

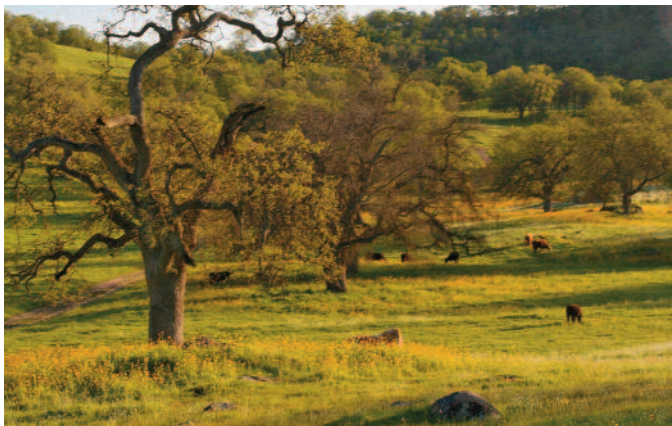
LOS ROBLES RANCH

EXETER, CALIFORNIA



EXECUTIVE SUMMARY

Los Robles Ranch, with 6,139± acres, is a large, well-blocked cattle ranch in the picturesque Yokohl Valley on the west side of the Sierra Nevada Mountains. The ranch traditionally runs over 1,000 yearlings during the winter months but is equally suited to a year round operation with a capacity of around 400 head. Numerous springs provide ample water in 20 stock tanks. There are also several reservoirs. The ranch has no encumbrances or through-easements that disrupt ownership or enjoyment. A modest, yet comfortable set of improvements include a main home, manager's home, bunkhouse and barn that are easily accessible from the pavement.



PROPERTY PROFILE

- 6,139± deeded acres
- No through easements (other than utilities)
- Comfortable improvements
- Extremely mild climate with four distinct seasons
- Carrying capacity of 1,000 head of winter grazing for yearlings
- Good stock water resources with 20 tanks and numerous reservoirs
- Aesthetically beautiful with attractive rock formations on oak studded hills
- Good wildlife populations including California quail
- Fishable pond stocked with bass and catfish
- Multitude of recreational opportunities on site and in area

OFFERED AT \$11 MILLION

The
CHICKERING
Company
Ranches. Lakes. Rivers / Broker

CONTACT INFORMATION:

Terry Hundemer, Broker (530) 265-5774
Thundemer@chickeringco.com
www.Chickeringco.com

DISCLAIMER: The above and enclosed information may be subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information regarding land classifications, acreages, carrying capacities, etc., are intended only as general guidelines and have been provided by sources deemed reliable, but whose accuracy we cannot guarantee. Prospective buyers should verify all information to their satisfaction. Broker #01100594.