

# McIntire Ranch

San Joaquin County, California

\$1,175,000 | 41.48 Acres

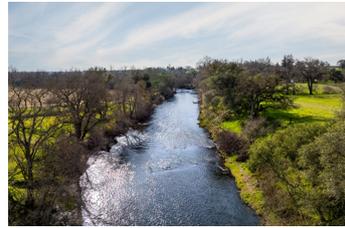
25045 N. McIntire Road  
Clements, California

41.48 Privat acres w/ Mokelumne River frontage & historic water rights. Hunt deer, turkey & waterfowl. Fish chinook in river or bass & catfish in large shard pond. Hilltop homesite w/views of Mt Diablo & Sierras. Leveled pad for future barn. 30 Ac preserved in conservancy w/over 3,000 trees planted & irrigated. Williamson Act = low property taxes.



## PROPERTY HIGHLIGHTS

- 41.48 acre property
- ~487' of Mokelumne River Frontage
- Historic Water Rights
- Large shared pond stocked with fish
- 30 Acres preserved with 3,000+ trees
- Hilltop Homesite with Views - Mt. Diablo and Sierras
- Leveled Pad for Barn
- Hunt Deer, Turkey, Waterfowl
- Fish Chinook in River / Bass in Pond
- Williamson Act for Low Taxes



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