

Walker Ranch

20.16 Acres | Fresno County, CA | \$1,200,000



HAYDEN  OUTDOORS.

Walker Ranch

TOTAL ACRES:

20.16

PRICE:

\$1,200,000

COUNTY:

Fresno County

CLOSEST TOWN:

Yokuts Valley, CA

Presented by



Kevin Brunk

📍 Real Estate Agent, CA Lic #02139744

✉ KevinBrunk@HaydenOutdoors.com

📞 209.604.2912



HAYDEN OUTDOORS.
REAL ESTATE





Property Summary

Walker Ranch is a one-of-a-kind 20-acre property in Yokuts Valley in Fresno County. Near CA-180 along the route to Sequoia Nat'l Park, this secluded turn-key property includes a striking custom home, extensive ponds and ranch facilities. In a private, quiet setting, this property includes a large garage, carport, livestock / hunting land, three wells, seasonal creek and a variety of mature trees. This rare feature-rich property is now available.



Activities & Amenities

ATV/Off Road

Development Potential

Equestrian/Horse Property

Fishing

Hunting - Big/Small Game, Predator/Varmint,
Turkey, Upland Birds and Waterfowl

Mineral Rights

Ponds

Solar

Stream

Water View

State Hunting Unit: See CA Fish & Wildlife

Land Details

Address: 31286 Ruth Hill Road Mustang
Lane, Yokuts Valley, California 93675, USA

Total Acres: 20.16

Deeded Acres: 20.16

Zoning: AE-5 / SFR

Elevation: 1,600'

Topography: Flat to mildly sloped

Vegetation: Native grasses and
trees with landscaping

Estimated Taxes: \$1,729.56 - 2023

Source of lot size: Other

Building Details

Homes: 1

Style of Home(s): 2-story
Mediterranean Ranch

Finished Sq. Ft.: 3,000

Bedrooms: 4

Full Bathrooms: 2

Half Bathrooms: 1

Parking Types: Detached Garage, Carport

Other Improvements: Improved
ponds, creek bridges, three wells

Fence Type: Various

Cooling Systems: Forced Air Cooling

Heating Systems: Fireplace, Forced Air



Land

This property includes two contiguous parcels with easy access along Ruth Hill Road and Mustang Lane. A scenic drive to the ranch leads you past tree-covered rolling hills, valleys and vistas, to the property. The property has a gravel driveway, fertile grazing / hunting land with access along easy traveling internal ranch roads. Multiple ponds, native oaks and other trees, grasses and seasonal wildflowers. The land is well suited for a variety of livestock grazing and horses. Each parcel can be subdivided into two 5+ acre parcels per Fresno County Planning Dept. and the existing AE-5 zoning.

APN: 185-210-54, 10.08-acres; APN: 185-210-53, 10.08-acres: 20.16-acres total.

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 foothill communities, Central Valley and Sierra Nevada. The Kings River is a 20-min drive to the west and Pine Flat Lake is 22-miles north. The ever-popular Sequoia and Kings Canyon National Park is about an hour's drive east. In about every direction there are lakes, rivers and other areas providing excellent fishing, boating, camping and hiking.





Improvements

This property, home and improvements were built by the legendary bowhunter and outdoorsman, Doug Walker. Mr. Walker and his family made their home here, nestled in the peaceful Yokuts Valley at the foot of the mighty Sierra Nevada range and wilderness of Kings Canyon-Sequoia National Park region. The Walker Ranch has provided their family and friends with a secluded and special retreat property for a variety of events and functions over the years. The connection with the outdoors is clearly evident in the attention to detail in this beautifully designed ranch.

HOME: A large custom multi-story home with rich interiors, wood doors and windows providing expansive views over the ranch and area. A large fountain and extensive ponds greet you as you approach the home along the gravel driveway. The large entry includes a locking closet and provides access to the other parts of the home. The kitchen includes tile countertops, a complete set of appliances and a bar area with an adjacent pantry-laundry room and nearby private restroom. The dining room has direct access to the outdoors and an adjacent dining nook/multi-purpose area. The ground level also includes a family room with an exterior sliding glass door leading. On the south side of the ground floor, there is a large custom built multipurpose office space with extensive built-ins. The signature space in the home is the double-volume den that includes a bar area and a spectacular mezzanine that overlooks the great space. On the second floor, there are four bedrooms, built-in and walk-in closets and two restrooms. A key feature is the expansive covered veranda spanning the width of the upstairs, accessed by the main bedroom and another bedroom.

GARAGE: 687-sq. ft. custom fully enclosed garage with newer automatic sectional roll-up doors and a covered entry leading from the home.

CARPOR: 560-sq. ft. custom three-vehicle carport with power and lighting.

IMPROVED PONDS: Large custom pond with aerators, docks, bridges, gazebo and more.

OTHER: Another seasonal pond and creek can be enjoyed from the property along with ~10-acres+ of vacant land well-suited for a variety of recreational uses. The land is fenced and includes a corral, creek bridges, accent fencing, internal ranch roads and many other features.

Note: Building areas and details are approximate.





Agriculture

With its good water supply and fertile soil, the property is well suited for horse and livestock grazing with additional farm/ag opportunities subject to county ordinances, zoning, etc.

Water/Mineral Rights & Natural Resources

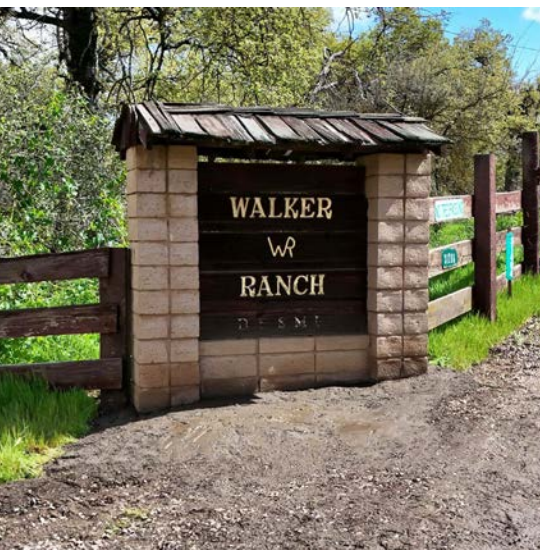
To be verified by title

Region & Climate

Yokuts Valley and the neighboring communities in eastern Fresno County offer year-round residents and visitors exceptional climate and weather.

History

YOKUTS VALLEY: Present-day Yokuts Valley was originally the home of Yokuts and Mono people. In 1869, the Simpson Drake family became the first recorded non-Indigenous family to settle in the basin. An early reference to Yokuts Valley appears in an 1884 issue of an Idaho newspaper. Yokuts Valley, formerly "Squaw Valley" is an unincorporated community located in Fresno County, California, at the foothills of the Sierra Nevada on State Route 180 just below Kings Canyon National Park. As of the 2010 census, the CDP had a total population of 3,162, up from 2,691 at the 2000 census. Yokuts Valley is located 9-miles north-northeast of Orange Cove and 30 miles east of Fresno, at an elevation of 1,631 ft.







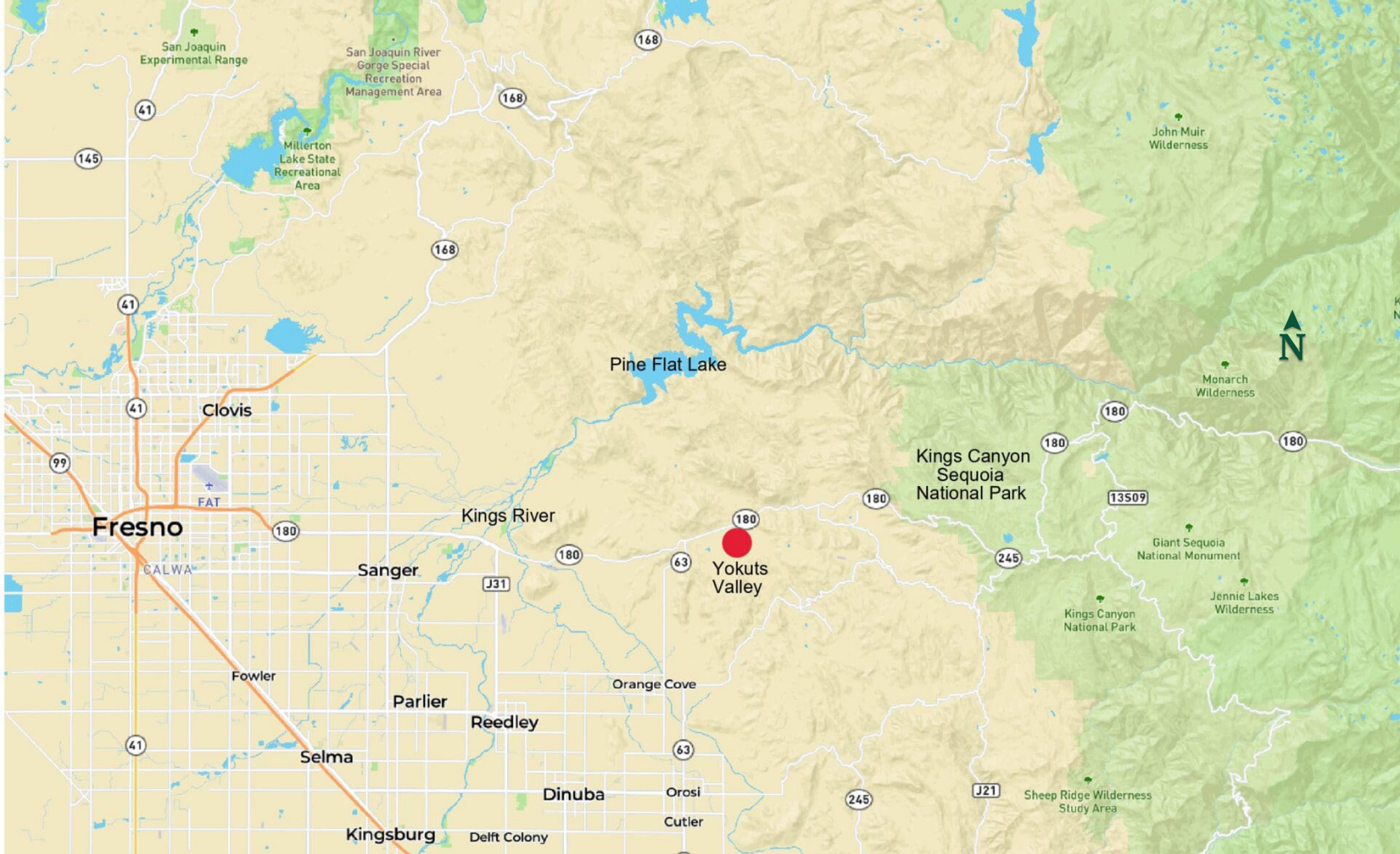


Location

The property is centrally located in Yokuts Valley; 35-miles east of Clovis and just a short drive from Kings Canyon-Sequoia National Park. Shopping, entertainment and ranch / home resources are available in nearby communities. The Frerson International Airport is 30-miles west.

**All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates makes no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics links or other items contained in any website, print, or otherwise linked to or from this website. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.*











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 promote and sell our properties. We offer industry 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.”



“Just a little note to say “thank you” for all your time, energy and hard work. ... You have gone over and above what is expected of you and our entire family is very appreciative!”

- JUDY KAMPER

Scan to see more
testimonials





HAYDEN OUTDOORS.
REAL ESTATE



866.741.8323 · www.HaydenOutdoors.com