

MVP COMMERCIAL

Presents For Sale

North Fork's

Putney Ranch Camp Retreat Opportunity

- Developed as a developmentally disabled children's camp
- Manzanita Lake and Forest Service frontage
- 87 acres
- Isolated yet close to town
- On wells and septic
- Priced to sell at **\$595,000.00**



FOR INFORMATION CONTACT

John Reed-*MVP* Commercial

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Putney Ranch Camp

Fact Sheet

- Close to North Fork, a foothill community in Madera County, Cal. Located at about the
- Over 2,500,000 tourists visit Yosemite using Highway 41 each year. Traffic count at intersection is about 25,000 CPD.
- Adjacent to a Von's regional center, with a CVS, Payless, Big 5, Round Table, Taco Bell, Jack-in-the-Box and many more local and regional tenants.
- Almost all usable 1.03 acres.
- Sewer unit included.
- Indemnified site cleanup.
- 3 points of access, from three sides.
- Perfect for all highway related retail.

Putney Ranch Camp Images



Gentle land



Large Pines



Four Seasons



Meeting Room

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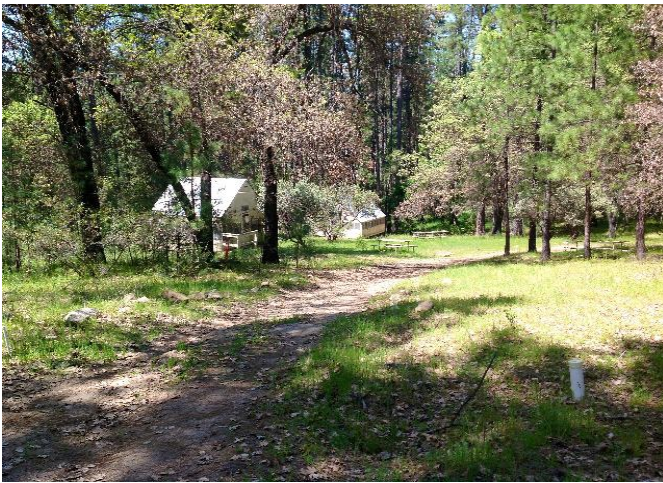
More Images



Manzanita Lake



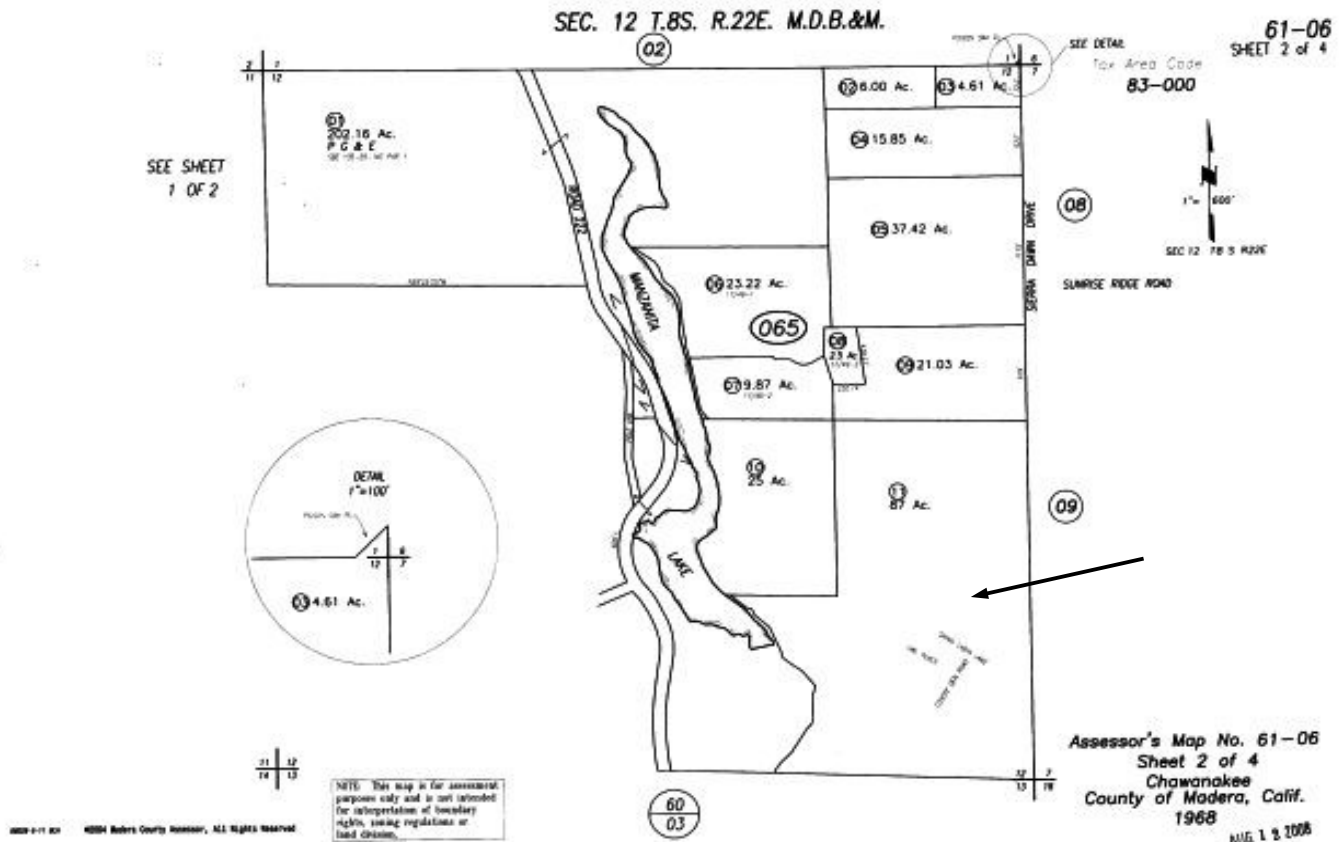
Full Kitchen



Sleeping Cabins

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Putney Ranch Camp Assessor's Map

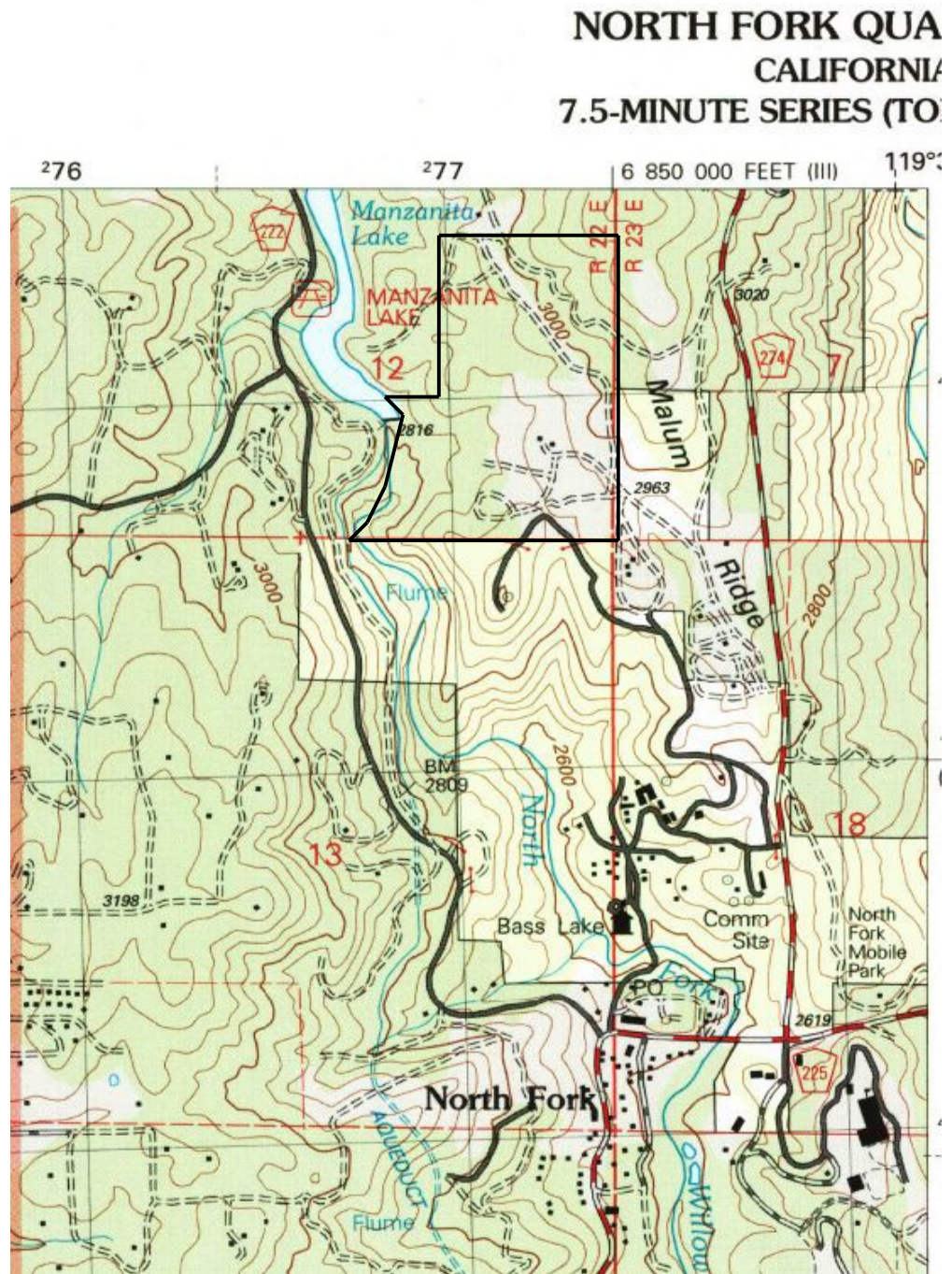


Property is accessed off of Road 274 directly across from the North Fork Transfer Station on Putney Ranch Road to Shinn Cabin Lane

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Putney Ranch Camp USGS Topo Map

- USFS Heliport adjacent to land
- Manzanita Lake open for recreational use
- 87 acres is mostly usable
- Isolated yet close to North Fork
- Electrical and septic systems upgraded
- Large oaks, pines and manzanita



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Putney Ranch Camp Vicinity Map

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Putney Ranch Camp Aerial



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