



## OUTDOOR PROPERTIES

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# D-K Ranch

5,176.13 ± Acres | Tulare County, CA



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DRE# 01838294





# Introduction



An exceptional opportunity to acquire an expansive 5,176.13-acre ranch, featuring over one mile of Kaweah River frontage, complete with deeded water rights, and over half a mile of Kaweah Lake shoreline, all conveniently located just a 5-minute drive from the charming Three Rivers town. The D-K Ranch spans from an initial elevation of 800 feet, gradually ascending to a peak of 3,200 feet, revealing stunning mountain vistas and offering absolute seclusion.

Currently, the ranch is used for cattle and can comfortably support over 300 cow/calf pairs year-round. The expansive 5,000+ acre property is a haven for outdoor enthusiasts. It features prime Kaweah River and lake frontage, perfect for fishing and swimming, along with stocked ponds for anglers. Wildlife abounds teeming with deer, dove, quail, pigs, and turkey, making it a paradise for hunting. Whether you prefer horseback riding in the large arena or trails, ATV adventures, hunting expeditions, fishing, or hiking along scenic trails, you'll find it all within the ranch's boundaries.

The ranch boasts a range of impressive improvements, including a newer four-bedroom, four-and-a-half-

bathroom ranch home with an attached guest quarters and den along with a pool and spa. Additionally, there is an original ranch home which has recently been updated. The three-bedroom, two-bathroom ranch home offers versatile options for guest accommodations, vacation rental potential (VRBO), or ranch staff housing. For added entertainment value, the western-themed barn provides a spacious setting with a well-equipped chef's kitchen, a redwood bar, a game room, an office, a comfortable bedroom, and more, making it an ideal space for hosting guests and creating lasting memories.

Encompassed by breathtaking mountain vistas and offering complete seclusion, the D-K Ranch provides a serene and picturesque retreat. Despite its peaceful setting, it's remarkably convenient, situated only 5 minutes from town, a mere 15-minute drive to the iconic Sequoia National Park, and only 35 minutes from the jet capable airport in Visalia, CA. Its central location further positions it as an ideal hub, being just 3.5 hours from Los Angeles and a four-hour drive from vibrant San Francisco. Discover the extraordinary allure of this ranch and make it your own!





# Highlights

- Over one mile of main Kaweah River frontage
- Trout and small mouth bass fishing in main river
- Over half a mile Kaweah Lake frontage
- Deeded main Kaweah River and North Fork ditch water rights
- Less than 5 minutes to town of Three Rivers just across river
- Multiple parcels in the Williamson Act; lower property taxes
- Parcels available for prospective construction
- Permanent irrigated pasture with pipe fence
- New Ranch Home - 3,681 SF, 4 bedrooms, 4.5 bathrooms with attached guest quarters, pool/spa, office, and den
- Original ranch home -3 bedroom, 2 bath, Garage with A/C
  - Recently updated with a western theme
  - Above ground jacuzzi
  - Completely enclosed pet enclosure
- 70' X 70' two story barn
  - Incredible views, A/C, chefs kitchen, 20 ft. redwood bar, game room, and bathroom upstairs
  - First floor: office, bedroom, bathroom, exercise or family room, and great vehicle parking with 12 ft and 8 ft high electric doors on each end. RV parking with hook ups.
- Two prime building sites on river with utilities ready
- 4 pipe fenced corrals through out ranch for working cattle
- Two fishing ponds stocked with bass, crappie and catfish
- Large horse/ roping arena with covered horse stable and tack shed
- Can support 300 plus cow /calf pairs year round
- New perimeter fencing and cross fencing
- Main corral has electricity, scales and electric squeeze
- Large equipment shed with 2 roll up doors
- Large Hay shed
- Storage container
- Well in excellent condition
- Ponds and springs throughout ranch
- Dramatic views of the Sierra mountains
- Mature, large oak trees through out ranch
- Great accessibility with roads all over the ranch
- Deer, dove, quail, pigs, turkeys for hunting
- 35 minutes to Visalia airport with jet capability
- 3.5 hours from Los Angeles & 4 hours from San Francisco





# Water

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Water on the D-K Ranch is spectacular! Along with the half mile of Kaweah Lake frontage and over one mile of Kaweah River frontage, the ranch includes deeded main Kaweah River and North Fork ditch water rights.

The Kaweah River originates in the southern Sierra Nevada mountains. Fueled by high-elevation snowmelt from the Great Western Divide, it begins as four forks in Sequoia National Park. Flowing southwest, it feeds into Lake Kaweah, the primary reservoir, before dispersing into multiple channels in the San Joaquin Valley around Visalia. The Middle Fork starts at nearly 13,000 feet, making it one of the steepest river systems in the United States, descending over two and a half miles on its journey to the valley. Lake Kaweah is a reservoir created by the Terminus Dam, which spans the Kaweah River.





# Improvements



## Main Ranch Home:

The main ranch home is a newer 3,681-square-foot residence featuring four bedrooms and 4.5 bathrooms. Attached to the main house is a guest quarters, adding to the property's versatility. Inside, the main home offers an array of impressive features. You'll discover a beautiful, large granite island and countertops in the kitchen, along with a cozy breakfast nook. The residence is designed with an open living concept and boasts high ceilings in the main living room area, creating an inviting and spacious atmosphere. Additionally, there is a den, office space, and a walk-in refrigerator in the garage for game. For entertaining, there's a convenient mini bar area for you and your guests' enjoyment.

Outside, the home offers a fenced pool area with a waterfall and slide. Adjacent to the pool, a generous outdoor patio beckons with a charming kitchenette/bar area, complete with a small refrigerator and sink, making it ideal for hosting al fresco gatherings. The views from the home are wonderful as it overlooks the river.





# Improvements Cont'd

## Barn:

The 70' x 70' barn comprises two stories and offers exceptional vistas of the ranch. The lower level encompasses a spacious office, a bedroom, a bathroom, a versatile space suitable for exercise or family use, and impressive vehicular accommodation featuring 12-foot and 8-foot high electric doors at either end. Additionally, the facility provides designated RV parking complete with hook-up provisions. Ascending to the second floor reveals a well-appointed chef's kitchen, an impressive 20-foot redwood bar, a recreational space, a bathroom, and an expansive skylight positioned at the room's center.





# Improvements Cont'd

## Original Ranch Home:

The ranch also boasts the original three-bedroom, two-bathroom home. This recently upgraded single-story residence embraces an open-concept living space with a western theme. The home is equipped with a garage featuring air conditioning, a fully enclosed pet enclosure, and an above-ground jacuzzi. This space could serve as an inviting guest retreat, a comfortable home for ranch hands, a VRBO, or fulfill any other vision you may have in mind as it is perfectly situated without any disruption of any of the daily ranch activities.



## Additional Building Sites:

If you were wanting to expand the ranch living compound, there are two additional graded locations on the river with utilities ready for your creation!





# Cattle



The ranch can comfortably accommodate over 300 cow/calf pairs throughout the year. There is new perimeter fencing and cross fencing, enhancing its operational efficiency. There are 4 pipe fenced corrals throughout the ranch for working cattle. The main corral has electricity, scales, and an electric squeeze. Additionally, there is a permanent irrigated pasture with pipe fence.





# Recreation



The ranch offers an abundance of recreational opportunities that are truly exceptional. It features more than one mile of prime Kaweah River frontage, with a private beach, providing convenient river access from the North Fork bridge to the midpoint of Kaweah Lake, replete with numerous inviting spots for fishing and swimming. Trout and small mouth bass are found in the river. Furthermore, the property encompasses over half a mile of Kaweah Lake frontage. Boat access and a marina are a short 10 minutes away for water sports. Adding to the anglers paradise, there are two fishing ponds stocked with bass, crappie, and catfish.

The ranch consists of an extensive network of well-maintained roads, ensuring excellent accessibility throughout. For the avid hunter, the grounds are teeming with deer, dove, quail, pigs, and turkey, making it a true haven for outdoor enthusiasts. For the equestrian pursuits, the ranch offers a spacious horse/roping arena with sprinklers to keep dust to a minimum, complete with a covered horse stable and a well-appointed tack shed. Whether you prefer horseback riding, exploring the property on an ATV, embarking on a hunting expedition, casting a line for fishing, or simply hiking the breathtaking trails, you'll find it all right at your doorstep. Plus, the views of this property are simply unforgettable, ensuring you'll always be captivated by the natural beauty that surrounds you. Not to mention you are next door to the famous Sequoia National Park which has the world's largest trees.





# Recreation Cont'd





# Size & Zoning



The D-K Ranch consists of 19 parcels totaling 5,176.13 acres. There are 14 parcels in the Williamson Act; lower property taxes. The total taxes from the year 2023 was \$33,984.

APN	ACRES	ZONING	WILLIAMSON ACT (Y/N)	TAXES (2023)
066-010-008	480 acres	AF	Y	\$1,033
066-020-004	320 acres	AF	Y	\$667
066-020-008	320 acres	AF	Y	\$857
066-020-010	640 acres	AF	Y	\$1,688
066-020-019	1,600 acres	AF	Y	\$4,033
066-040-010	119.51 acres	AF	Y	\$317
066-040-011	151.94 acres	AF	Y	\$402
066-050-018	612.7 acres	AF	Y	\$1,621
066-050-019	96.09 acres	AF	Y	\$259
066-100-009	157.65 acres	AE-80	N	\$933
067-080-005	120 acres	AE-80	Y	\$285
067-220-006	113.22 acres	AE-80	Y	\$271
068-010-007	119.94 acres	AE-80	Y	\$385
068-010-008	86.06 acres	AE-80	Y	\$255
068-010-011	35.17 acres	Agricultural	N	\$320
068-010-012	13.48 acres	Agricultural	N	\$107
068-010-013	6.35 acres	SFR	N	\$7,489
068-030-015	76.49 acres	Agricultural	N	\$12,997
068-100-001	24 acres	AE-80	Y	\$65
<b>TOTAL</b>	<b>5,176.13</b>			<b>\$33,984</b>

*“The Williamson Act, also known as the California Land Conservation Act of 1965, enables local governments to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agricultural or related open space use. In return, landowners receive property tax assessments which are much lower than normal because they are based upon farming and open space uses as opposed to full market value.”*

– from the California Department of Conservation



# Location

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## **About Three Rivers, CA:**

Three Rivers is a charming Sierra Nevada foothill village situated at the primary entrance to Sequoia and Kings Canyon National Park. This picturesque village is nestled along the five forks of the Kaweah River, contributing to its unique character. Interestingly, although it could have been called “Five Rivers,” the name “Three Rivers” was chosen due to the smaller size of two of its forks, namely the East Fork and the Marble Fork, in comparison to the larger North Fork, South Fork, and Main Fork.

Three Rivers serves as the welcoming gateway to the Ash Mountain Main Entrance of Sequoia-Kings Canyon National Park, where you can encounter the awe-inspiring Giant Sequoia trees, the largest living organisms on Earth. Conveniently located east of Visalia on Highway 198, Three Rivers is positioned halfway between the bustling cities of Los Angeles and San Francisco. This makes it an ideal destination for weekend mountain getaways or extended vacations, offering a peaceful retreat in the scenic Sierra Nevada foothills.

**Nearby airports:** *Vasalia Municipal Airport with jet capabilities, only 35 minutes from the ranch. Domestic and International airport is the Fresno Yosemite International Airport (76 miles from the ranch)*

## **About Tulare County, CA:**

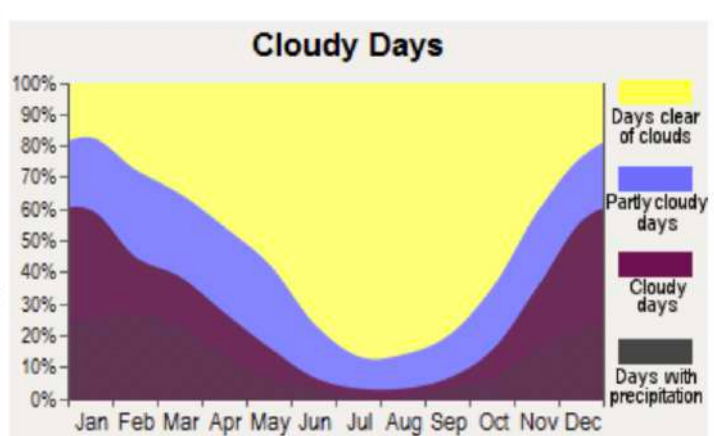
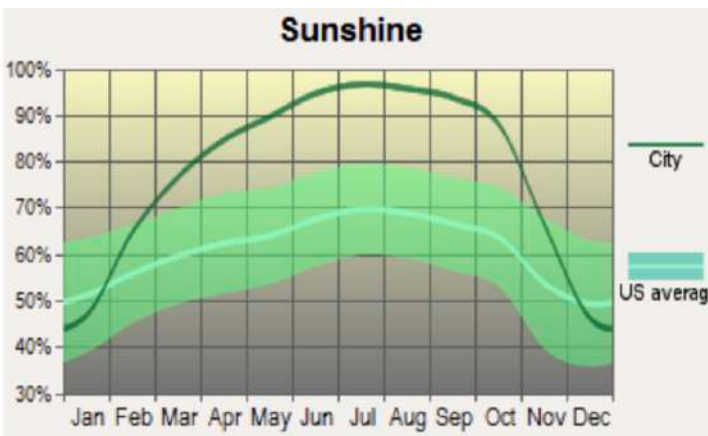
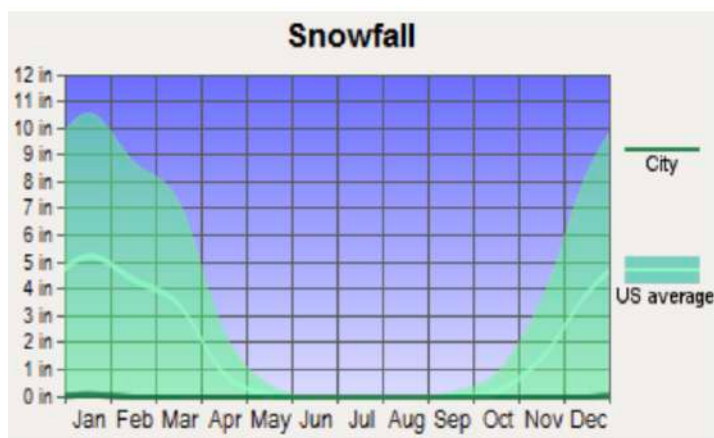
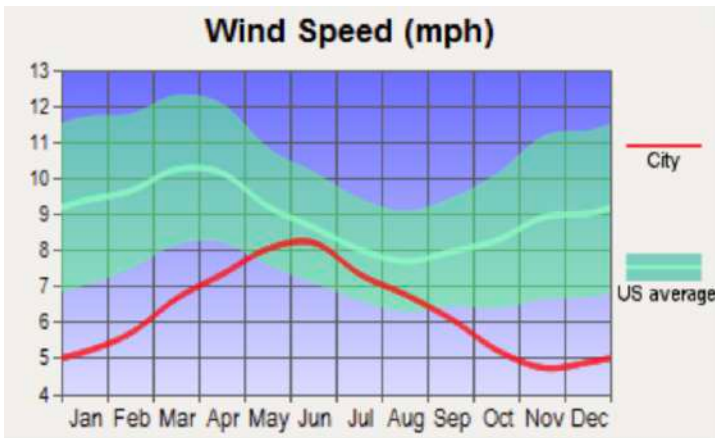
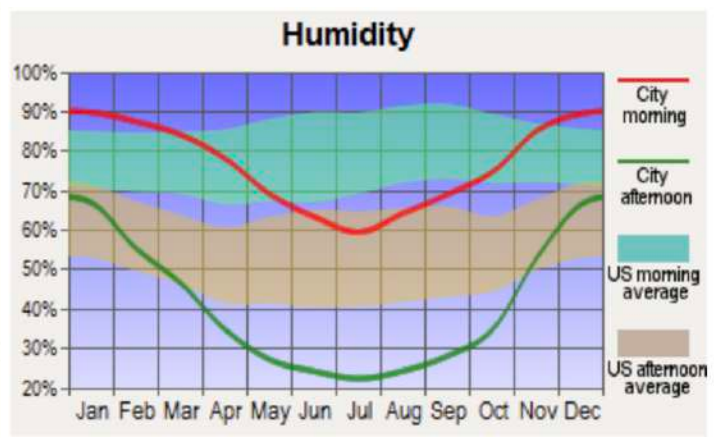
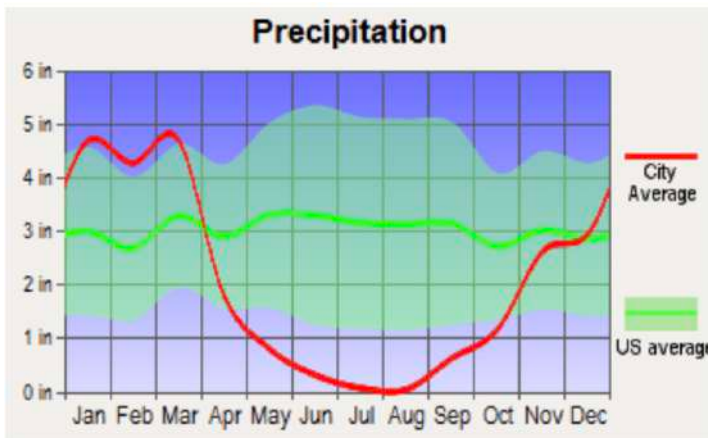
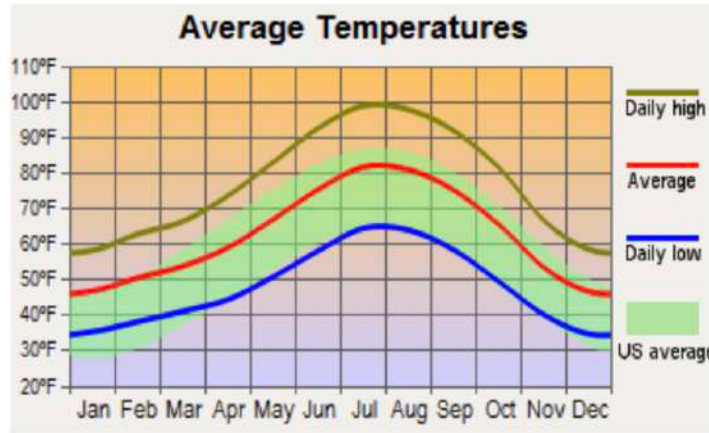
Tulare County, centrally located in California’s Central Valley, offers a diverse and geographically varied landscape. It spans an area of 4,863 square miles and has a growing population of 479,112 residents. The county is known for its stunning natural surroundings, with the Eastern half dominated by the Sierra Nevada range, including peaks rising over 14,000 feet, and abundant public lands like Sequoia National Park and National Forests.

In contrast, the Western half of Tulare County features a highly cultivated and fertile valley floor, making it the leading agricultural producer in the United States. The county seat, Visalia, serves as the gateway to Sequoia National Park and provides access to various outdoor recreational activities. With a population of 127,081, Visalia is conveniently located within a few hours’ drive of major California cities like San Francisco and Los Angeles, as well as the central coastline.

Tulare County is renowned for hosting the World Ag Expo in Tulare, emphasizing its agricultural prominence. The county’s economy is diversified, encompassing agriculture, logistics, significant packing and shipping operations, major manufacturing facilities, healthcare, and the emerging bioeconomy. Its cultural diversity and thriving agriculture sector make Tulare County a dynamic and economically vibrant region.

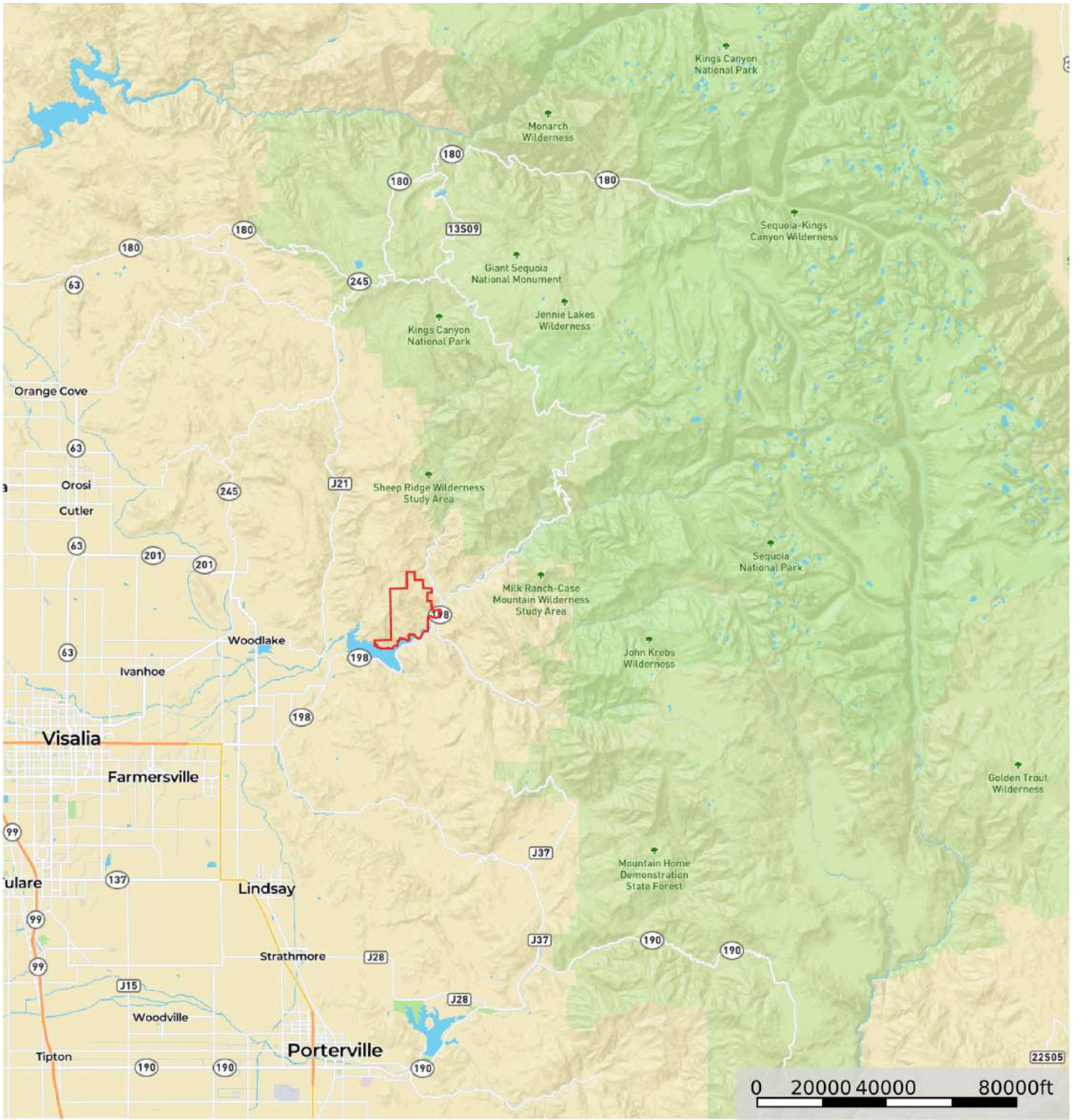


# Weather



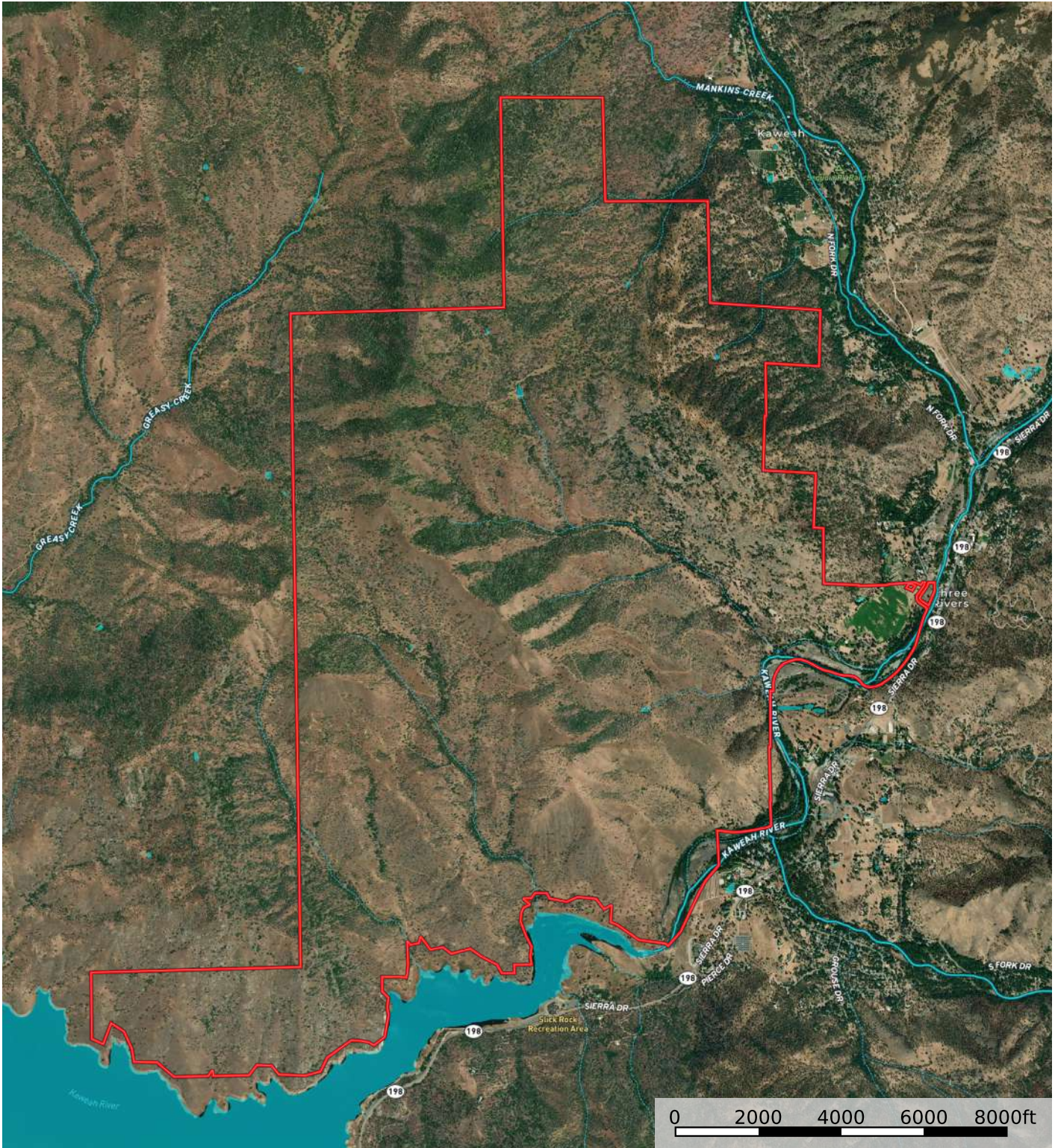


# Street Map





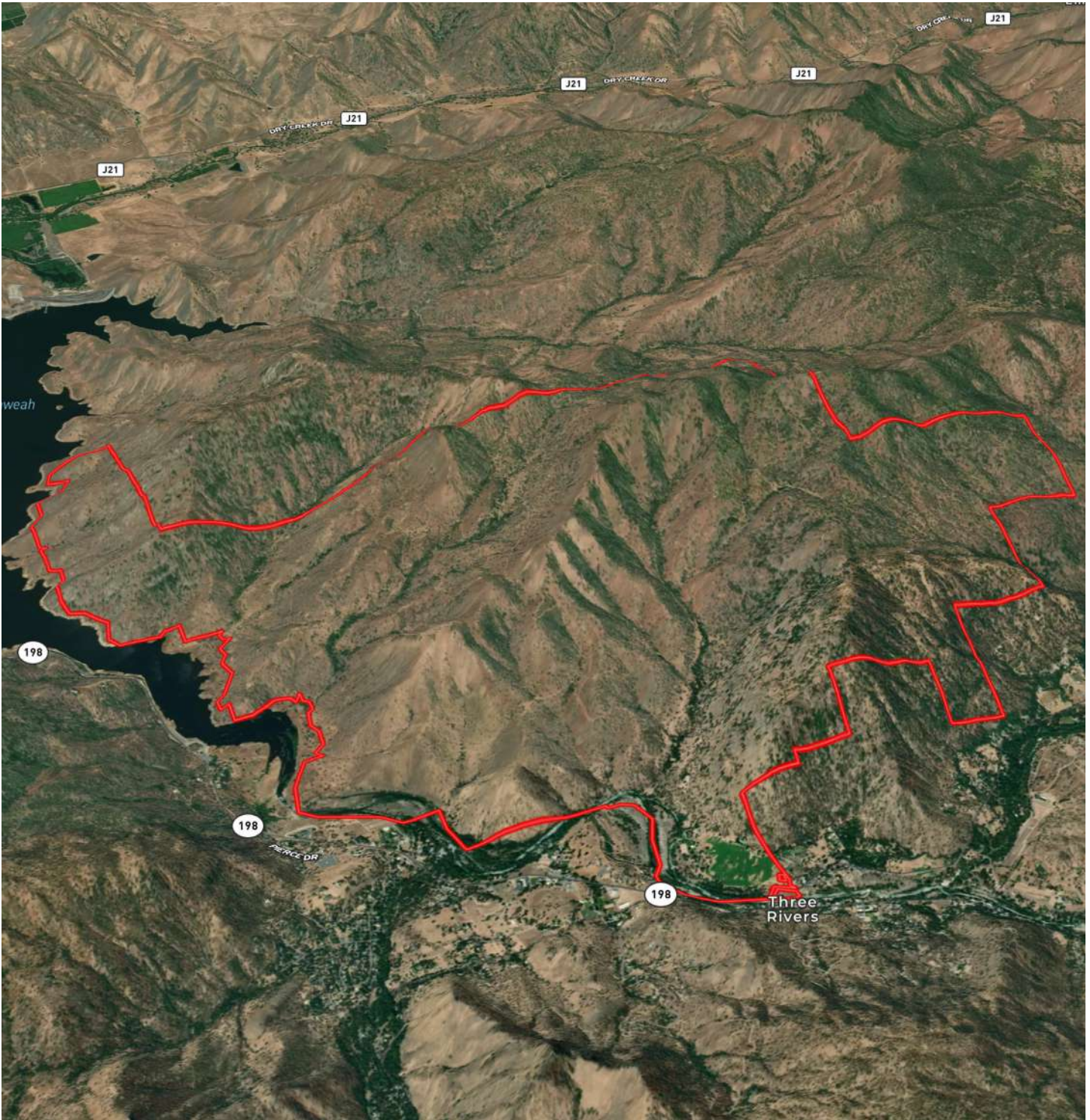
# MB Satellite Map



- Boundary
- Stream, Intermittent
- River/Creek
- Water Body



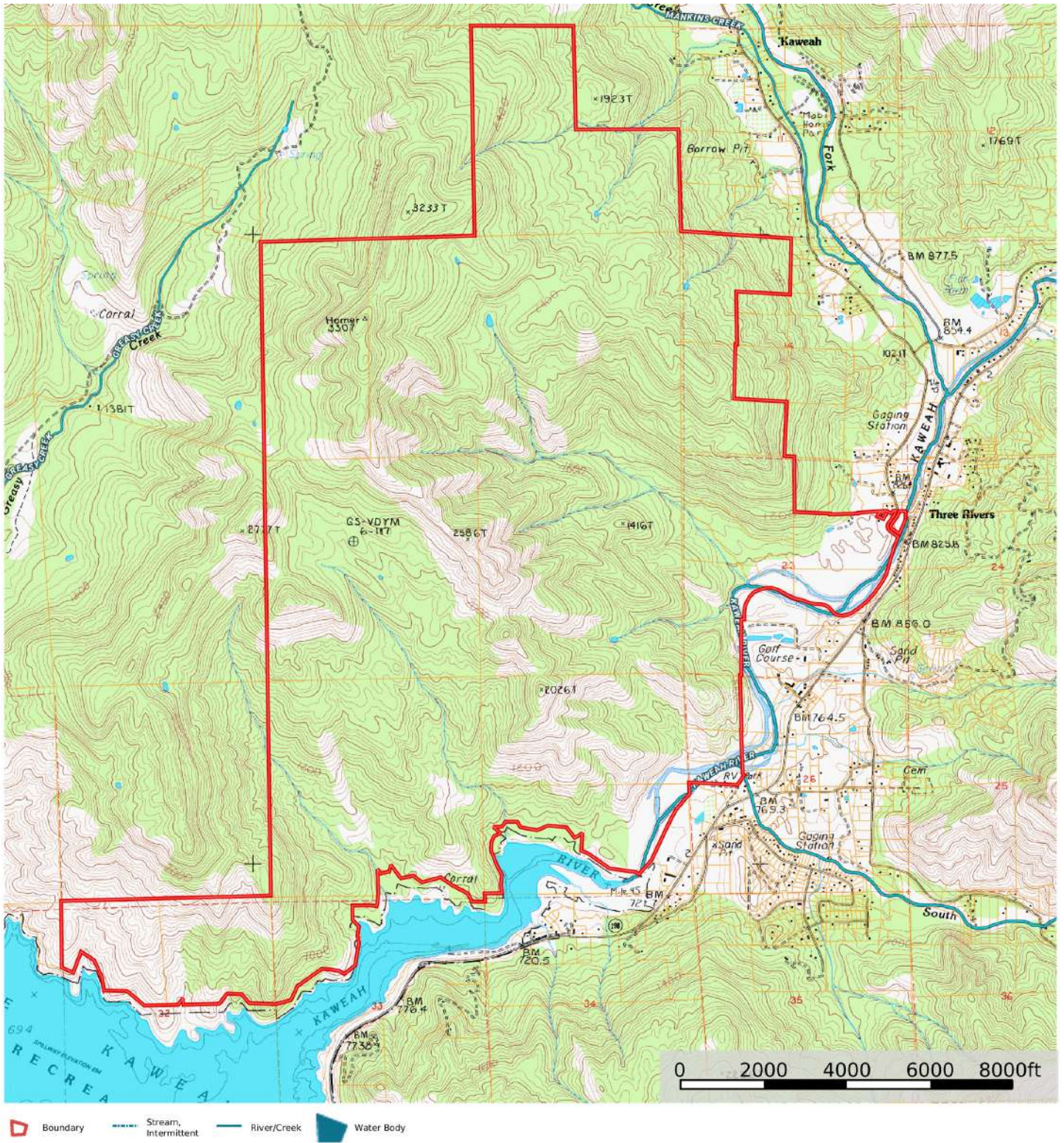
# 3D Map



 Boundary

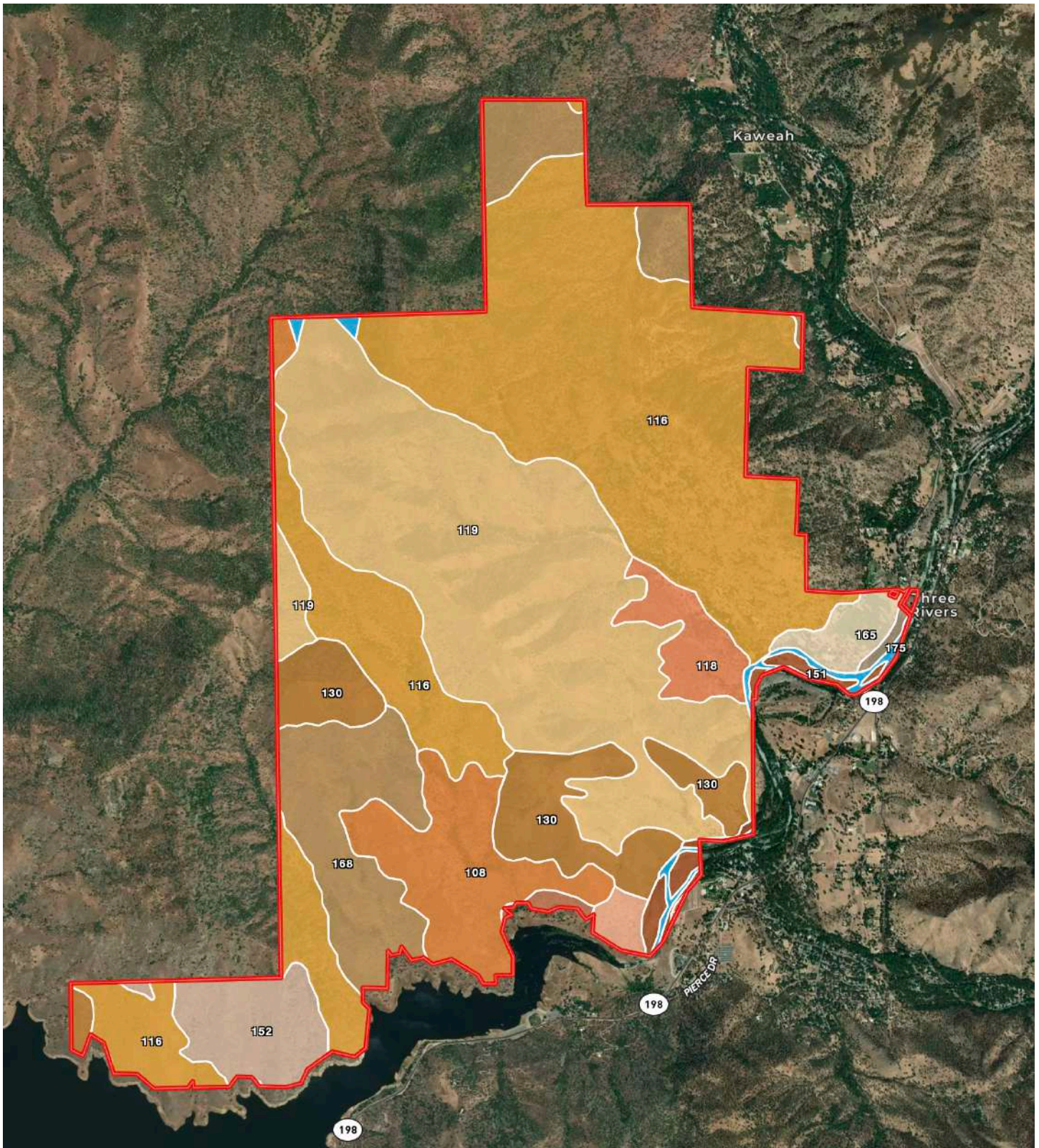


# Topo Map





# Soil Map



*For a more in-depth soils report, please contact our office*





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