

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 gentle acres
- Isolated yet close to town
- On wells and septic
- Priced to sell at **\$348,000.00**



FOR INFORMATION CONTACT

John Reed-*MVP* Commercial

P. O. Box 338, Oakhurst, CA 93644

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Putney Ranch Camp

Fact Sheet

- Close to North Fork, a foothill community in Madera County, California, near Yosemite, Bass Lake and adjacent to the Sierra National Forest.
- Located at about the 3000 foot elevation, so you enjoy all four seasons.
- Gentle terrain with many large groves of pines, cedars and oaks.
- 10 screened sleeping cabins, two community shower rooms, classroom, mess hall, office, amphitheater and several outdoor meeting areas.
- 87 acres is partially cleared with over 40 acres left to develop.
- Plumbing and electrical systems redone in last 10 years.
- Manzanita Lake available for recreational activities.
- Perfect for church camp, corporate retreat, or home.

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Putney Ranch Camp Features



Gentle land



Large Pines



Four Seasons



Meeting Room

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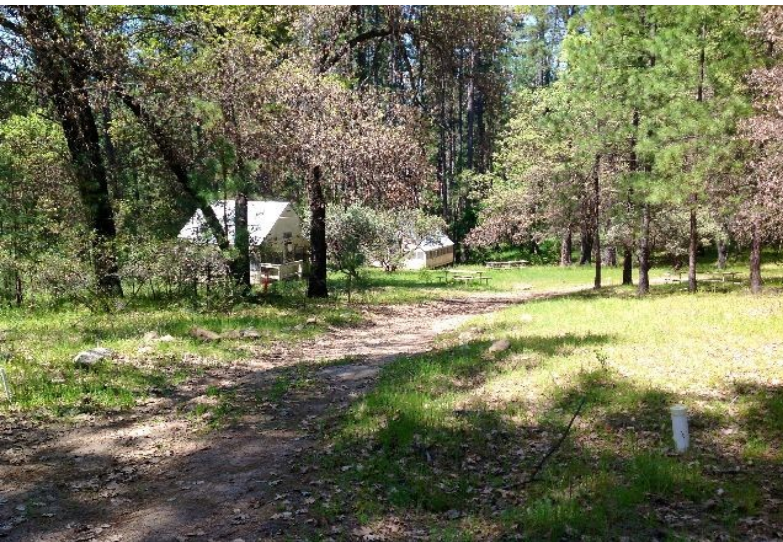
More Features



Manzanita Lake



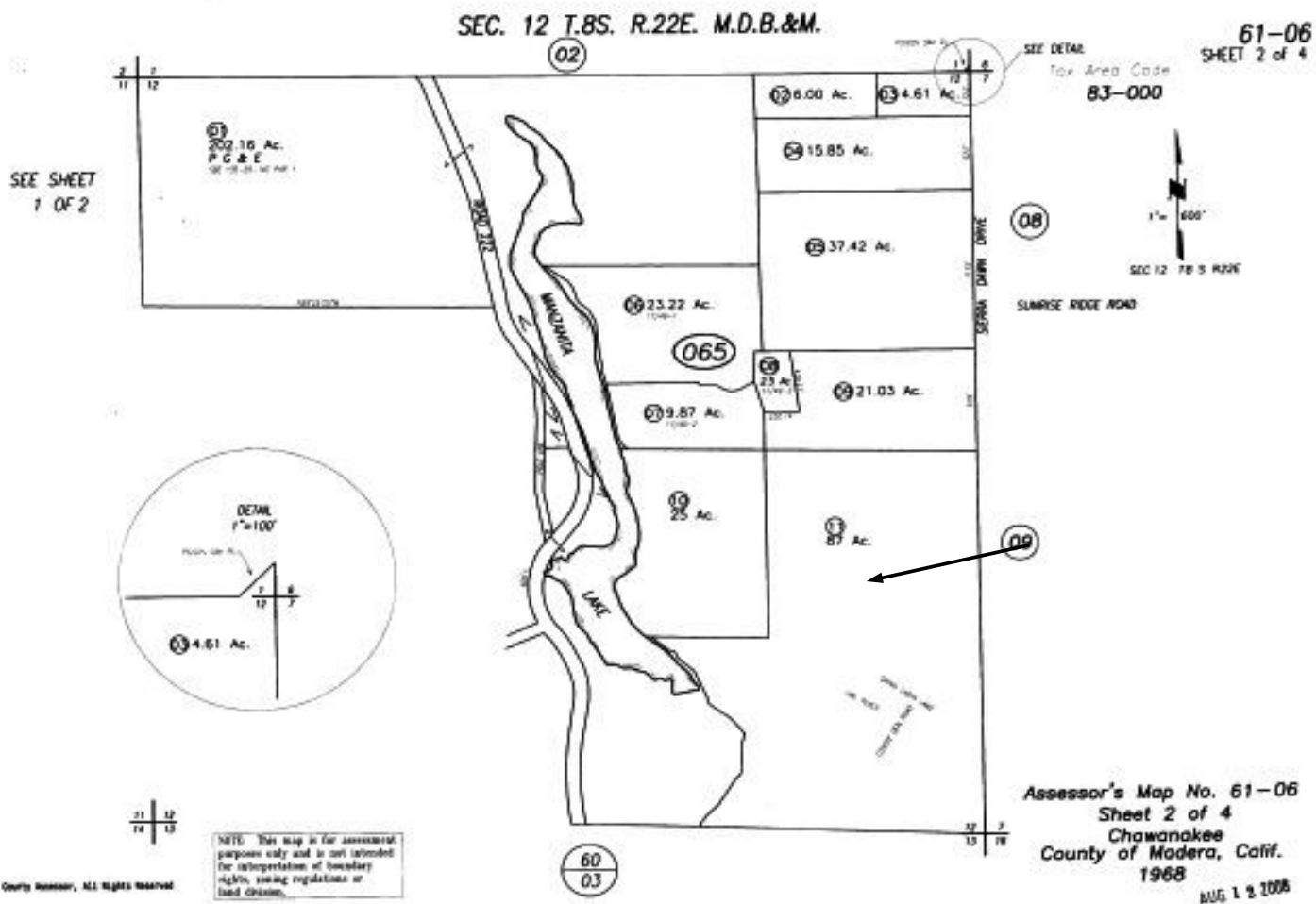
Full Kitchen



Sleeping Cabins

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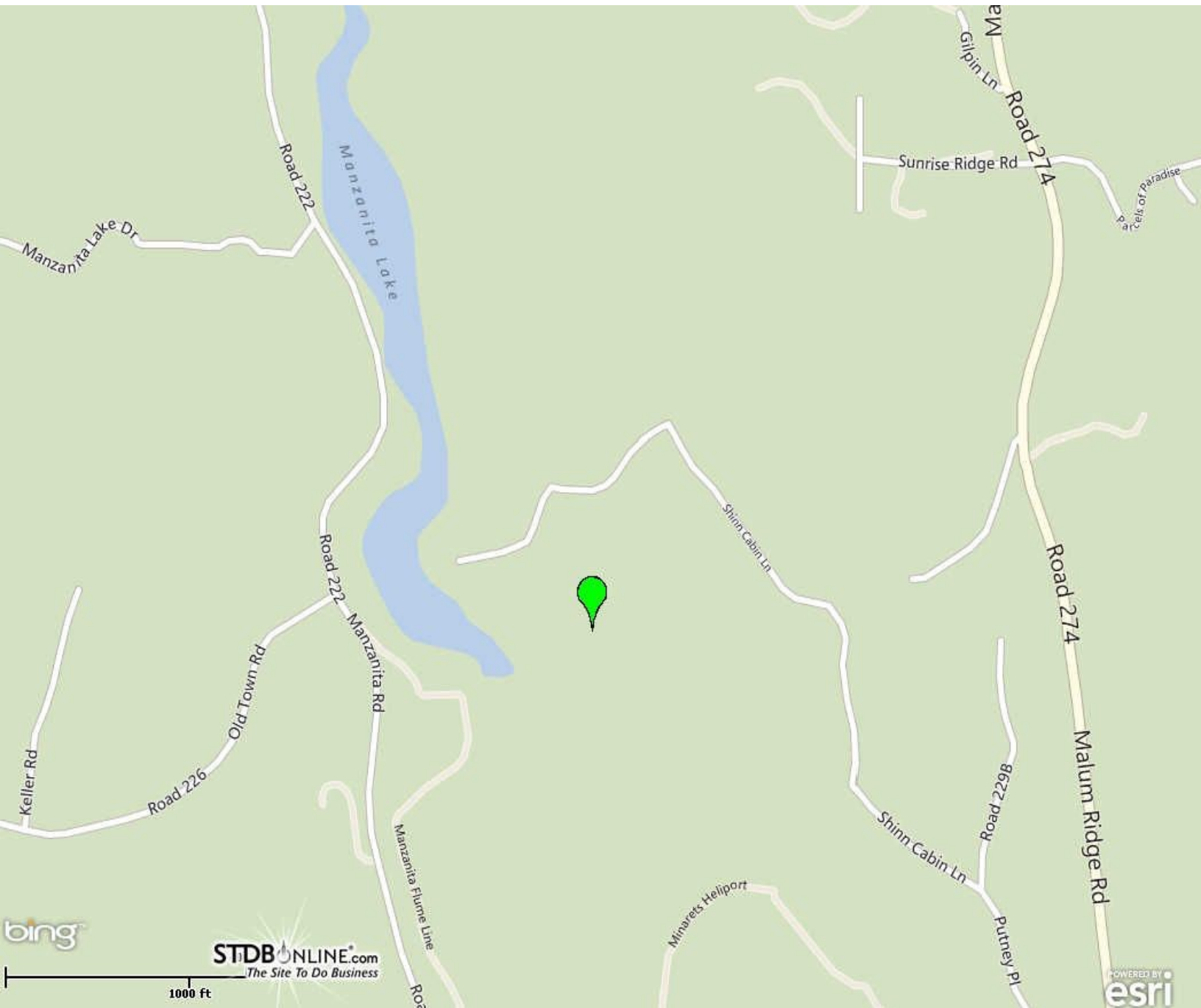
Putney Ranch Camp Assessor's Map



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

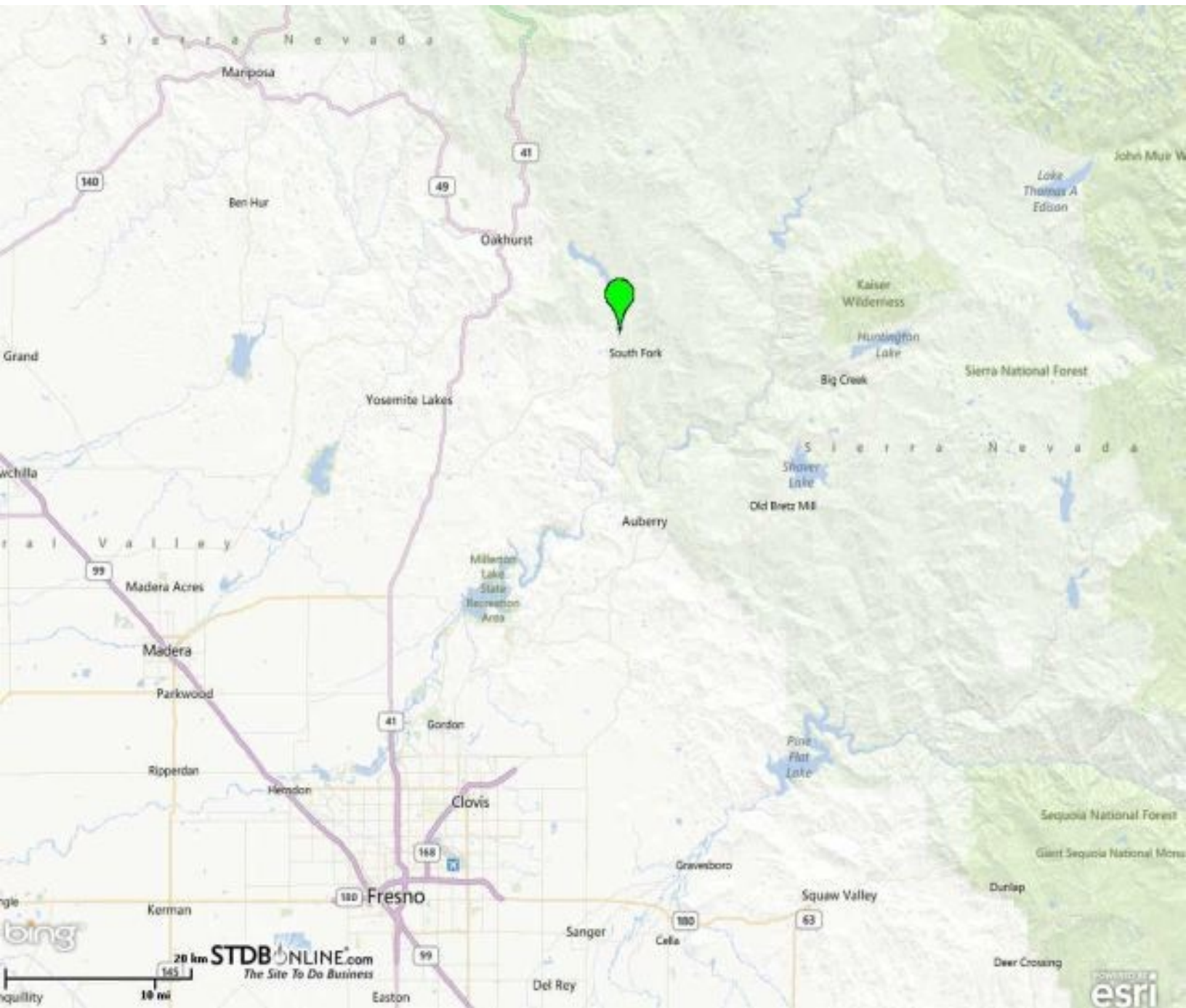
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Putney Ranch Camp Vicinity Map



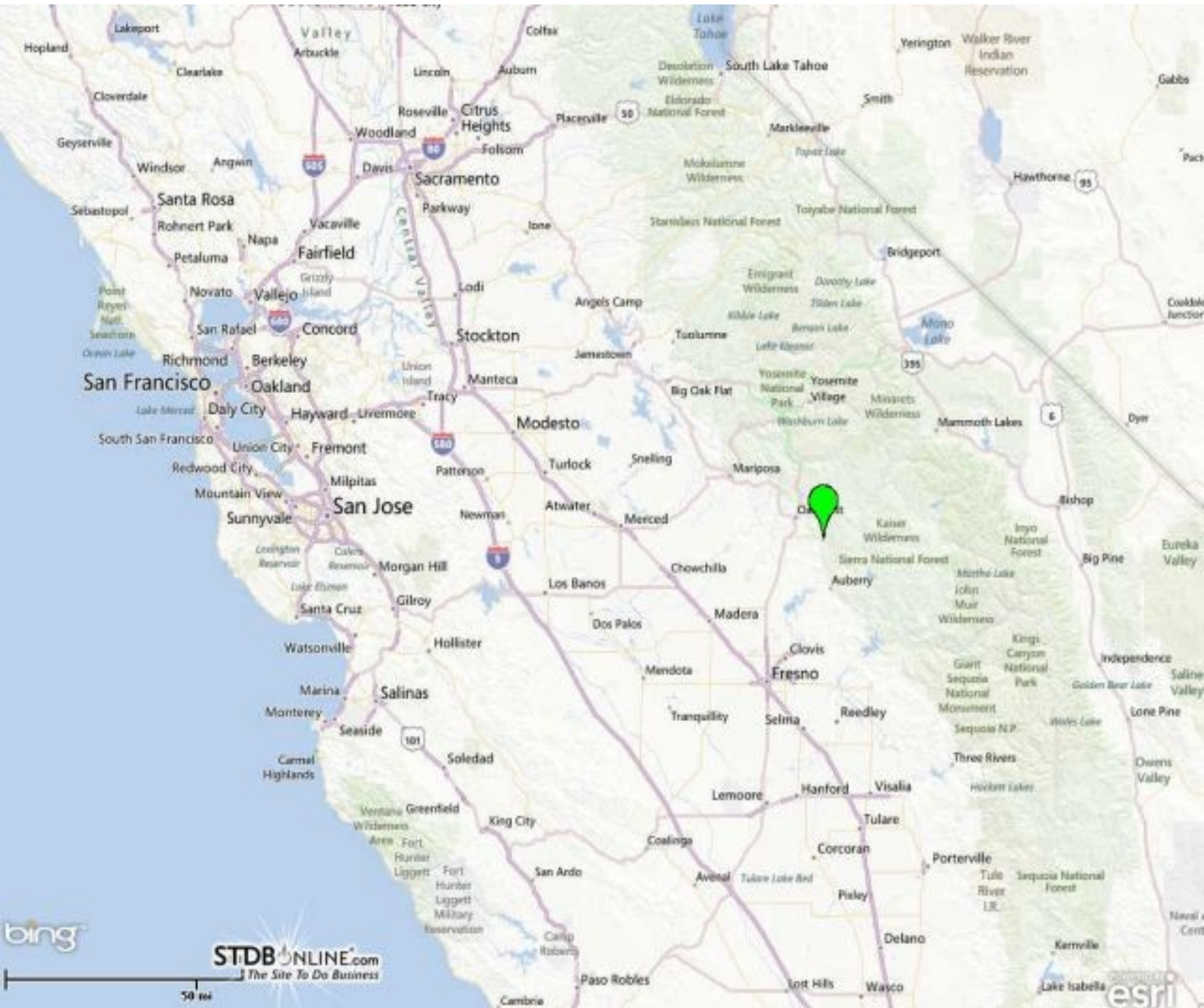
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Putney Ranch Camp Area Map



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Putney Ranch Camp Location



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Putney Ranch Camp Aerial View



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