

MARIPOSA RANCH

467± ACRES | \$7,750,000 | WOODLAKE, CALIFORNIA



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MARIPOSA ~ RANCH ~

19400 Avenue 398 | Woodlake, California 93286



Overview

Mariposa Ranch is a beautiful, income-producing farm and cattle ranch nestled snugly in California's citrus belt and along the Sierra Nevada foothills. Comprised of 467± acres, Mariposa Ranch is planted with avocados, olives and oranges and includes 65± acres for a small cow-calf herd. Water is supplied via stock pond and 4 wells.

The Ranch's stunning topography features impressive rock outcroppings and oak-studded hillsides, fertile soil and abundant water. Adjoining forest and wilderness lands, Mariposa Ranch is a one-of-a-kind ranch presenting countless agricultural and developmental advantages.



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www.clarkcompany.com/properties/Mariposa-Ranch/

Mariposa Ranch is situated at 19400 Avenue 398, just 9 miles north of the community of Woodlake, in the central San Joaquin Valley. Incorporated in 1912, Woodlake is a quaint farming town, whose population is just over 7,000 residents. Notable nearby destinations include Lake Kaweah and Three Rivers.

In 1940, Woodlake's residents voted to incorporate, becoming Tulare County's seventh city. With rich agricultural heritage, it is a prosperous agricultural town, playing host to the famous Lion's Rodeo every May. Woodlake is also known for its abundance of outdoor activities including, fishing, hiking, and camping.

While basic services are available in the town of Woodlake, a broader selection of amenities and conveniences including dining, shopping, entertainment, and municipal airport are offered 25 miles southwest in the city of Visalia.

Commercial, daily air services to a wide range of cities including Chicago, Denver, Los Angeles, San Francisco, and beyond are available at the Fresno/Yosemite Airport, a 55-mile drive from the Ranch entrance.

Location



Water

Mariposa Ranch water is supplied via stock pond and 4 irrigation wells, three of which were drilled in 2015 and all of which have new casings (replaced in 2015, 2018, and 2020). The wells are located throughout the property as follows:

Well/Pump Location	GPM (gallons per minute)
Parking Lot <i>(neighboring parcel)</i>	325
South of Parking Lot	315
Middle of Olives	346
North East of Olives	350

Although one of the wells is positioned outside of the ranch boundary, it and its water are owned by the Ranch and an easement provides full legal access.





Comprising 467± acres this property yields 101.3± planted acres plus 221.9± potential plantable acres, and hillside terrain that totals 143.6± acres.

Current farming includes 13± acres of Zutano variety avocados, 66.7± acres of olives, 19± acres of Cara Cara Oranges, and 2.6± planted in Navel Oranges. The avocados are sold by the owner, while the olives and citrus are sold to California-based distributors and packing houses. All crops are irrigated via solid fan-jet system in three, 24-hour sets.

In addition, 65± acres of the hillside plus the unplanted acres are used for a year-round cow-calf operation running 20-30 head.

There are six banks of solar panels on the property, providing power to all 4 well pumps and a booster pump. There is also a gravel pit, approximately one acre in size, utilized for land maintenance throughout the property.

Operations



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Acreage & Zoning

Mariposa Ranch is situated in Tulare County, California and spans 467± acres, zoned Foothill Agricultural (AF). Generally, AF zoning is a zone whose use allows for intensive and extensive agricultural uses and operations.

This zoning imposes reasonable rules and limitations on the number of buildings/residences that can be built and defines allowable agricultural uses. For additional information or specific use allowances, please direct inquiries to the Tulare County Resource Management Agency.

Mariposa Ranch is under Williamson Act Contract, also known as the Ag Preserve. The Ag Preserve generally limits the land usage to agriculture or related open space uses in exchange for reduced property taxes.

The 2024 property taxes were approximately \$13,000.00.*

APNs: 036-040-038, 036-090-020, 036-090-021, 036-090-022

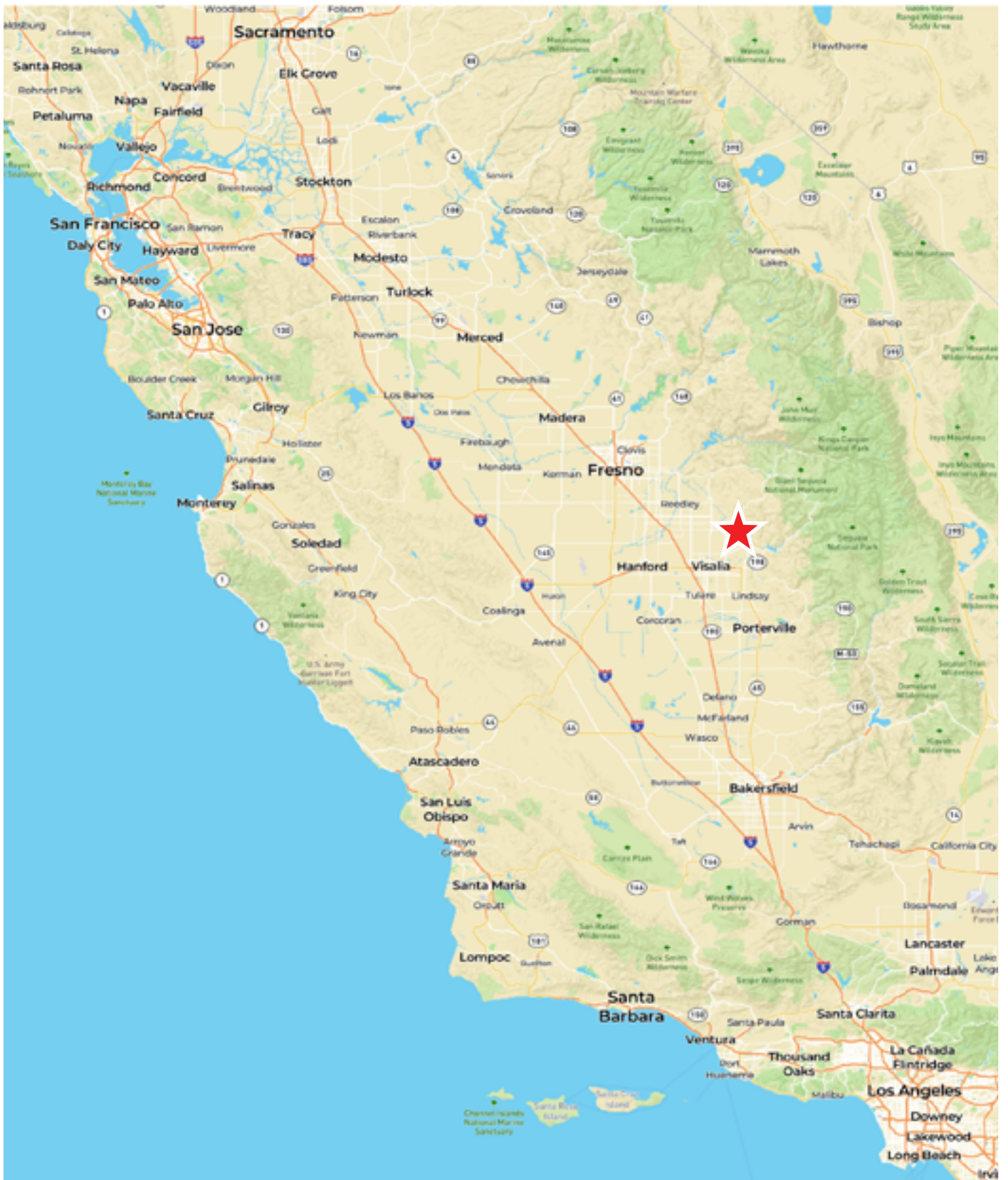
**Upon consummation of sale, property taxes will be reassessed and are subject to change.*

Price

Offered at
\$7,750,000

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