

**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**

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**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**

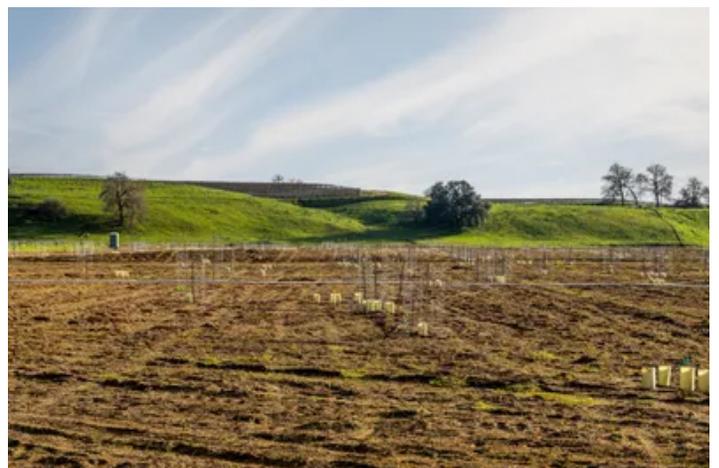
Extremely rare opportunity to own property with appx. 487 feet of river frontage on the Mokelumne River, with historic riparian water rights dating back to the 1800s, and a shared lake stocked with bass and catfish. Fantastic potential for deer and turkey hunting in riparian area on your own property. 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:**

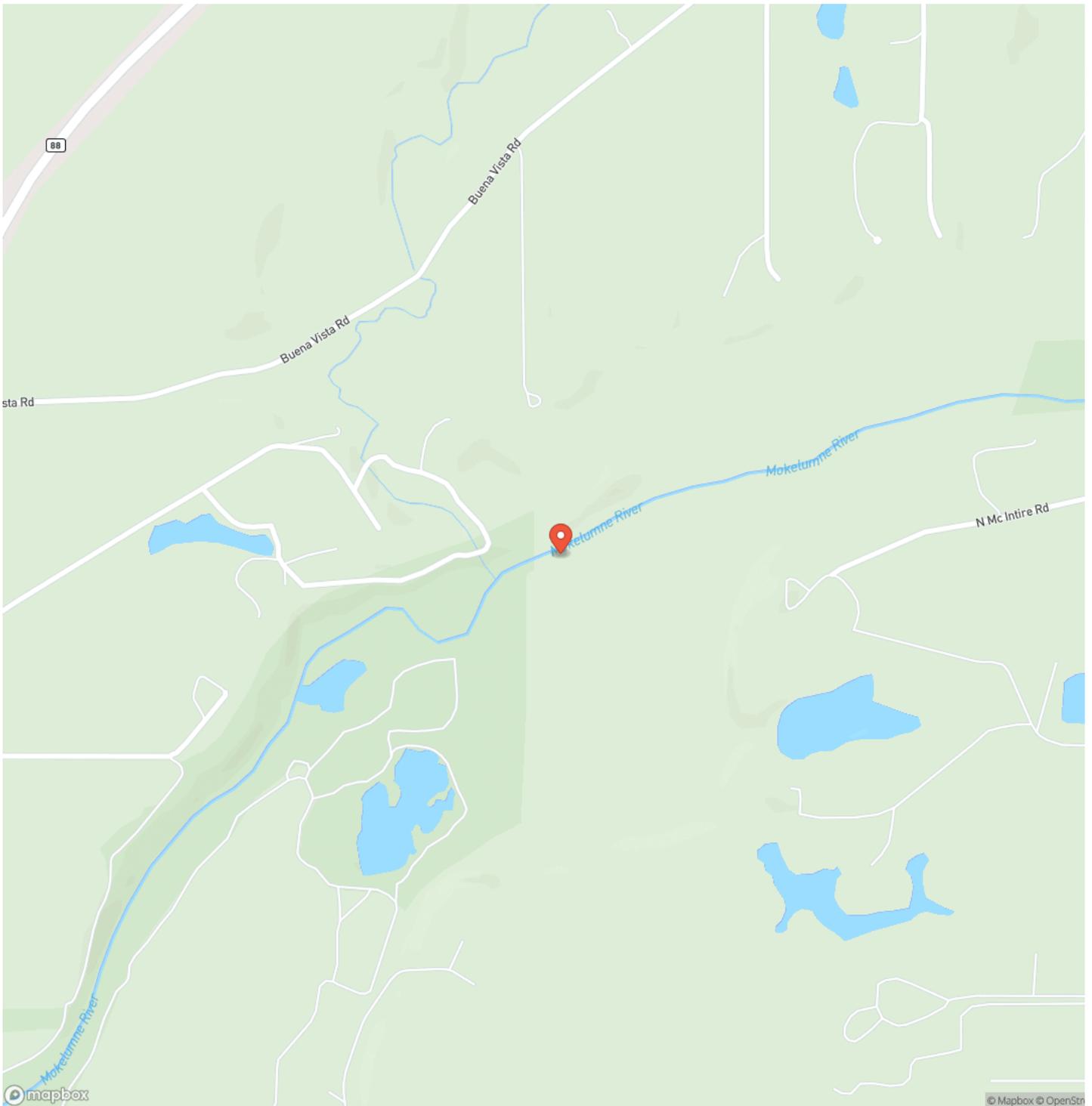
- 41.48 Private Acres
- Appx. 487 Feet of Mokelumne River Frontage
- Potential for EBMUD pond for Chinook spawning area
- Riparian Water Rights dating back to 1800s
- 30 Acres in Conservation Easement
  - Planted with over 3,000 trees and fully Irrigated
- Shared Large Pond with Bass and Catfish
- Potential 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



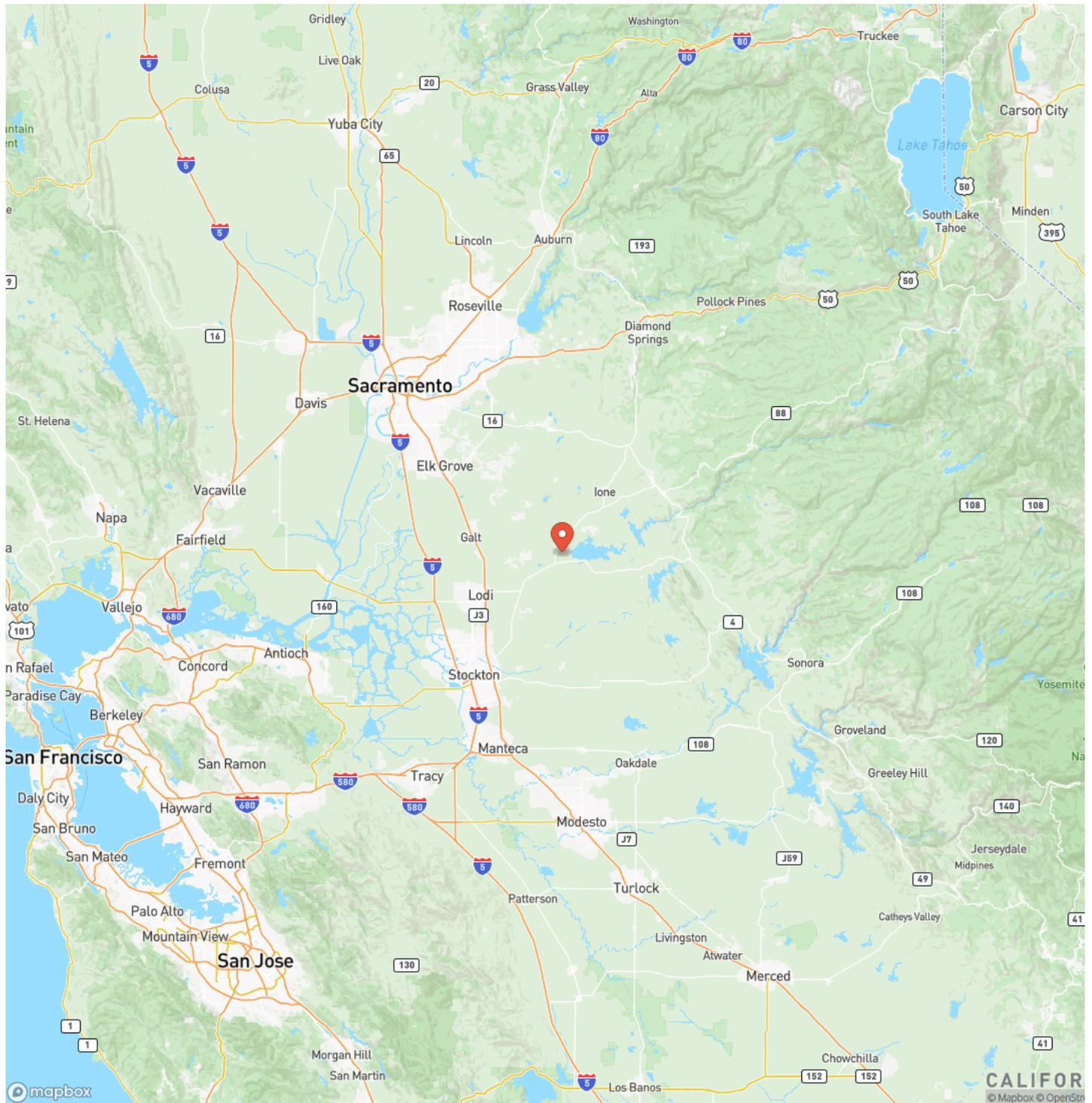
**McIntire Ranch  
Clements, CA / San Joaquin County**



## Locator Map



# Locator Map



**MORE INFO ONLINE:**



## Satellite Map



**MORE INFO ONLINE:**







## **DISCLAIMERS**

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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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