

GRAHAM & ASSOCIATES

An aerial photograph of a large, undeveloped ranch property. The landscape is a mix of dry, yellowish-brown grass and numerous green trees. In the lower-left corner, there is a dark, calm pond surrounded by lush green trees. In the center-right, there are several small, light-colored buildings and a paved area. The background shows rolling hills and mountains under a clear blue sky.

Property For Sale:
Fairlea Ranch West | Badger, CA

1005 N Demaree Street
Visalia, CA 93291
O | 559-754-3020
F | 559-429-4016

Collin Kapigian
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PROPERTY DETAILS

Address: 46565 Dry Creek Drive, Badger, CA 93603

APN: 007-200-002, 007-200-007, 007-200-008, 007-200-009, 007-210-012

Acreage: +/- 361.8 Acres Horse Ranch and Range Land

Facility Details: Experience the perfect blend of exceptional equestrian facilities, quality craftsmanship, and peaceful country living at this remarkable turnkey ranch in the scenic foothills of Badger, California. Thoughtfully designed for both the horse and equine enthusiast. This fully operational equestrian estate has been meticulously developed to support a premier breeding, training, and performance program while embracing the beauty and tranquility of its natural surroundings. For more than 30 years, the current owners have successfully bred and trained championship horses on this exceptional property. At the heart of the ranch is an impressive 10,625± square-foot covered arena, complemented by a 46,400± square-foot outdoor roping arena, a 130-foot round pen, and an additional training pen designed for starting young horses. Equestrian amenities are second to none, featuring over 10,000± square-feet of covered stabling with capacity for up to 30 horses, a fully equipped breeding barn with additional outdoor stalls, and an extensive system of pipe pens and corrals strategically connected to create an efficient workflow, allowing a single person to move and manage horses with ease.

The property also features a charming 2,200± square-foot main residence, rich with original character, highlighted by five fireplaces and a resort-style swimming pool accented with decorative fountains. Just steps away, the 1,370± square-foot guest house offers two bedrooms, two bathrooms, a full kitchen, and a private office ideal for guests, extended family, or ranch staff. Both of which receive water from a natural spring box. Additional improvements include a 3,600± square-foot pole barn, 1,875± square-foot workshop, spacious covered hay barn, tack room with bathroom, and a 10,000-gallon water storage system supplied by a productive 100 GPM well.

Adding to the property's recreational appeal is a private lake that remains full year-round and is well stocked with fish. Ranch roads and scenic trails wind throughout the property, offering endless opportunities for horseback riding, ATV adventures, hiking, and enjoying the surrounding countryside. Combining outstanding equestrian facilities, comfortable dwellings, proven functionality, and an established legacy of championship horse breeding and training, this exceptional ranch presents a rare opportunity to own a premier Western estate that is ready for its next chapter.

Purchase Price: \$2,500,000

PLEASE NOTE: ALL INFORMATION AND REPRESENTATION MADE HEREIN, WHILE NOT GUARANTEED, HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, HOWEVER, THEY ARE NOT WARRANTED BY GRAHAM & ASSOCIATES AND ARE SUBJECT TO CHANGE WITHOUT NOTICE.

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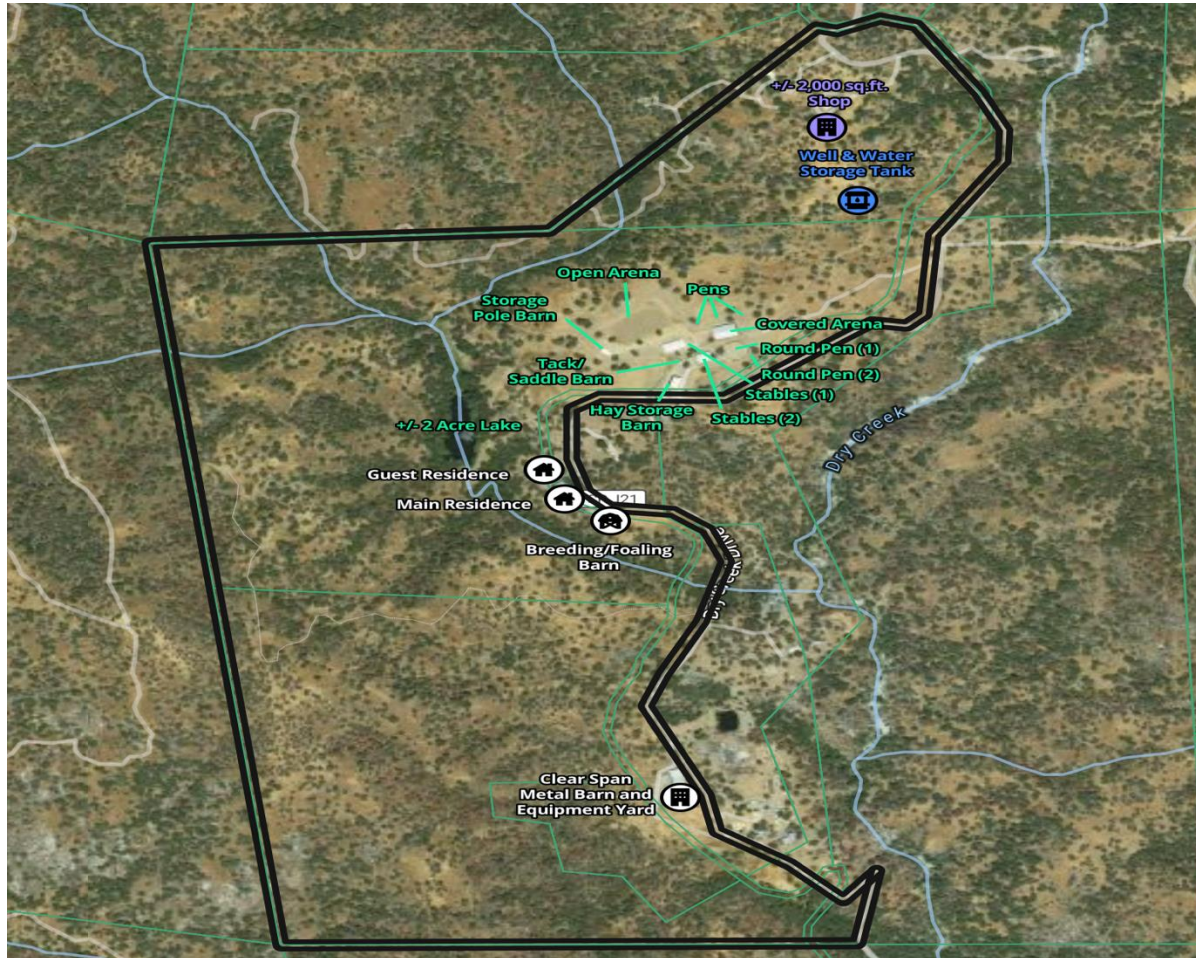
AERIAL VIEW – MAIN RESIDENCE, GUEST HOUSE & BARN



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SITE OVERVIEW



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ELEVATION MAP

Elevation ⓘ

1,915.0 ft

2,584.8 ft



Color

Rainbow

Opacity

0%  100%

Contour Interval (feet):

10

Range

669.8 ft

Min 1,915.0 ft

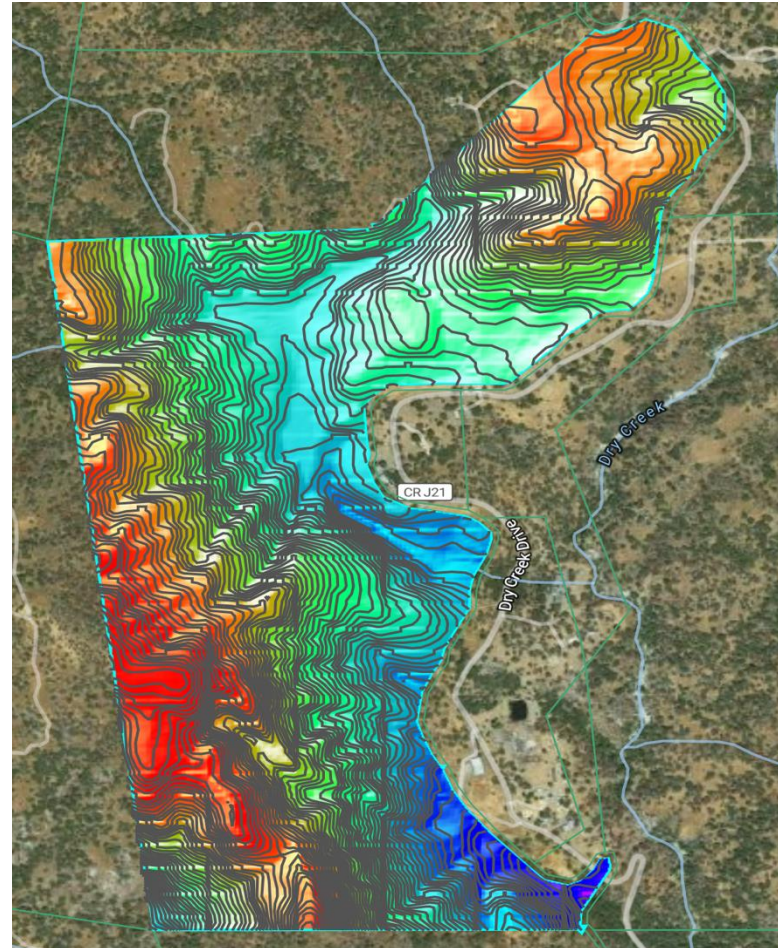
Max 2,584.8 ft

Slope

25.2 %

Min 0.2 %

Max 115.4 %



LOCATION MAP

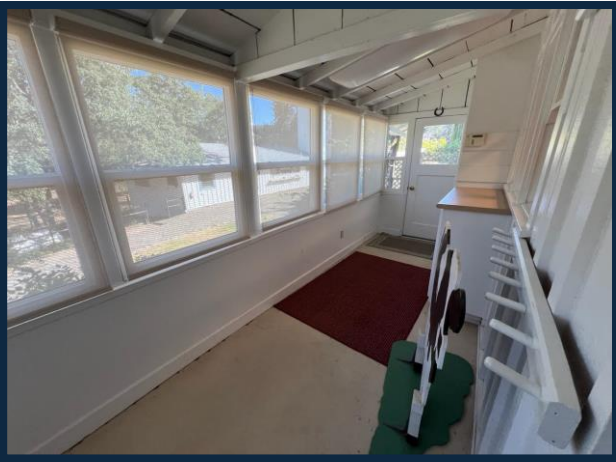


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PROPERTY PHOTOS

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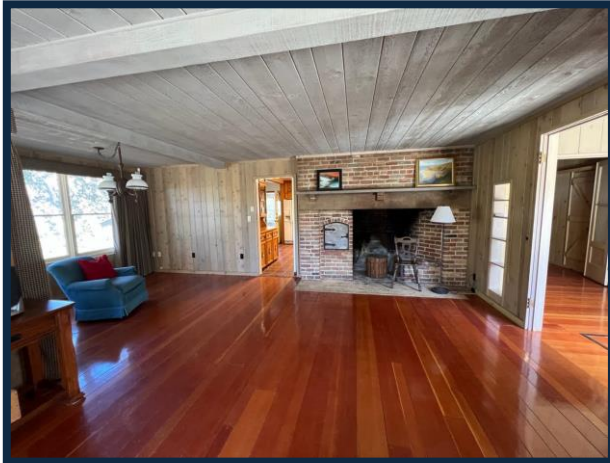


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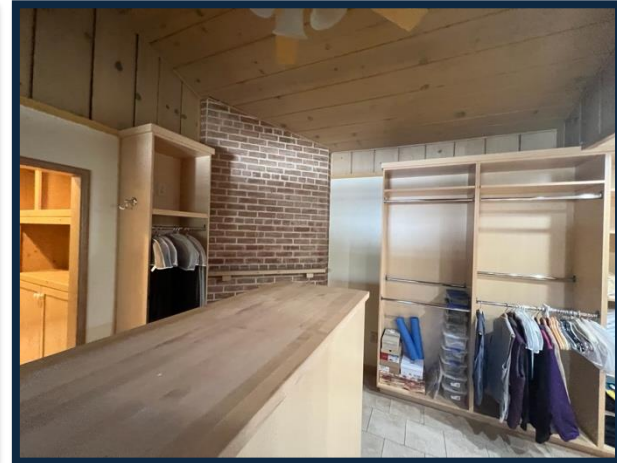
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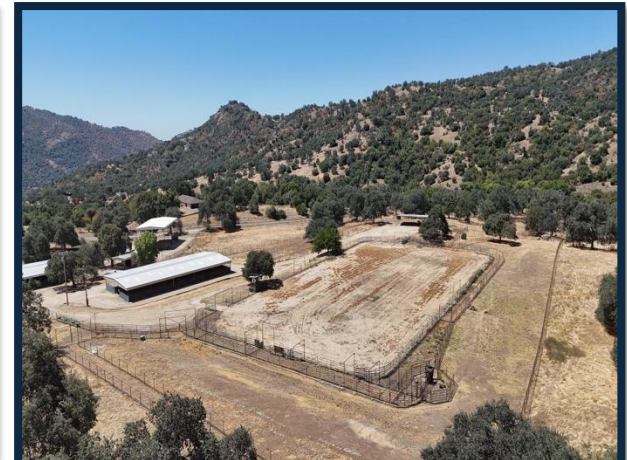
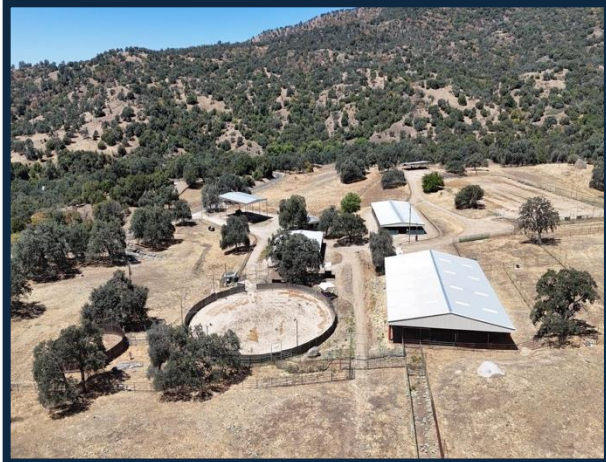


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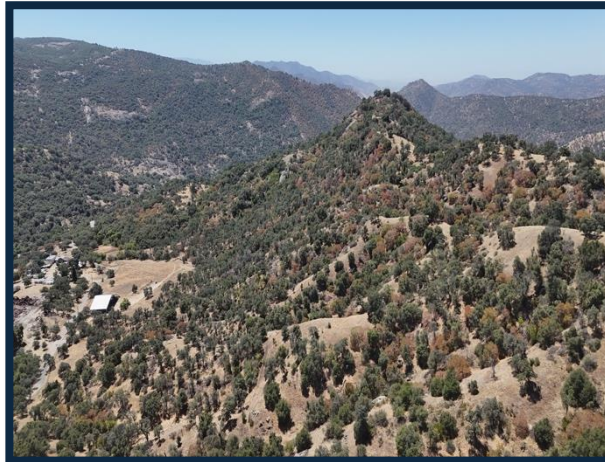
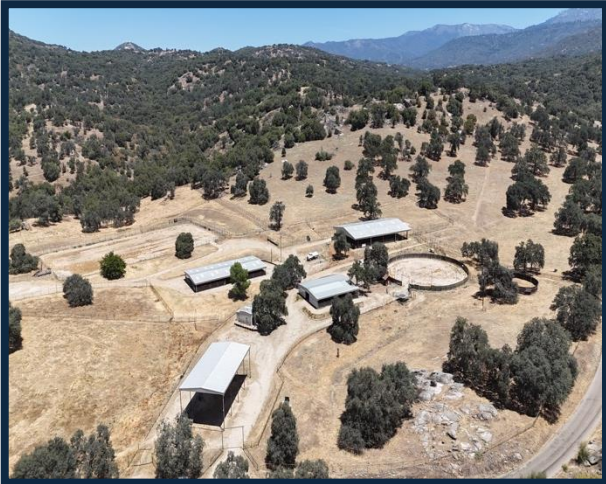


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