

AVAILABLE FOR SALE | 440± ASSESSED ACRES IN WATTS VALLEY

WATTS VALLEY, CLOVIS, CA



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PROPERTY LOCATION

The subject property consists of 440± assessed acres of land in Watts Valley area of Sanger, CA.

PROPERTY DESCRIPTION

Discover a rare opportunity to own a sprawling 440± Acre property comprising four separate parcels in the scenic Watts Valley area of Sanger, CA. This versatile land offers endless possibilities for outdoor recreation, including hiking, horseback riding, and exploring the natural surroundings.

Secluded and private, this property is ideal for an off-grid lifestyle, providing peace and tranquility just approximately 30 minutes from town. Enjoy breathtaking panoramic views and the chance to create a custom retreat in a pristine, natural setting. Whether you're seeking recreational use, a private sanctuary, or long-term investment potential, this property offers unmatched versatility and privacy.

LEGAL

Fresno County APNS: 150-050-55S (80±AC), 150-050-57S (120± AC), 150-050-56S (160± AC), 150-050-49S (80± AC)

PRICE/TERMS

\$990,000 at the close of escrow. Parcels can be sold separately.

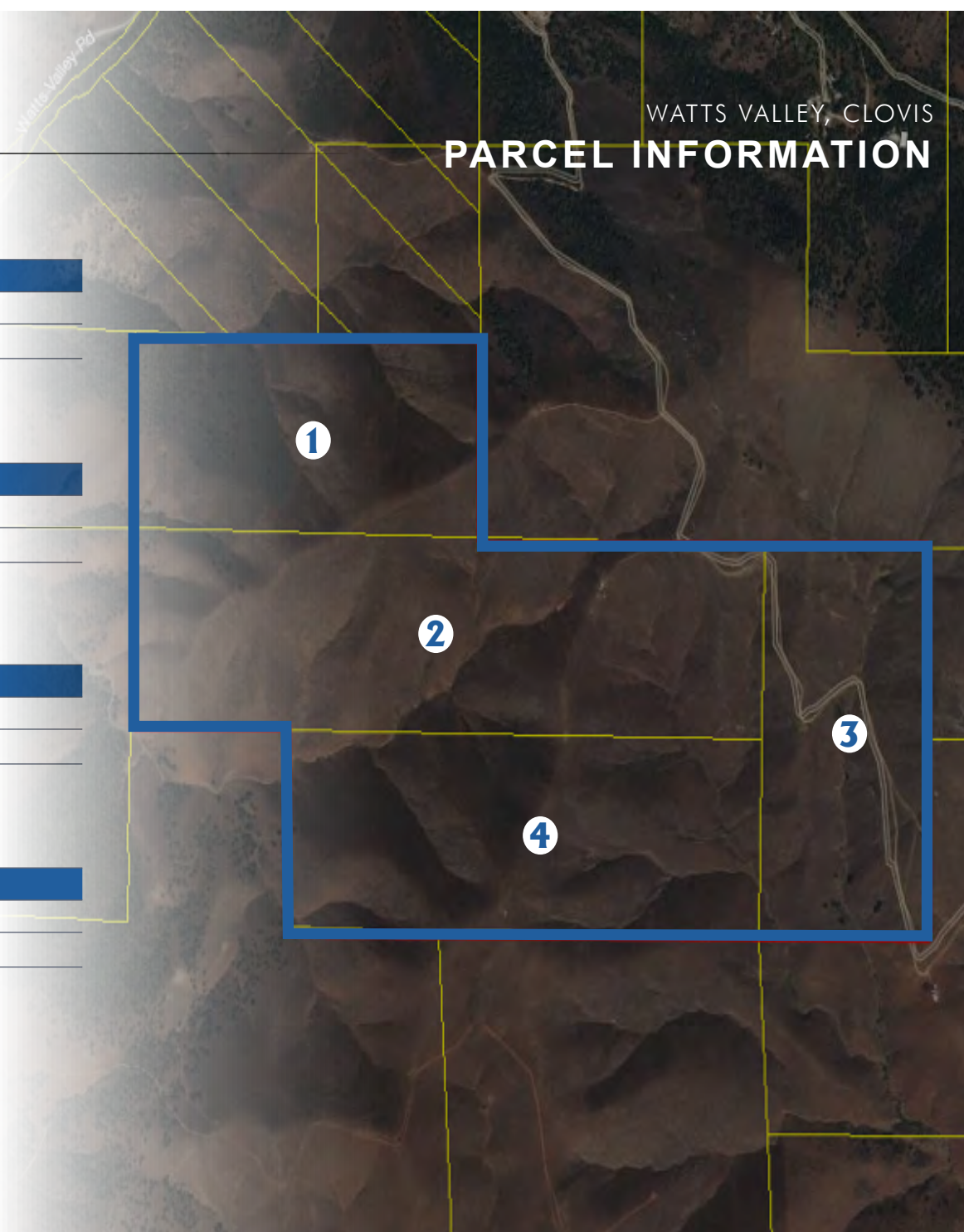
PARCEL INFORMATION

PARCEL 1	
COUNTY APN	150-050-49S
PARCEL SIZE	80± Assessed Acres

PARCEL 2	
COUNTY APN	150-050-56S
PARCEL SIZE	160± Assessed Acres

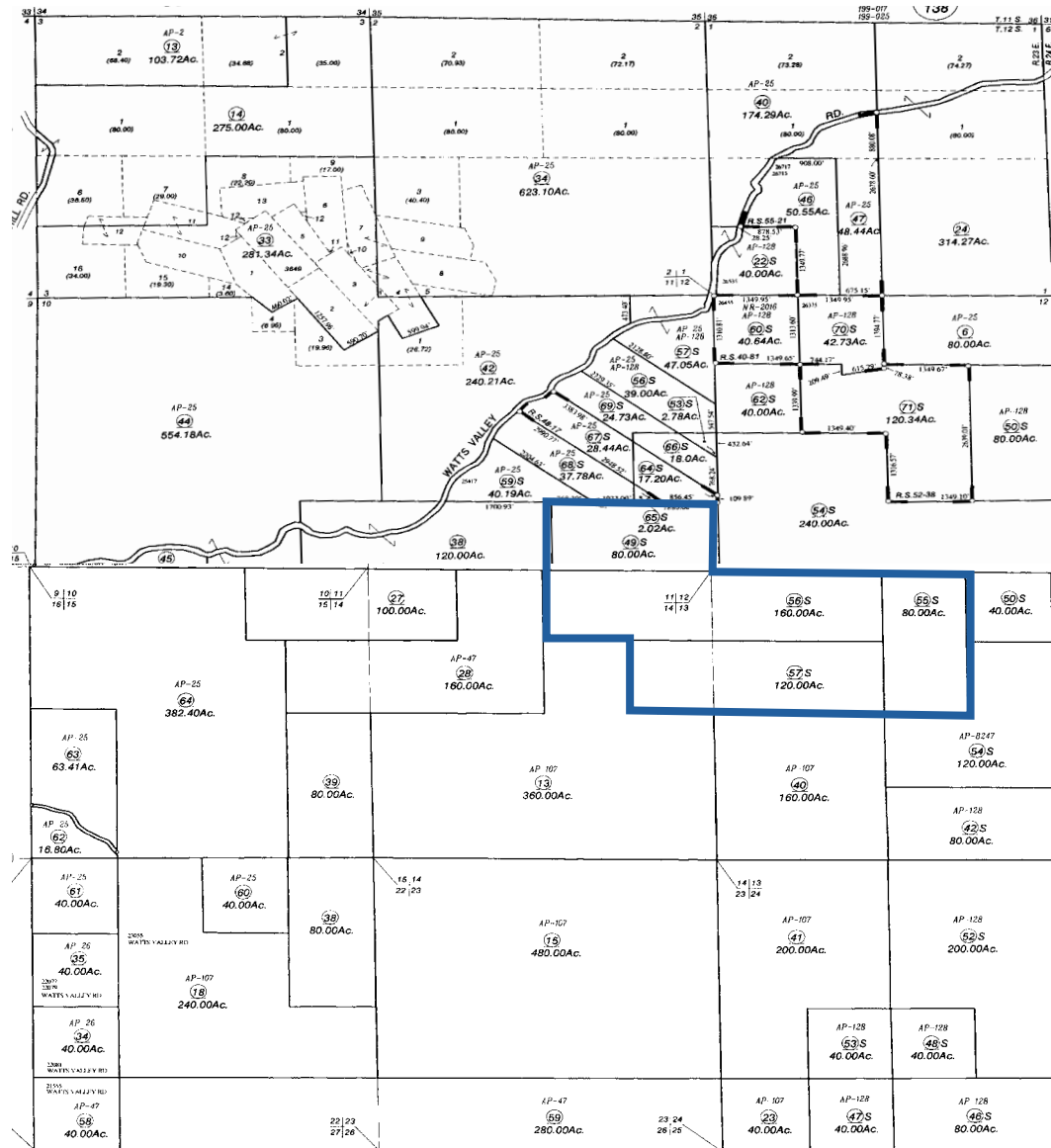
PARCEL 3	
COUNTY APN	150-050-55S
PARCEL SIZE	80± Assessed Acres

PARCEL 4	
COUNTY APN	150-050-57S
PARCEL SIZE	120± Assessed Acres



**Parcels can be sold together for \$990,000 at the close of escrow.*

WATTS VALLEY, CLOVIS
PROPERTY PARCEL MAP





WATTS VALLEY, CLOVIS
CONTACT

Exclusively Offered By

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