

Fine Gold Creek Ranch

784.43 Acres

Madera County, CA

\$3,350,000



HAYDEN  OUTDOORS

Fine Gold Creek Ranch

TOTAL ACRES:

784.43

PRICE:

\$3,350,000

COUNTY:

Madera County

CLOSEST TOWN:

North Fork, CA

Presented by



Kevin Brunk

📍 Real Estate Agent, CA Lic #02139744

✉️ KevinBrunk@HaydenOutdoors.com

📞 209.604.2912



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Property Summary

Fine Gold Creek Ranch is a multi-parcel 784.43-acre property near O'Neals and North Fork in Madera County. Just over thirty miles from Yosemite National Park and the Clovis / Fresno area, this ranch offers multiple homes, ponds, prime livestock grazing and hunting land, all straddling the year-round Fine Gold Creek. This income producing property has plentiful water, wildlife, rich habitat and an ideal central location for your home or getaway.



Activities & Amenities

ATV/Off Road
Cattle/Ranch
Cycling/Mountain Biking
Development Potential
Equestrian/Horse Property
Hiking/Climbing
Hunting - Big Game, Predator/Varmint, Small Game, Turkey, Upland Birds & Waterfowl
Income Producing
Irrigation
Outbuilding/Barn/Shed/Shop
Pond/Lake
Stream/River
Water Access & Water Rights
Waterfront
Wooded
State Hunting Unit: See CA Fish and Wildlife

Land Details

Address: 50871 Road 200, O'Neals, California 93645, USA
Closest Town: North Fork
Total Acres: 784.43
Deeded Acres: 784.43
Zoning: RM (Residential Mountain Family Home)
Elevation: 1280'-2180'
Topography: Flat to rolling hills
Vegetation: Native trees, grass, shrubs
Water Rights: Yes, Riparian Rights
Estimated Income: \$80,000
Income Type: Rentals and Grazing Lease

Building Details

Homes: 3
Style of Home(s): Ranch - 2 Story, Cabin, Mobile Unit
Finished Sq. Ft.: Approx. 4,000+
Bedrooms: 4 | Full Bathrooms: 4
Basement: None
Parking Types: Carport & Driveway
Total # of Spaces: 25
Outbuildings: 4
Other Improvements: Round Pens, Corrals
Fence Type: Barbed Wire / Other Ranch Fencing
Cooling Systems: Forced Air Cooling
Heating Systems: Electric Heaters, Fireplace, Forced Air & Wood Stove
Waterfront Features: Fine Gold Creek (year-round) & Ponds / Lakes (year-round)
Exterior Features: Expansive Deck Area



Land

This beautiful property includes two contiguous parcels: APN 050-101-005 (168.52-acres) and 050-101-009 (615.91-acres); totaling approximately 784.43-acres. Two domestic and five ag wells, two water tanks, the creek and lakes supply ample water to the improvements and property. The year-round Fine Gold Creek runs through the property, feeding the two large pond / lakes and greatly enhancing the rich habitat for livestock and wildlife. Surrounding the ranch center are gently rolling hills, flat grazing land, good soils, studded with a variety of trees including oak and other deciduous varieties, conifers, grasses and wildflowers. A myriad of wildlife can be seen on the ranch land and in the surrounding area. Spectacular views of the region's Mother Lode foothills and Sierra Nevada range can be taken in from around the property including panoramic vistas from the home. Clear night skies free from ambient light and gentle breezes offer a quiet respite from the bustle of urban life. Well-maintained roads provide access through the ranch. The property is not in the Williamson Act.

Improvements

There are three main homes on the property: A ~3,300-sq. ft. two story main home; a single-story wood-clad guest house; and a trailer home. All three are currently used for rental income, totaling over \$55,000 annually. All three have central heat and air. One well services the main home and guest house while another one provides service to the third home. Each of the three residences has its own power (with meters) and septic system.

Main Home (50871 Road 200): Paved driveway, carport, two bedrooms, three baths each with dual vanities, two kitchens, laundry room, great room, nook area, storage, dining, closets, decks / patios, balconies and more. Propane heat. The guest house (50881 Road 200) and mobile unit (50891 Road 200) include living, dining, sleeping areas and more. The covered open-sided metal building supplies a large storage area for ranch vehicles and equipment. Two shipping storage containers supply even more storage. There are also two small well houses. The property includes plentiful covered and open storage for livestock feed, ranch equipment, side-by-sides, boats and other vehicles and materials / supplies. The land is fenced and includes barbed wire ranch fencing, separate pens, cross fencing, gates, and more.

Note: Building areas and details are approximate.







Recreation

This property and the surrounding region provides many outdoor activity opportunities such as horseback riding, hiking, fishing, upland bird and big game hunting, cycling, wildlife viewing and more. Activities are plentiful in the surrounding hills, mountains, lakes, rivers and streams of the Gold Country, Valley and Sierra Nevada. Millerton Lake is just twenty miles away, with the world-renowned Yosemite National Park only 32-miles up CA-41. Shaver Lake, Kings Canyon and Sequoia National Parks are just to the southeast while the growing Madera Wine Trail is a short drive towards the Valley. China Peak provides snow sports only 50+ miles away.

Agriculture

The property is well suited for cattle and horse grazing and other farm and ranch activities.

Water/Mineral Rights & Natural Resources

Riparian rights along Fine Gold Creek.

General Operations

Rental income from the three residential units is approximately \$55,000 annually. Historically the ranch had a livestock grazing lease commanding approximately \$25,000 annually.

Region & Climate

O'Neals, North Fork and the neighboring communities in Madera County offer year-round residents and visitors exceptional climate and weather. The region has a rich history of cattle ranching and mining, along with extensive outdoor recreation.





History

Madera history, before and after the formation of the county in 1893, has been determined by its three different physical areas and its consequent resources; First, the belt of foothill region in which gold was discovered and the first village established for the accommodation of homesteaders on the only available water supply; secondly, the plains area, with but scant water supply under natural conditions, which could furnish only pasture until such time as electric power warranted pumping or highly capitalized water storage furnished gravity water to the farmer; and thirdly, the higher Sierras, with their timber and mineral and opportunities for recreation and the accommodation of tourists.

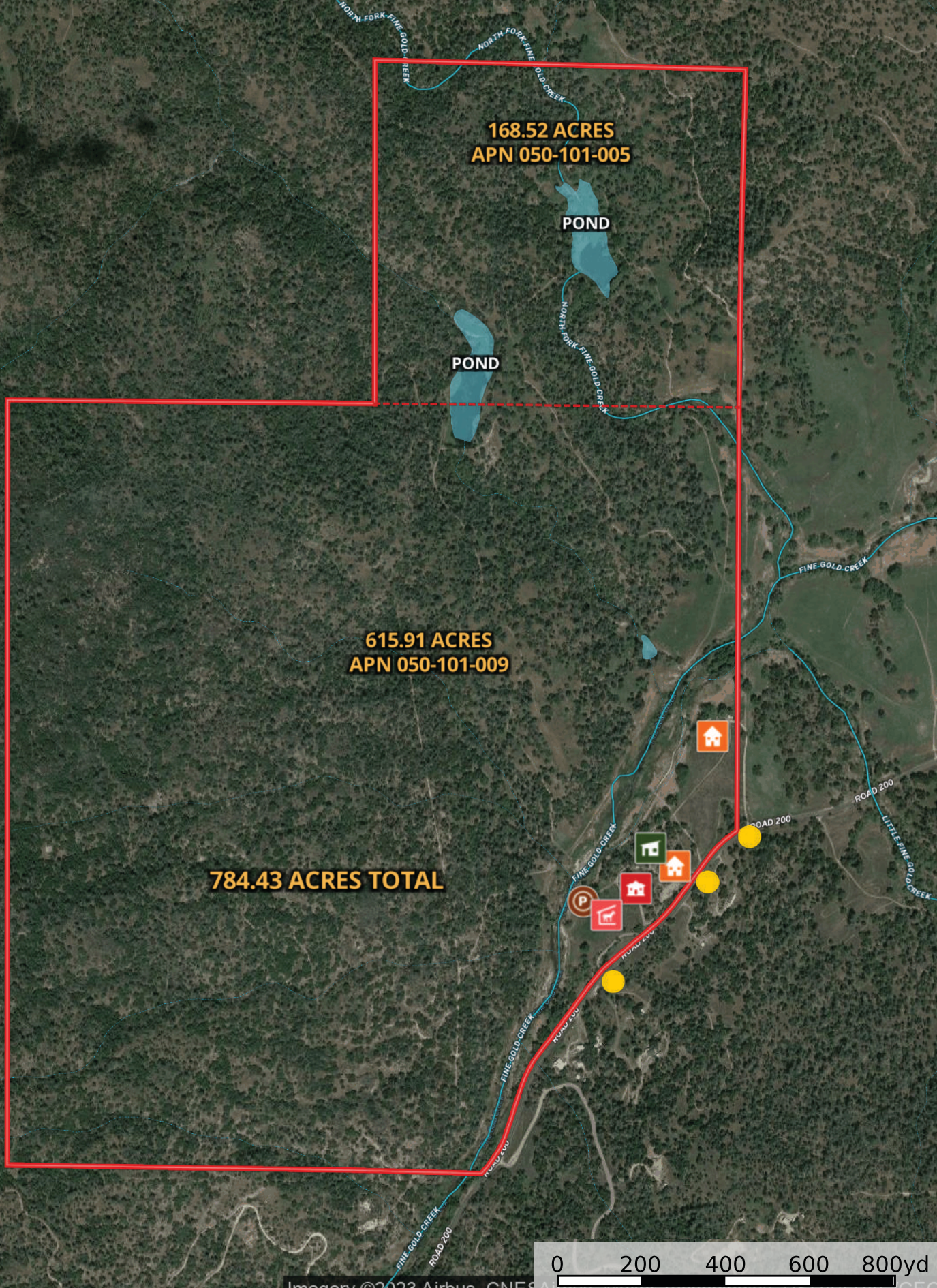
Madera County was formed in 1893 from Fresno County during a special election held in Fresno on May 16, 1893. Citizens residing in the area that was to become Madera County voted 1,179 to 358 for separation from Fresno County and the establishment of Madera County. Madera is the Spanish term for wood. The county derives its name from the town of Madera, named when the California Lumber Company built a log flume to carry lumber to the Central Pacific Railroad there in 1876.

Location

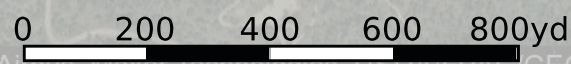
The Fine Gold Creek Ranch is located near O'Neals and North Fork, along Road 200. Situated halfway between Clovis (32-mi) and Yosemite National Park (32-mi), the ranch is a short 20-miles to Millerton Lake and 18-miles to Oakhurst and Bass Lake. Fresno International Airport is a 45-min drive to the south. Shopping, ranch and farming resources, dining and entertainment are available in nearby communities.







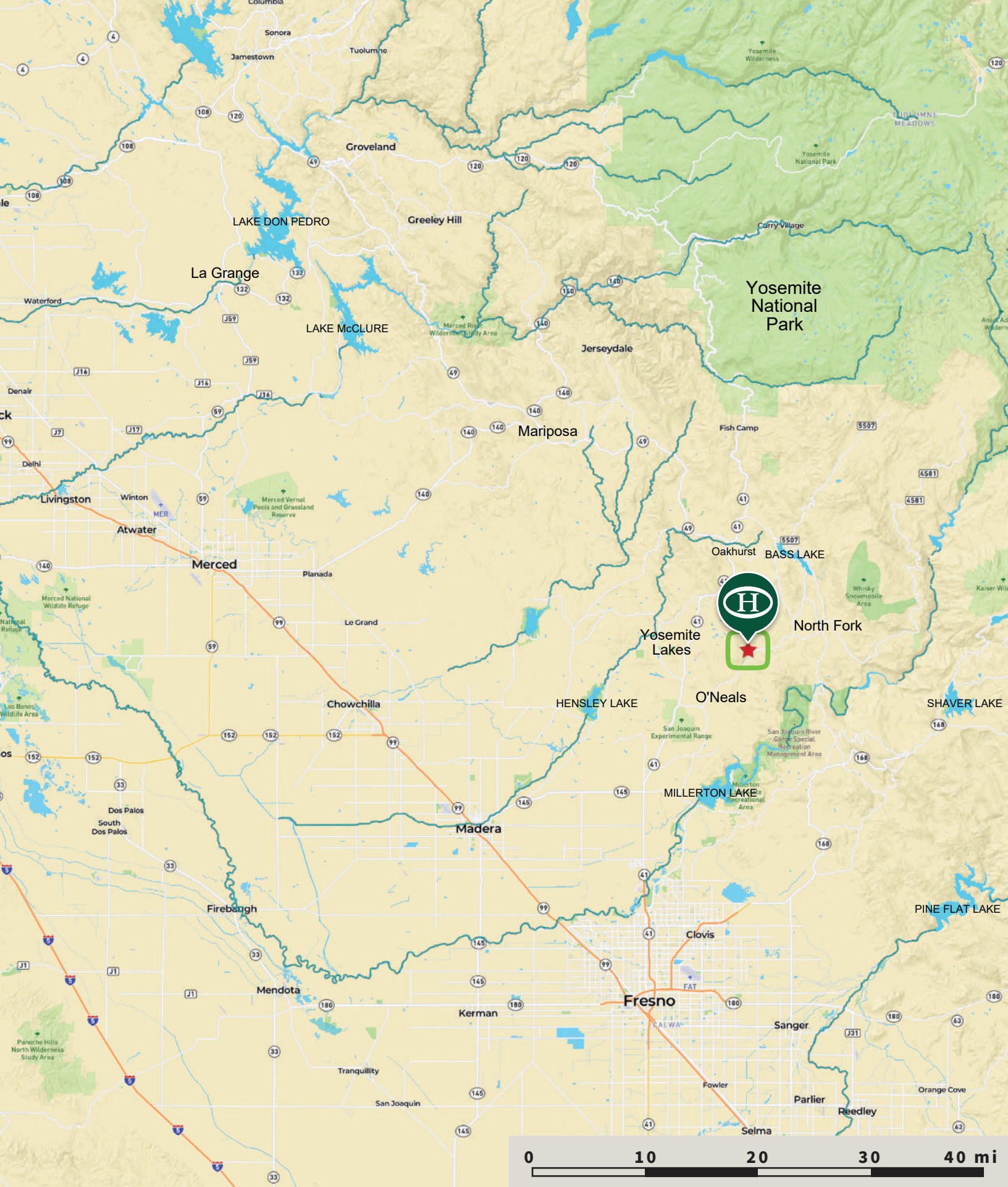
BOUNDARY LINES
MAP BOUNDARIES ARE ONLY APPROXIMATE AND MUST BE VERIFIED FOR ACCURACY.



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- Access Point
- Main House
- Shed / Shack
- Horse Stall
- Pens
- House
- Parcel Boundary
- Boundary
- Stream, Intermittent
- River/Creek
- Water Body

Map is for illustrative purposes only



-  Property Location
-  Stream, Intermittent
-  River/Creek
-  Water Body





Hayden Outdoors *Buyer Process*

BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

PROPERTY SHOWINGS: With regards to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

REPRESENTATION OF OFFERS: Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

BROKER PARTICIPATION: Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

EQUAL HOUSING: Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."



"Hey Kevin. I just want you to know we really appreciate what you did for the ranch, for Gene and for me ... all the special things you did for us, including the maps and more. I really appreciate it all ... you did a great job. We'll be doing more business down the road. Just wanted to say thank you!"

- RICH COFFIN

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testimonials





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THE BRAND THAT SELLS THE *Land*[®]

Hayden Outdoors is a family-owned real estate company and brokerage with a background in the cattle and ranching business. In 1976, Leo Hayden founded the company as the Property Exchange, working with farms and ranches for sale near Hays, Kansas. The brokerage moved to Goodland, Kansas in 1981 and became Hayden Inc. In the late 1990's, Leo was joined by his two sons, Dax and Seth, to help grow the business in multiple states. In 2003, Hayden Outdoors was formed to represent sellers and buyers on farm, ranch, and recreational properties in the Great Plains and Rocky Mountains.

The team at Hayden Outdoors has grown and prospered to include over 200 brokers, agents, and an excellent full-time staff supporting the sale of rural land. Hayden Outdoors represents the finest farms, legacy properties, working ranches, hunting lands and recreational properties from coast to coast.

Over time, we have built our team to be composed of brokers and agents with experience and knowledge in their markets and an affinity to "Do what they say they will". Hayden Outdoors is about honesty and integrity with customers and a rich sense of land stewardship. We understand land, water, habitat, livestock, wildlife, minerals and what is necessary to maximize value for our clients. **We truly love the great outdoors!**

We are blessed to work with the owners and buyers of the farms, ranches and other fine recreational properties we represent, because it is still the diversity of owners over the years that make these places so special.

At Hayden Outdoors, we're proud to say that we only work with the **best** brokers and agents who are experienced farmers, ranchers & outdoor enthusiasts.

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