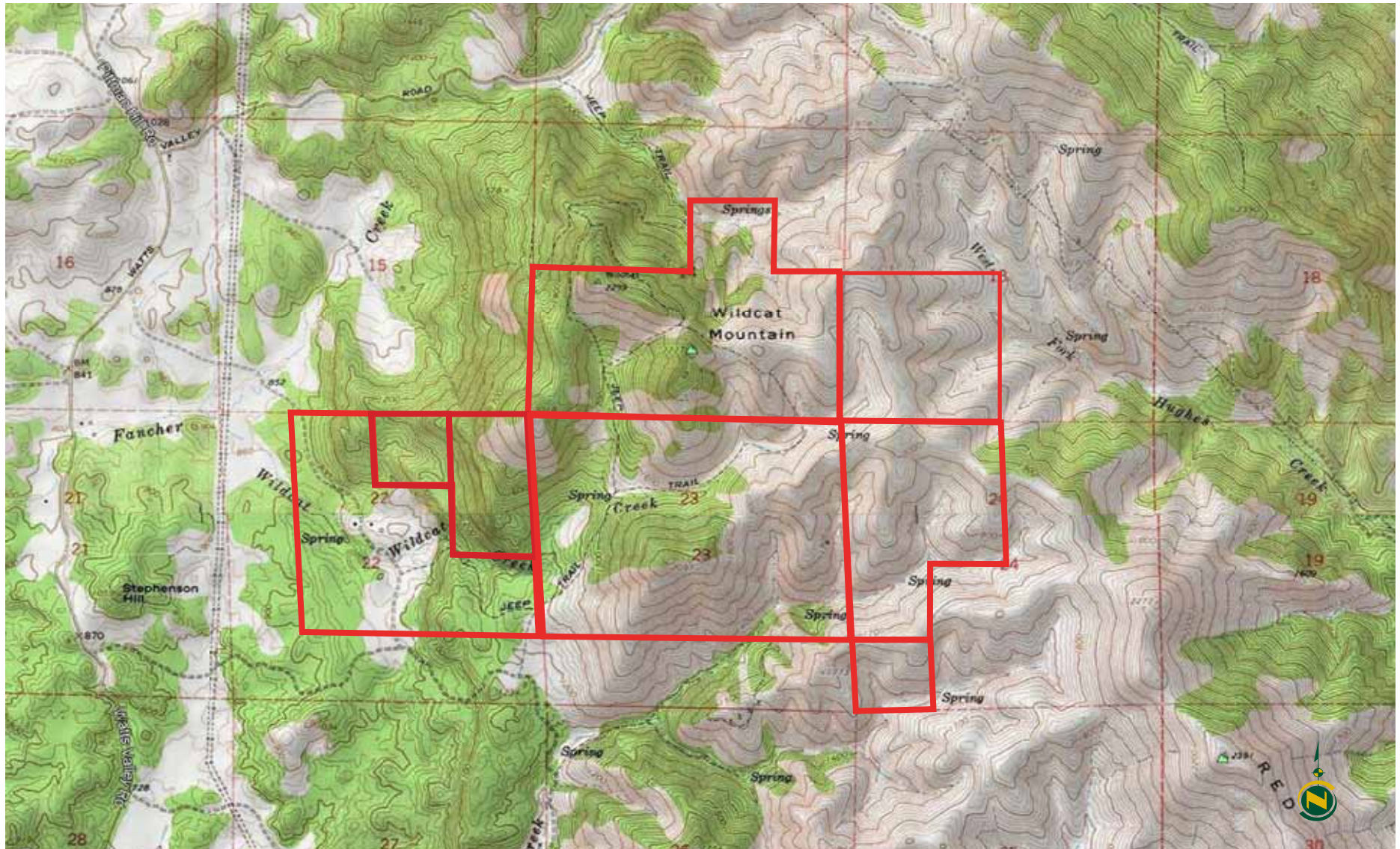
NOTE - Assessor's Block Numbers Shown in Ellipses.  
Assessor's Parcel Numbers Shown in Circles.

Assessor's Map Bk. 150 - Pg. 09  
County of Fresno, Calif.

MAY 30 2009



## Topography Map





# WILDCAT CREEK RANCH

GRAZING LAND

**1,600± ACRES**  
Fresno County, CA

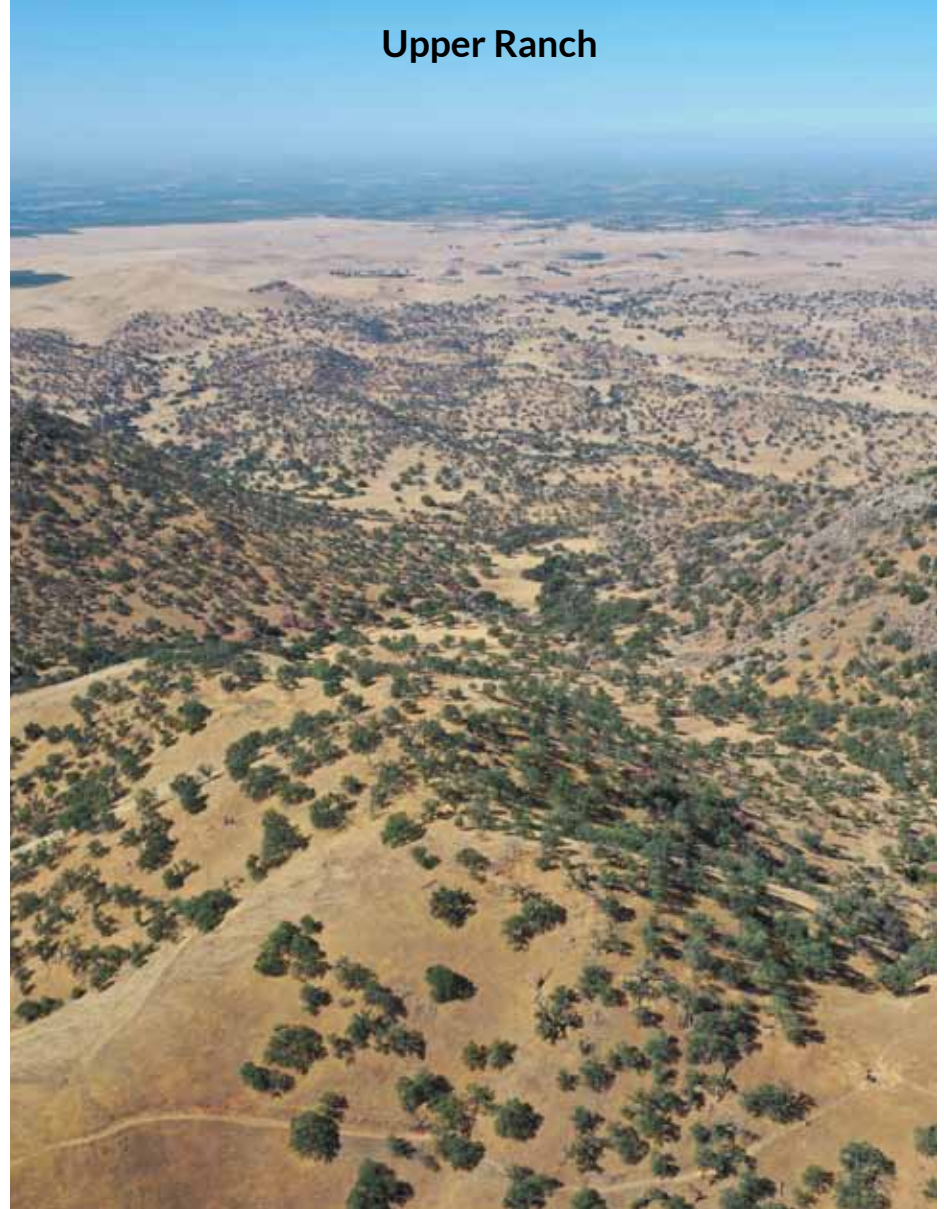


## Photos

Lower Ranch



Upper Ranch



# WILDCAT CREEK RANCH

GRAZING LAND

**1,600± ACRES**  
Fresno County, CA



**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.*



**Download Our  
Mobile App!**

[pearsonrealty.com/mobileapp](https://pearsonrealty.com/mobileapp)



Download on the  
**App Store**



GET IT ON  
**Google Play**

[www.pearsonrealty.com](https://www.pearsonrealty.com)

CA D RE# 00020875

## Lower Ranch



## Upper Ranch



### FRESNO

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

### VISALIA

3447 S Demaree Street  
Visalia, CA 93277  
559.732.7300

### BAKERSFIELD

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