



FARMS | RANCHES | RECREATIONAL PROPERTIES | LAND | LUXURY ESTATES



Badger Ranch

259.27 ± Acres | Fresno County, CA



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DRE #02252473



Introduction

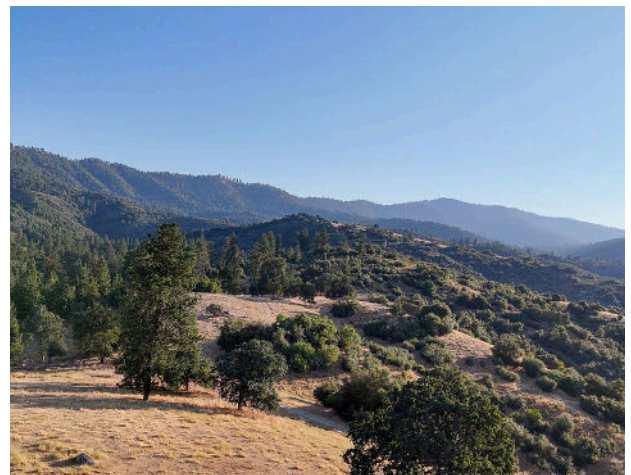


Discover a rare opportunity to own 259.27± acres of stunning rural land in the Sierra Glen area of unincorporated Fresno County. This expansive property offers breathtaking views of the surrounding mountains and valleys, serene meadows, and year-round access to the scenic Dry Creek which bisects the land. With gently rolling to steep topography, this land is ideal for seasonal cattle grazing, outdoor recreation, or future rural residential development.

The property includes a rustic 320± sq. ft. off-grid cabin with wood siding, wood stove, kitchenette, and gravity-fed water system, along with a detached outhouse featuring a plumbed toilet, sink, and shower. Additional structures include two small storage sheds. While modest, these improvements provide utility for recreational use.

Accessed via a gated easement road approximately 1,500 feet from Whitaker Forest Road, the site offers privacy, seclusion, and direct proximity to Kings Canyon and Sequoia National Parks. Zoned AE-160 (Exclusive Agriculture), the land supports agricultural, recreational, and rural residential uses. Utilities include a septic system and an old domestic well; PG&E power is located nearby.

Whether you're seeking a private retreat, recreational getaway, or a large parcel with future potential, this unique property offers natural beauty, tranquility, and endless possibility.

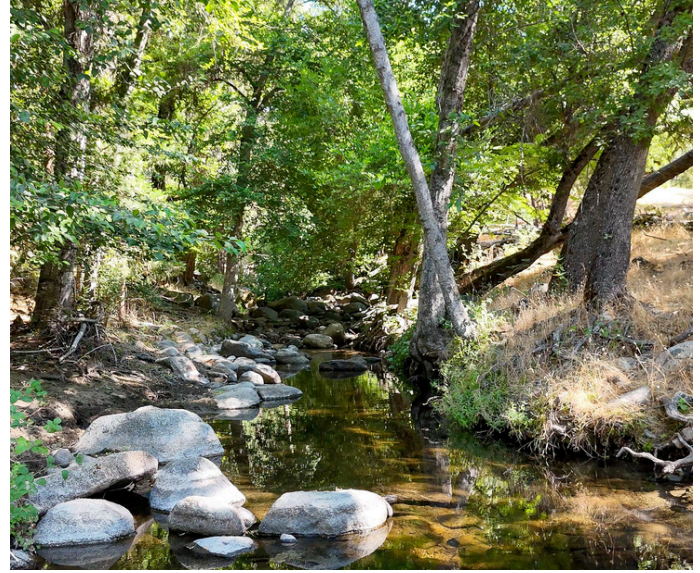


Highlights

- 259.27± acres
- Excellent recreation with deer, pigs, turkey, quail and dove
- Borders the National Forest
- Beautiful mountain and valley views
- Seasonal Creek runs through property
- Small off-grid cabin
- Detached outhouse with plumbing
- Zoned for Agriculture and rural living
- Gated dirt road access
- PG&E power nearby
- Close to Sequoia & Kings National Parks
- 160 acres in the Williamson Act for lower taxes



Water



The property features seasonal water access from Dry Creek, which runs through the site and provides a natural water source. A small domestic well is located near the central portion of the property, primarily used for stock water. Water for the cabin is supplied manually from a nearby holding tank.



Hunting & Recreation



The property is a true recreational retreat for outdoor enthusiasts and hunters alike. Nestled in the Sierra foothills, it offers prime habitat for deer, wild turkey, quail, dove, and the occasional predator species. With a mix of open meadows, oak and pine forests, and a seasonal creek, the 259± acres provide diverse terrain ideal for hunting, hiking, camping, and exploring. The secluded setting and minimal human intrusion create a natural corridor for wildlife. Additionally, the eastern boundary of the ranch is adjacent to U.S. Forest Service lands, offering even more space to roam and enjoy recreational pursuits. Whether you're seeking a private hunting camp or a mountain escape, this property delivers unmatched access to the outdoors.



Size & Zoning

The 259.27 +/- acre ranch consists of 3 parcels.

APN #	Acres:	Zoning / Land Use Code
195-070-12S	160	AE160
195-170-07	79.27	AE160
195-170-38	20	AE160

Please refer to Fresno County Code Zoning Regulations for a complete list of allowed uses for this property. Current Property Taxes for this property are \$6,076

Location



About Miramonte, CA:

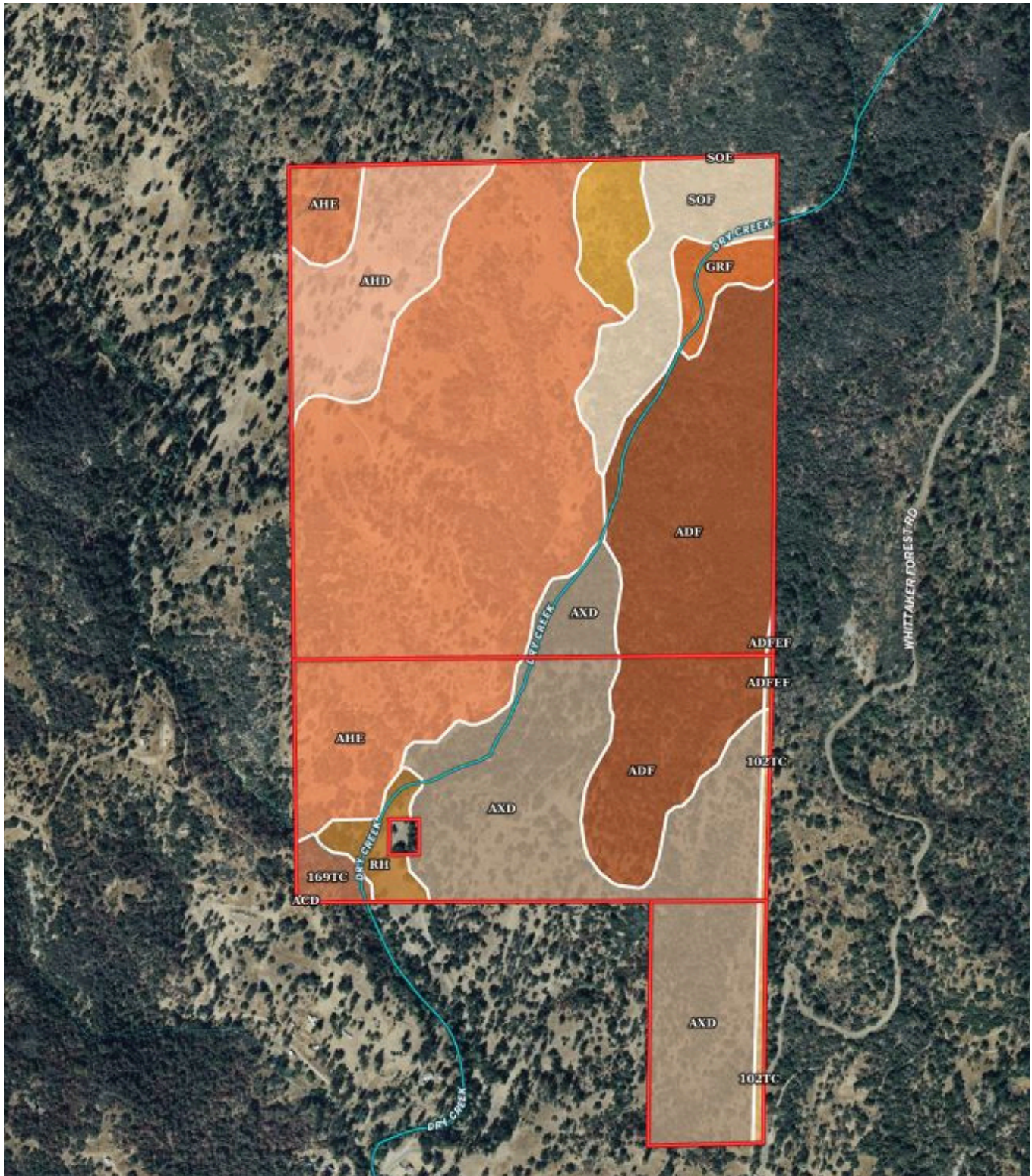
Miramonte, California is a peaceful mountain community located in the Sierra Nevada foothills of Fresno County, offering quiet rural living surrounded by nature. Just a short drive from Kings Canyon and Sequoia National Parks, the area provides easy access to outdoor recreation, including hiking, wildlife viewing, and scenic drives. Miramonte is also part of a small but notable wine region, with nearby vineyards and rustic charm. For grocery and supply needs, residents and visitors can find basic options in Squaw Valley, while larger selections are available in the nearby cities of Fresno, Visalia, and Exeter—all within a 45- to 60-minute drive. Fresno Yosemite International Airport serves as the closest major airport, making travel convenient while still enjoying a secluded lifestyle.

About Fresno County, CA:

Fresno County, located in California's San Joaquin Valley, is a diverse region known for its rich agriculture, producing more crops than any other county in the U.S. It spans nearly 6,000 square miles and is home to just over 1 million residents, with Fresno as its largest city and urban hub. The county features a blend of rural farmland, vibrant communities, and access to natural landmarks like Yosemite, Sequoia, and Kings Canyon National Parks. Its population is culturally diverse and relatively young, contributing to a dynamic and growing region that balances urban convenience with outdoor adventure.

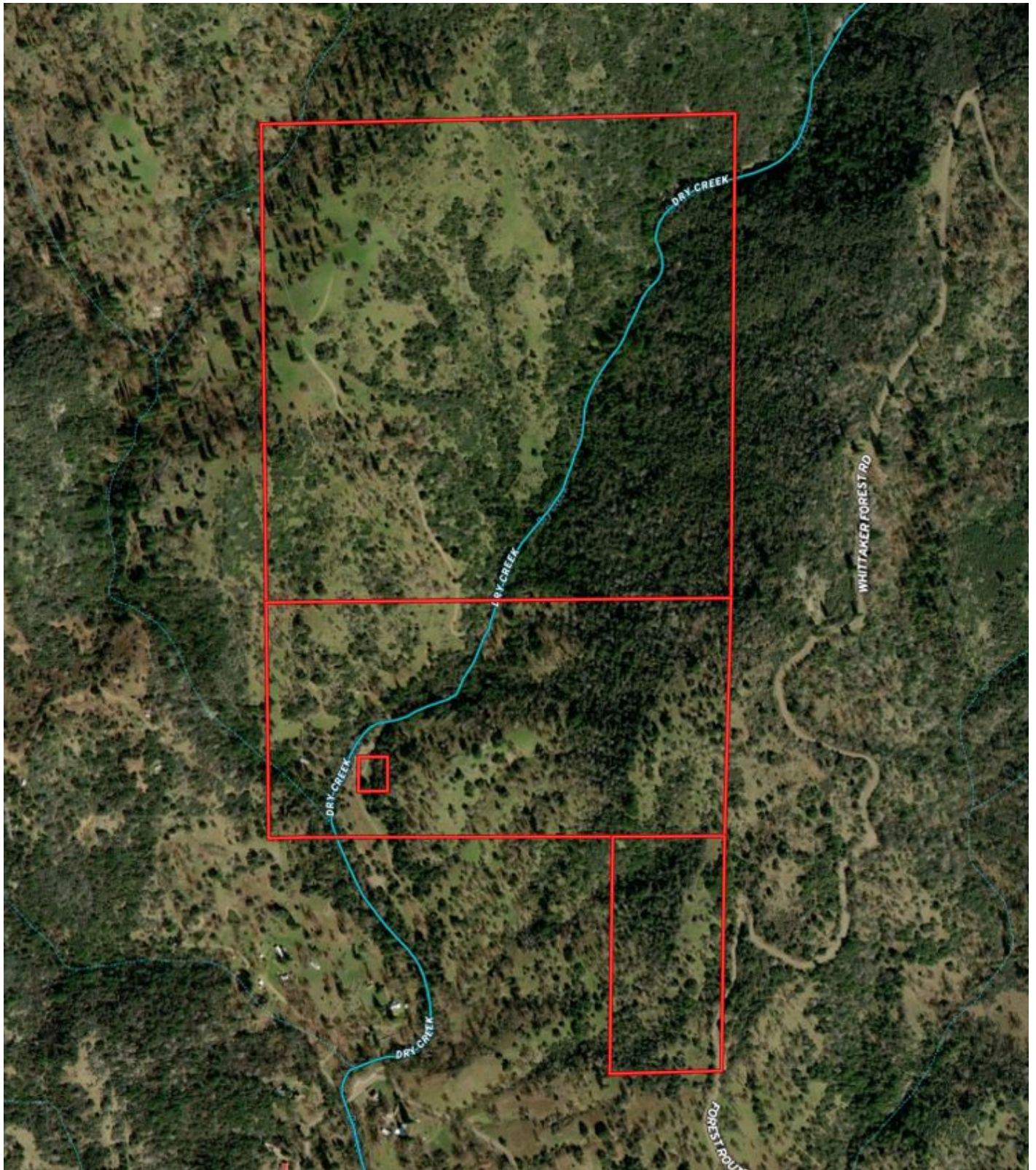


Soil Map

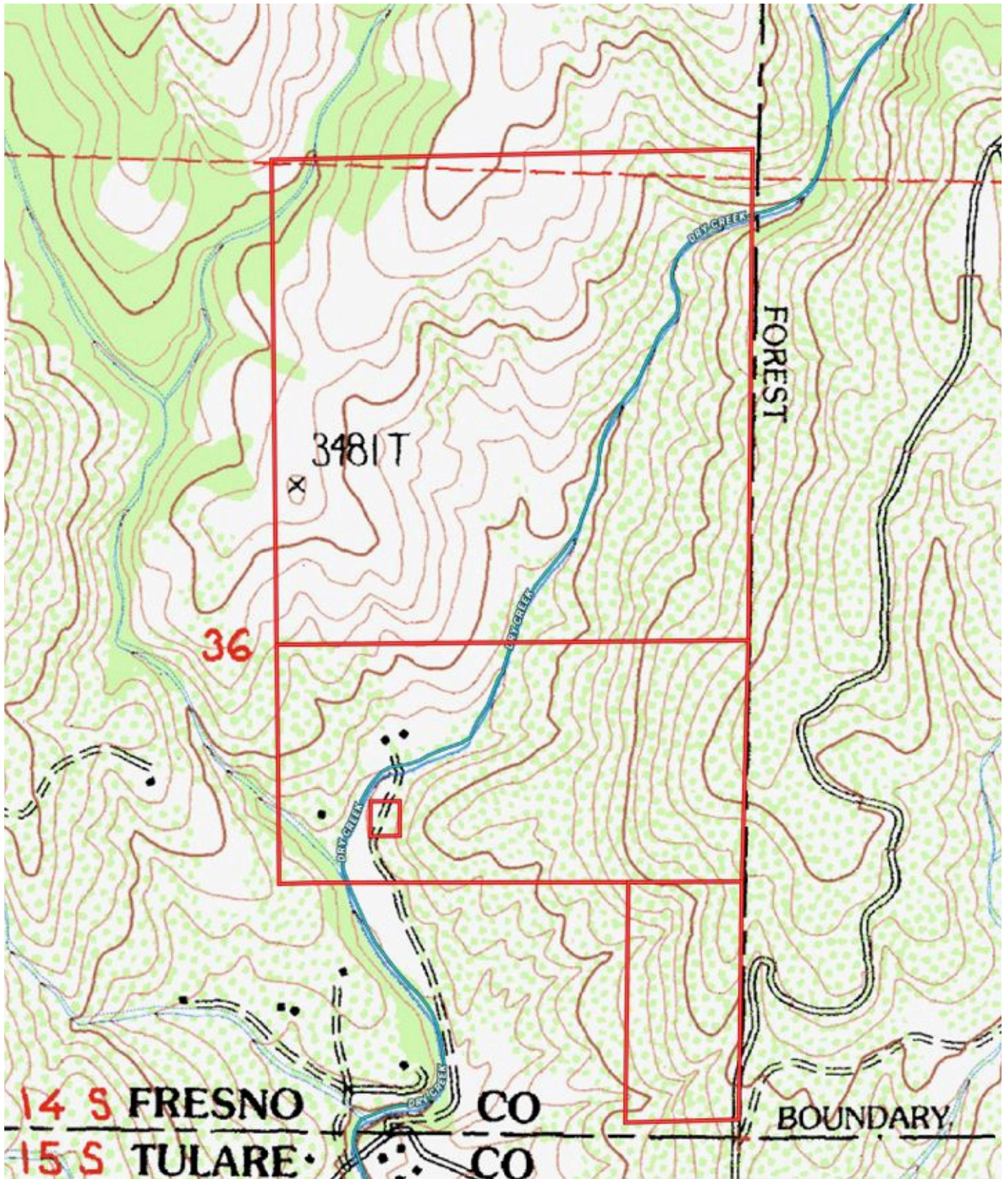


For a more in-depth soil report, please contact the agent

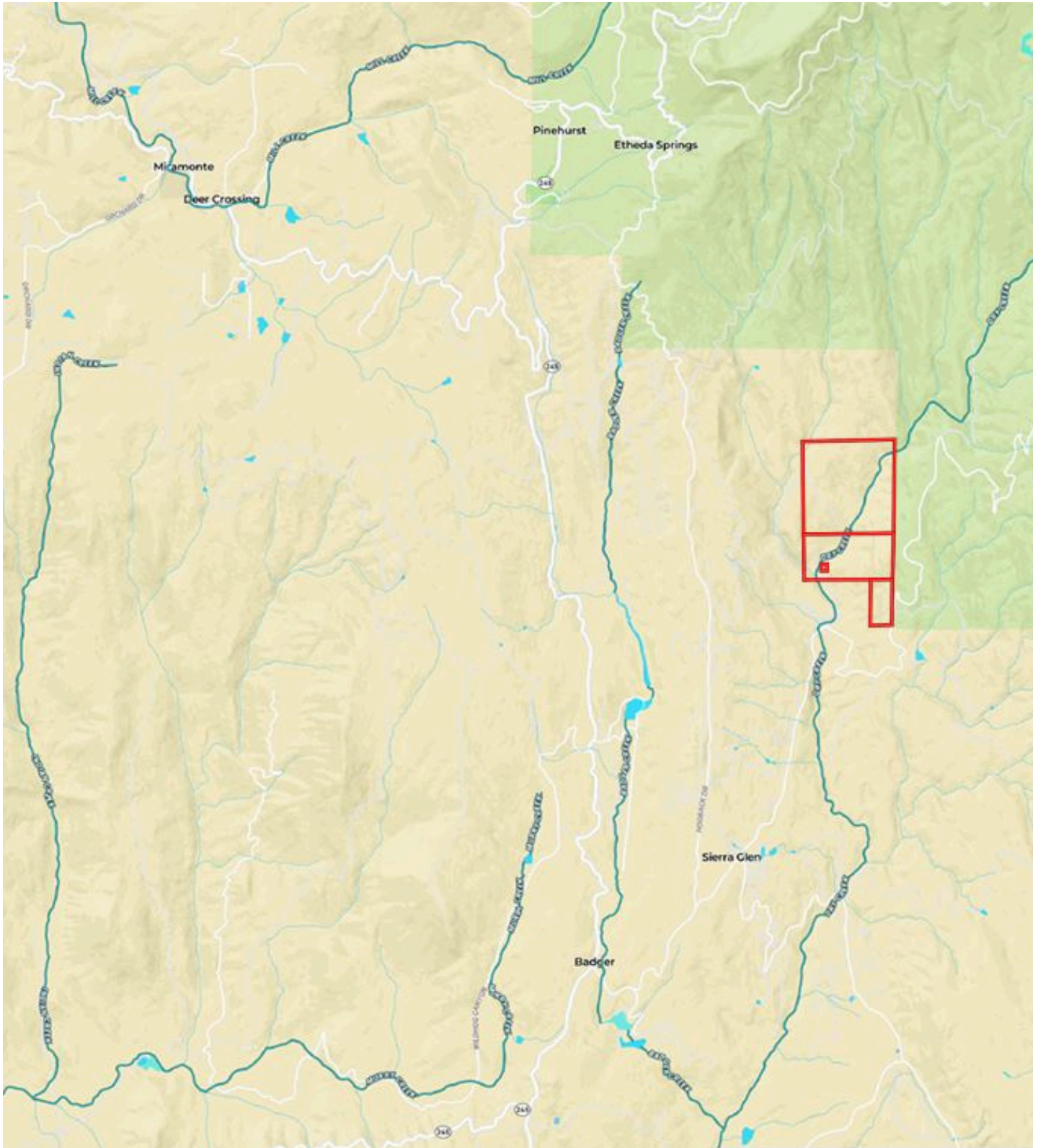
Hex Aerial / MB Satellite Map



Vintage Topo Map



Street Map



3D Map





California Outdoor Properties, Inc. is pleased to have been selected as the Exclusive Agent for the seller of this offering. All information has been obtained from sources deemed reliable by California Outdoor Properties, Inc. However, the accuracy of this information is not guaranteed or warranted by either California Outdoor Properties, Inc., or the sellers. Prospective buyers are charged with making and are expected to conduct their own independent investigation of the information contained herein. This offering is subject to prior sale, price change, correction or withdrawal without notice, and any offer presented does not have to be accepted.



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