



Watts Creek Ranch

Fresno County, California

\$885,000 | 274.00 Acres

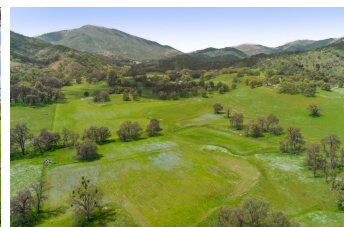
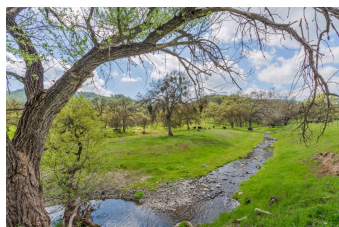
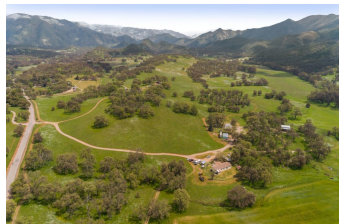
29839 Watts Valley Rd
Tollhouse, California

The Watts Creek Ranch is an exceptional farm/ranch property located in Fresno County less than 40 minutes to Clovis/Fresno. This ranch has remained with the same family since 1931, it consists of 3 certified parcels enrolled in the Williamson Act for a low property tax base. This beloved family property has 2 homes and 274 +/- gorgeous foothill acres with 180 +/- acres prime grazing land wh...



PROPERTY HIGHLIGHTS

- 274 +/- Acres *Income Producing Ranch*
- 3 Certified Parcels in Williamson Act for Low Property Taxes
- 2 Homes & Turn-key Home Sight
- 180 +/- Acres Prime Grazing Land (sandy loam types) 90+/-Acres Recreational
- 5 Acres Irrigated Pasture with Stand Pipes and Risers
- 30 Acres Dry Farming Field (producing 3-5 tons hay/forage per acre @ \$11,000 per yr.)
- The Ranch is fully fenced with 7 pastures for grazing rotation.
- 960 sq. ft. Sho



DANIELLE DAVENPORT
Real Estate Agent
BRE# 00954910
Cell: 408-888-7794
d3groupproperties@gmail.com