

# McIntire Ranch

San Joaquin County, California

\$1,175,000 | 41.48 Acres

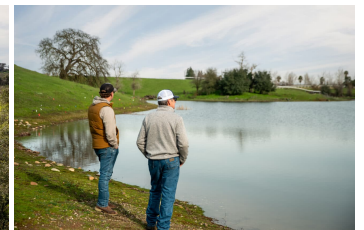
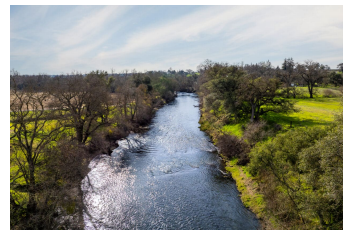
25045 N. McIntire Road  
 Clements, California

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



### BRUCE RENFREW

Real Estate Agent, ALC  
 BRE# DRE#01995642 &  
 NV S.0189809

Cell: (650) 773-1863  
[bruce@caoutdoorproperties.com](mailto:bruce@caoutdoorproperties.com)



### SANDY BALLOU

Real Estate Agent  
 BRE# 01926586

Cell: (916) 261-8192  
[sballou4@gmail.com](mailto:sballou4@gmail.com)