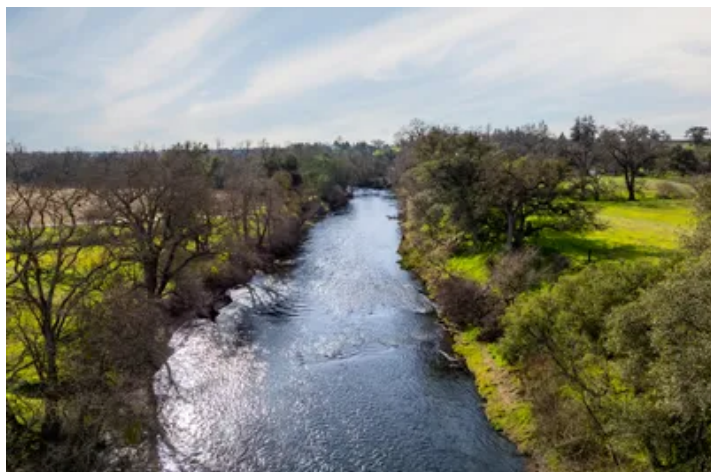


McIntire Ranch
25045 N. McIntire Road
Clements, CA 95227

\$1,350,000
41.480± Acres
San Joaquin County



McIntire Ranch
Clements, CA / San Joaquin County

SUMMARY

Address

25045 N. McIntire Road

City, State Zip

Clements, CA 95227

County

San Joaquin County

Type

Recreational Land, Ranches, Farms, Horse Property, Riverfront

Latitude / Longitude

38.218504 / -121.05062

Acreage

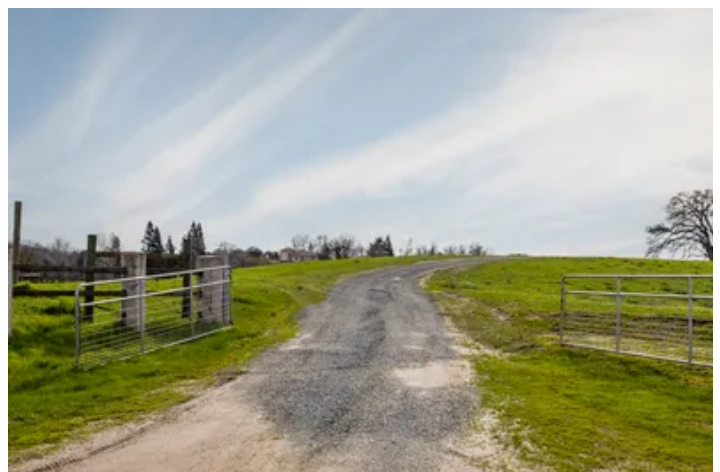
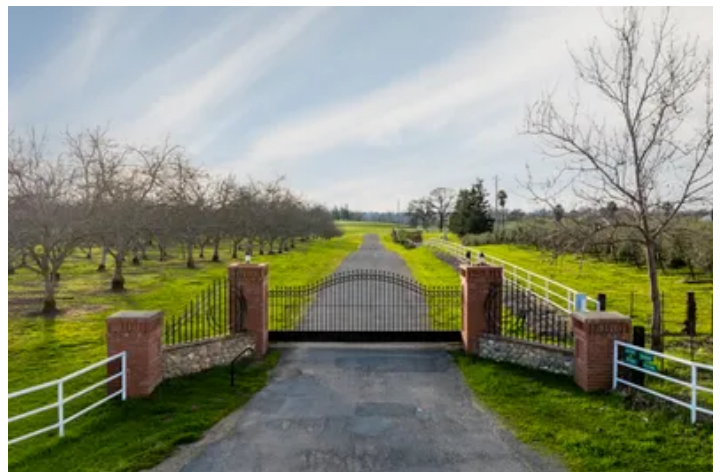
41.480

Price

\$1,350,000

Property Website

<https://www.landleader.com/property/mcintire-ranch-san-joaquin-california/52799>



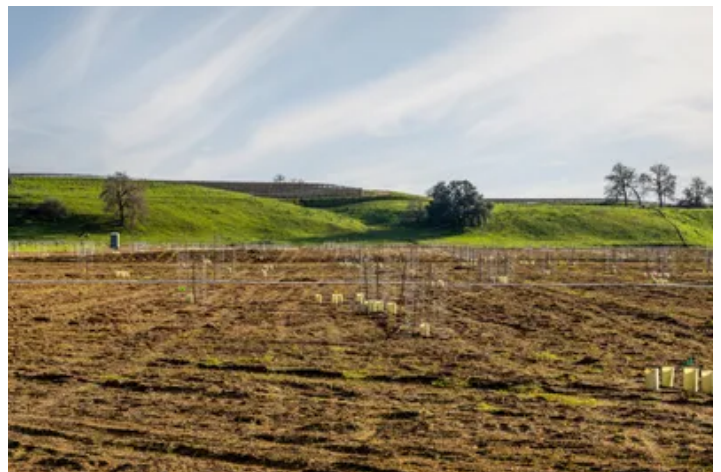
PROPERTY DESCRIPTION

Extremely rare opportunity to own property with appx. 487 feet of river frontage on the Mokelumne River, with historic riparian water rights dating back to the 1800s, and a shared lake stocked with bass and catfish. Fantastic potential for deer and turkey hunting in riparian area on your own property. The owner has placed 30 acres in a conservation easement, with over 3,000 trees planted with irrigation - creating a protected wildlife corridor. EBMUD has an approved plan for a pond near the river to create spawning habitat for the chinook that run-in numbers in this section of the river. As a bonus, the property is in the Williamson Act for a low tax basis. The property also includes a large, leveled building pad for a future barn or equestrian facility, and an ideal homesite on top of a hill overlooking the property, with views of Mt Diablo to the West and the Sierras to the East. In an over-crowded world, here is your chance to enjoy the peace and quiet that this private estate property affords.

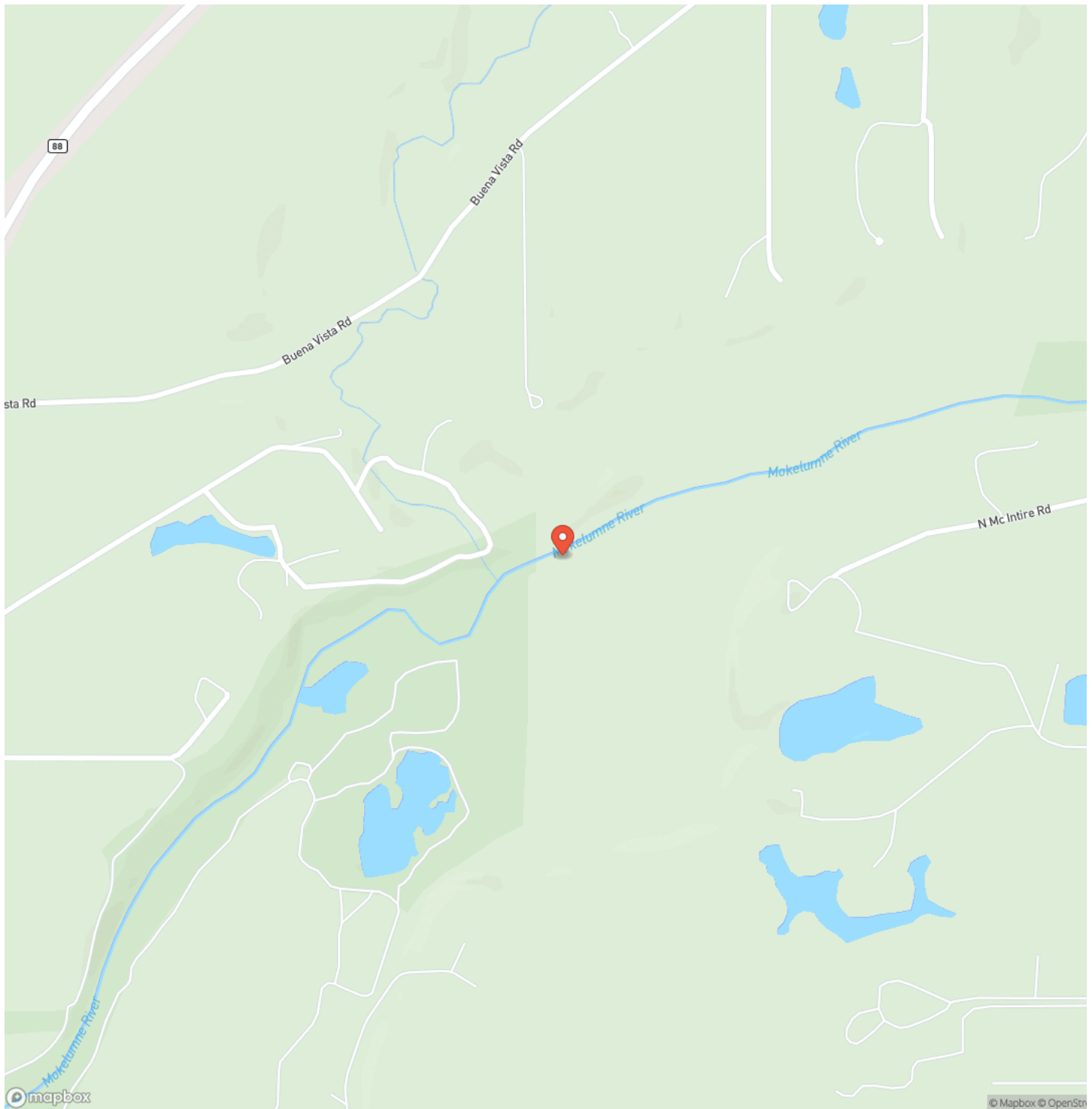
Property Highlights:

- 41.48 Private Acres
- Appx. 487 Feet of Mokelumne River Frontage
- Potential for EBMUD pond for Chinook spawning area
- Riparian Water Rights dating back to 1800s
- 30 Acres in Conservation Easement
 - Planted with over 3,000 trees and fully Irrigated
- Shared Large Pond with Bass and Catfish
- Potential to Hunt Deer, Turkey, Waterfowl on your own land
- Hilltop Homesite with Views of Mt Diablo and Sierras
- Leveled Building Pad for Barn and Equestrian Facilities
- Build up to 25,000 SF on property
- Williamson Act for Low Property Taxes

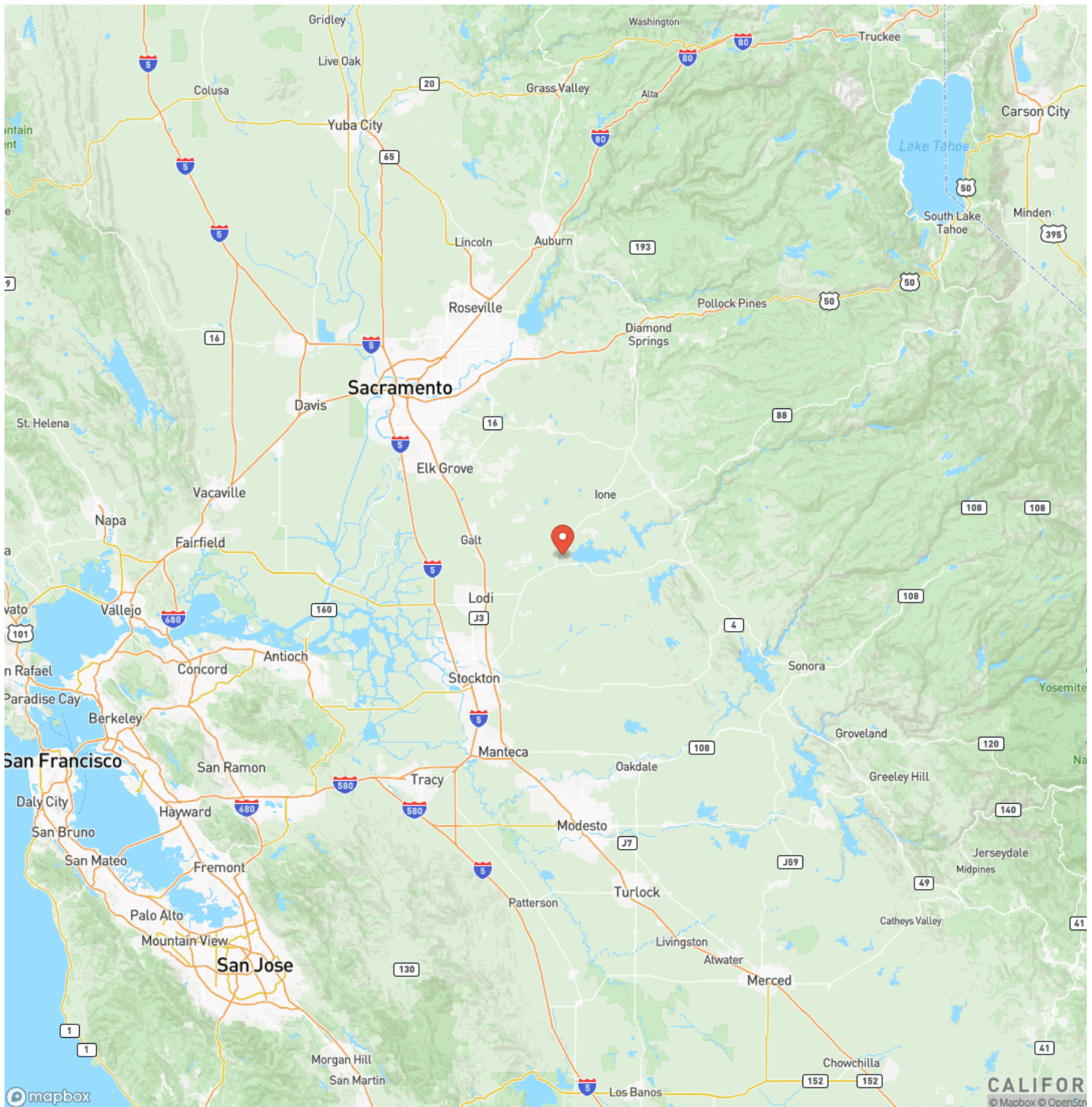
McIntire Ranch
Clements, CA / San Joaquin County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Bruce Renfrew

Mobile

(650) 773-1863

Email

bruce@caoutdoorproperties.com

Address

City / State / Zip

Vacaville, CA 95688

NOTES

[illegible]

This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



californiaoutdoorproperties.com

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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