

LOS ROBLES RANCH

6,139± ACRES | \$18,000,000 | EXETER, CALIFORNIA



CLARK
COMPANY
RANCH REAL ESTATE

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LOS ROBLES ~ RANCH ~

36885 Yokohl Valley Drive | Exeter, California 93221



Overview

A breathtaking cattle and recreational ranch positioned in the western Sierra Nevada foothills, Los Robles Ranch is comprised of 6,139± acres. This expansive ranch is situated in the picturesque Yokohl Valley on the west side of the Sierra Nevada Mountains.

Los Robles Ranch has traditionally run over a thousand head of cattle during the winter months, and is equally suited to a year-round cow-calf operation with a capacity of around 400 head. Los Robles Ranch features nine year-round ponds, numerous springs and several reservoirs which provide ample stock water.

Improved with 3 residences, a barn, and cattle working facilities, Los Robles Ranch is a private and secluded but accessible holding. The Ranch's stunning topography features impressive rock outcroppings and oak-studded hillsides. Adjoining forest and wilderness lands, Los Robles Ranch is a one-of-a-kind ranch presenting countless recreational advantages.

www.clarkcompany.com/properties/Los-Robles-Ranch/



**CLARK
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Los Robles Ranch is situated at 36885 Yokohl Valley Drive, just 15 miles east of downtown Exeter, in central San Joaquin Valley. Incorporated in 1911, Exeter is a quaint farming town, whose population is just over 10,000 residents. With rich agricultural heritage, it is known as the "Citrus Capital of the World" boasting claim to the finest, sweetest navel oranges. Exeter also features an impressive gallery of building/wall mural art depicting various historical and cultural artworks.

While the basic services are available in the town of Exeter, a broader selection of amenities and conveniences including dining, shopping, entertainment, and municipal airport are offered 25 miles west in the city of Visalia. Commercial, daily air services to a wide range of cities including Chicago, Denver, Guadalajara, San Diego, Los Angeles, San Francisco and beyond are available at the Fresno/Yosemite Airport, a 70-mile drive from the Ranch entrance.

Location & Access



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Operations

Los Robles Ranch is equipped with 6 wells—including one domestic, one solar well and two with solar pumps, which deliver water to tanks for distribution. The Ranch also offers numerous springs and several reservoirs which provide ample stock and wildlife water. Further, there are a total of 21 ponds, 9 of which are active year-round.

A year-round, cow-calf operation offers a carrying capacity of approximately 400 head. Typically, the Ranch provides ample grass for the operation, but occasionally hay supplementation is required. There are new cattle-working facilities with new corrals, electronic scales, and hydraulic squeeze. Further, the Ranch is cross and perimeter fenced with 11 fenced pastures.



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Los Robles Ranch is complemented by a modest, yet comfortable set of improvements including four houses and cattle operation equipment.

The main house comprises 2,000± square feet and includes two bedrooms and two-and-one-half bathrooms. The main house features tile flooring, master suite with walk-in closet, double shower, and more. The paved backyard presents in-ground swimming pool and ample room for entertainment. The nearby, bunkhouse/guest house comprises 920± square feet with one bedroom and one bathroom.

The comfortable manager's residence is a three-bedroom, two-bathroom home with 1,392± square feet of living space. The barn, comprising 2,793±-square feet, has a cement floor and is utilized as a shop and work area. Additionally, located near the northeastern corner of the Ranch, there is a house that was previously used by CalFire. The home is abandoned and uninhabitable.

Improvements

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Recreational Considerations

Los Robles Ranch presents a multitude of outdoor activities on site including a fishable pond stocked with bass and catfish. The numerous Ranch ponds are also habitations for turtles, ducks, and geese. Enjoyable wildlife populations including deer, pigs, turkeys, bobcats, mountain lion, bears, California quail, hawks and Bald Eagles populate the region.

Moreover, the lands situated to the east of the Ranch are vast forests and wildernesses. Sequoia National Park and Three Rivers are amongst the outdoor destinations within 40 miles. Recreational adventures including hunting, river rafting, hiking, and snow skiing are innumerable.



Photo Credit: Los Angeles Times



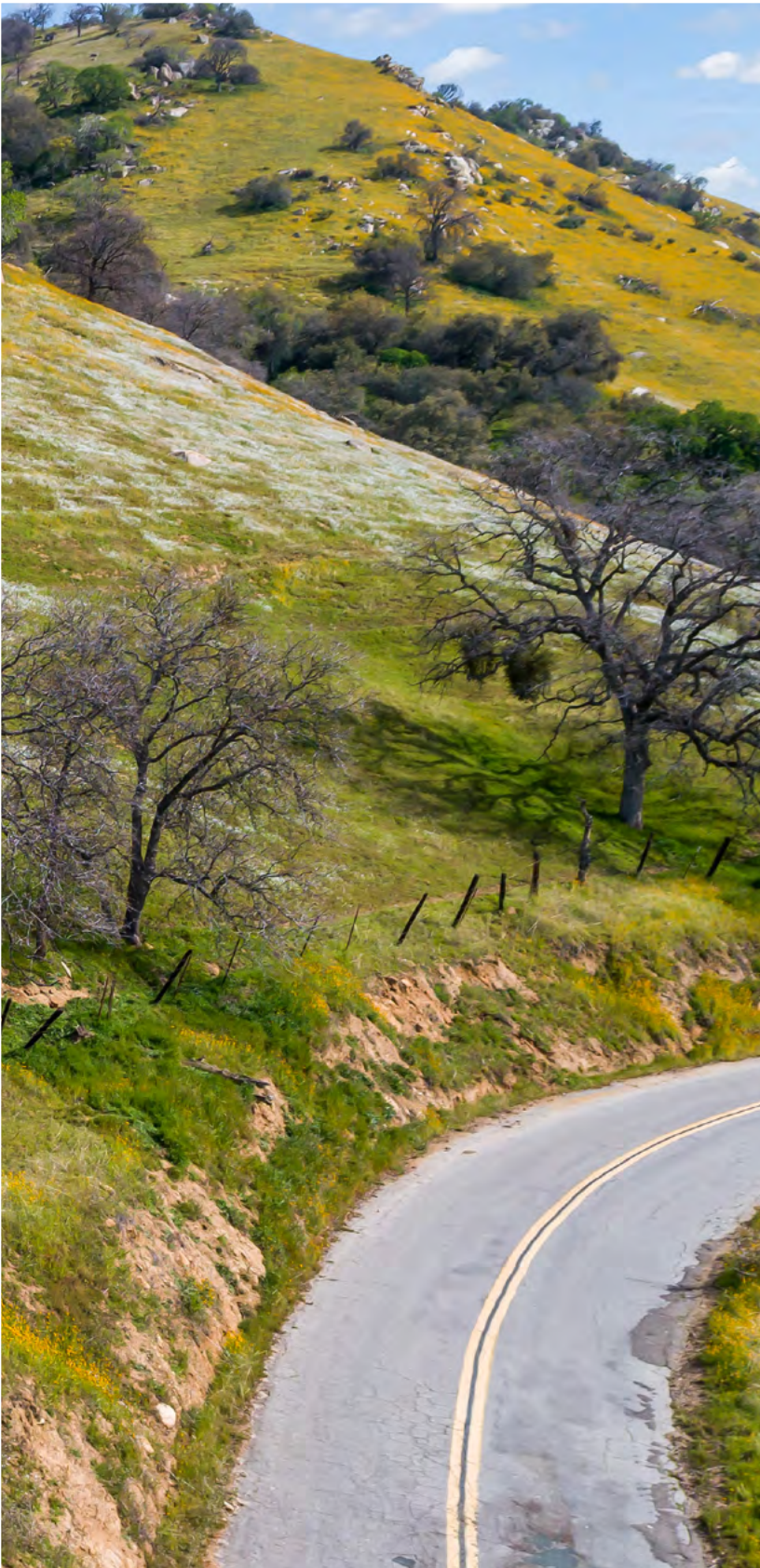
Photo Credit: Mountain Descents



Photo Credit: National Park Service

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Acreage & Zoning

Los Robles Ranch is situated in Tulare County, California and spans 6,139± acres, zoned Foothill Agricultural (AF). Generally, AF zoning is a zone whose use allows for intensive and extensive agricultural uses and operations. This zoning imposes reasonable rules and limitations on the number of buildings/residences that can be built and defines allowable agricultural uses. For additional information or specific use allowances, please direct inquiries to the Tulare County Resource Management Agency.

Los Robles Ranch consists of the following APNs:

142-060-056 142-060-057 144-230-011
144-230-013 144-230-015 219-050-010
219-050-014 219-050-015 219-060-008

Los Robles Ranch is under Williamson Act Contract, also known as the Ag Preserve. The Ag Preserve generally limits the land usage to agriculture or related open space uses in exchange for reduced property taxes. For the 2022/23 tax year, Los Robles Ranch property taxes were approximately \$33,000.

Price

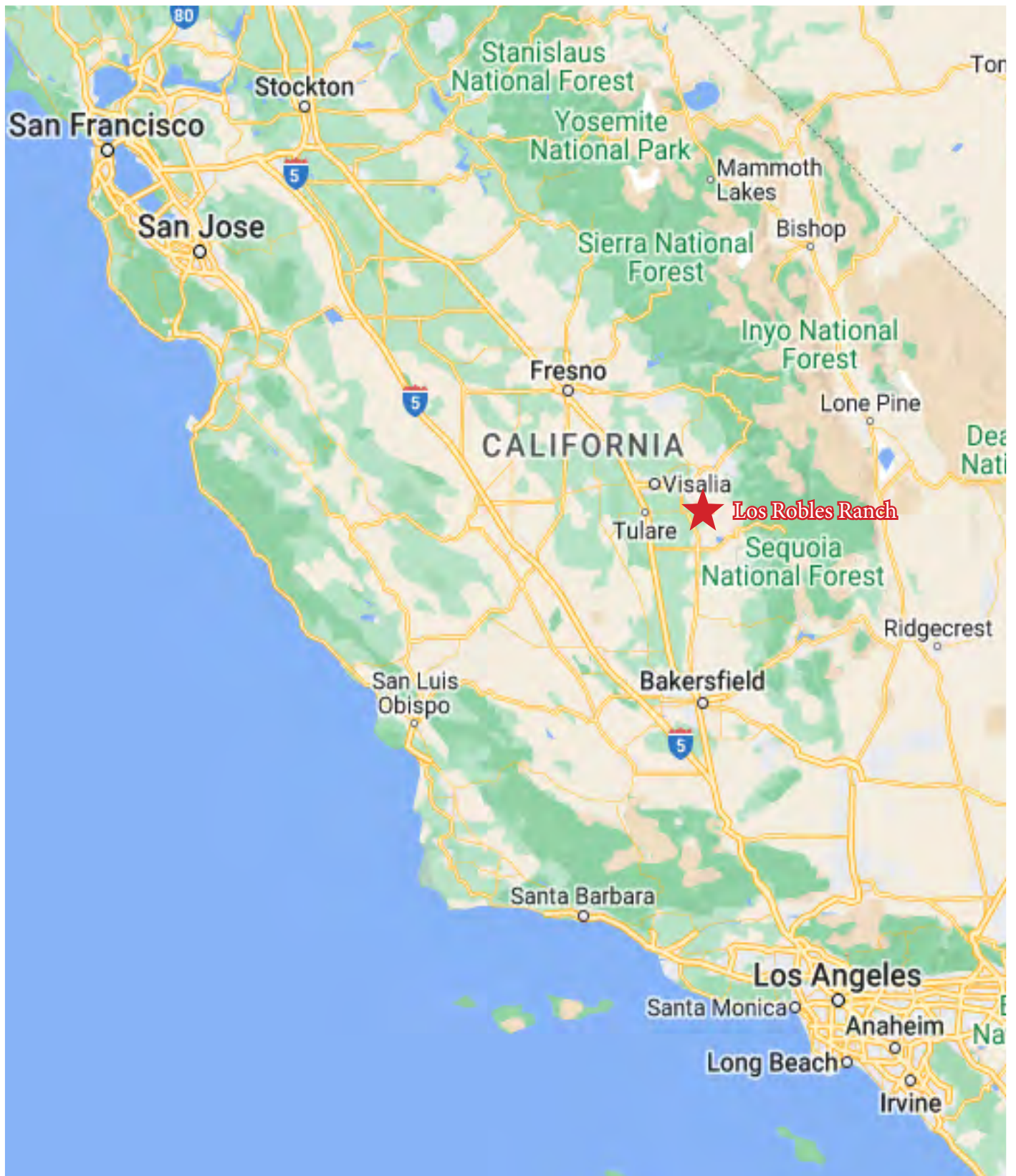
Offered at
\$18,000,000

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