

Yosemite
7392 Henness Ridge Rd.
El Portal, CA 95839

\$2,452,000
896.500± Acres
Mariposa County



Yosemite
El Portal, CA / Mariposa County

SUMMARY

Address

7392 Henness Ridge Rd.

City, State Zip

El Portal, CA 95839

County

Mariposa County

Type

Ranches, Residential Property, Timberland

Latitude / Longitude

37.747500 / -119.739200

Dwelling Square Feet

1800

Bedrooms / Bathrooms

2 / --

Acreage

896.500

Price

\$2,452,000

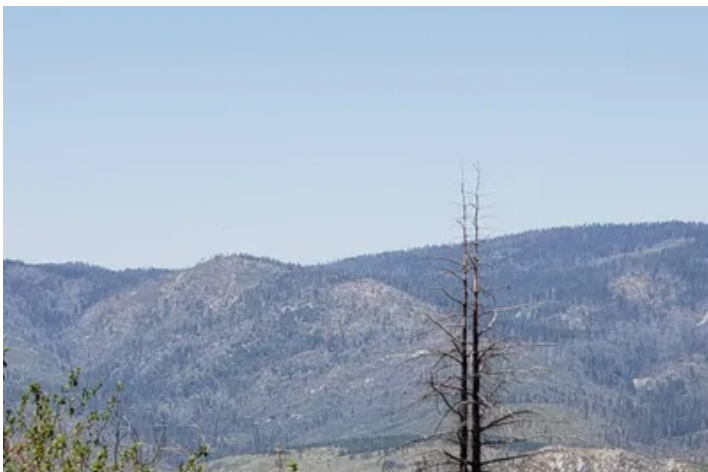
Property Website

<https://www.landleader.com/property/yosemite-mariposa-california/33175>

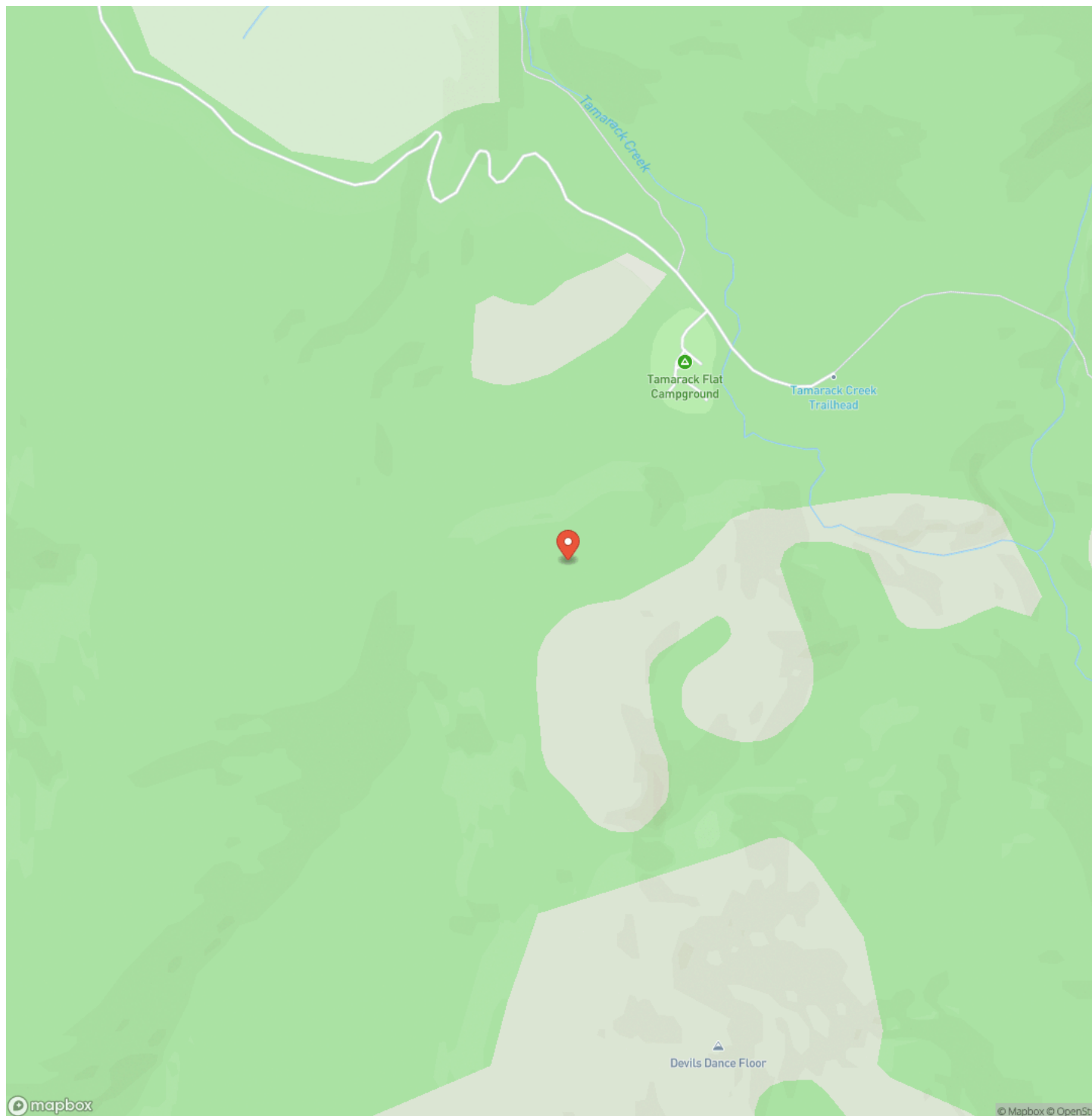


PROPERTY DESCRIPTION

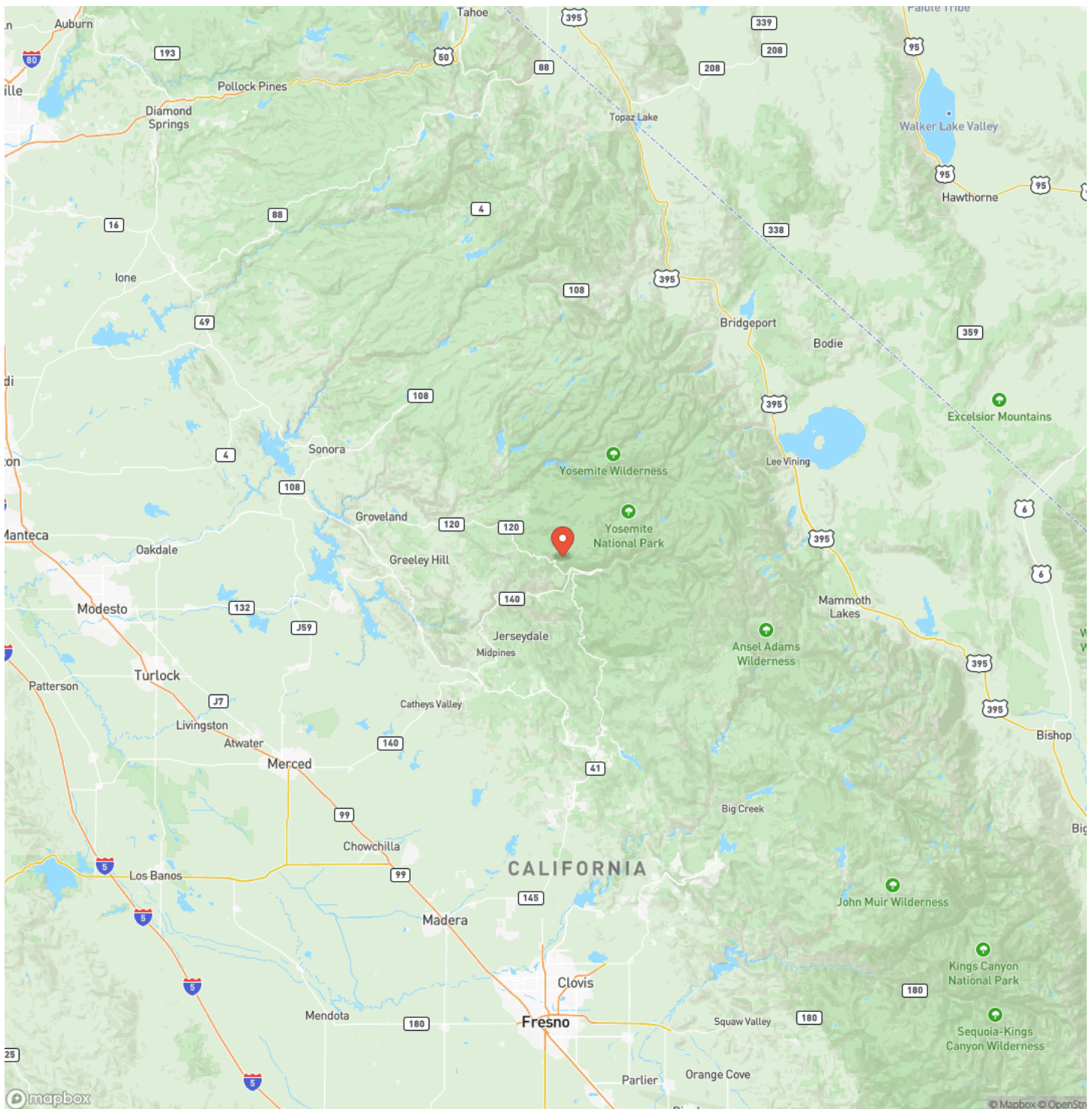
Within the gates of Yosemite National Park lies this amazing 896+/- acre property. Nestled in a tranquil setting, away from the hustle, bustle, and worries of life is a wonderful home awaiting you and your adventures. Built in 1973, this 2500 sq. ft. mountain cabin home has high beams, wood frame, and decks on front and back. The main house and downstairs apartment can be occupied separately, with separate entrances. Other areas on the property are identified where an additional cabin of your dreams can be built, affording views the likes are seldom seen. Walk among the towering conifers and rock outcroppings, taking in the amazing views, all on your own land, as you breathe in the clean, crisp air thinking..."This is social distancing done naturally."The new owner will be in the unique position of being able to conserve for perpetuity a big section of land originally intended to be part of Yosemite National Park, while also being in the enviable position of having a house in a national park. When John Muir envisioned the original boundaries for Yosemite National Park, he included the lands of the Yosemite Lumber Company, on the western ridge above the Merced River, just south of the town of El Portal. When the lumber company objected, the final 1906 boundary established for Yosemite National Park skirted these holdings. The O'Conner family bought this land from the Lumber Company and managed it as a guest ranch. Upon Mr. O'Conner's death, the land was divided between three O'Conner children. In the 1970s a portion of the property was sold to developers who created a residential community called Yosemite West. The Pacific Forest Trust bought the remaining O'Conner tracts in 2005 to prevent their subdivision and development, protecting them and the Park. Over the last 15 years, the Pacific Forest Trust has stewarded the properties to enhance their outstanding natural qualities. With a conservation easement in place, the next steward is allowed many opportunities to enjoy this property. Yosemite National Park and Sierra National Forest are your next door neighbors! You have direct access to tens of thousands of acres to explore. Close to Badger Pass ski area, Glacier Point, and all of Yosemite National Park. Owning this property is once in a lifetime opportunity. **PROPERTY HIGHLIGHTS:** Within the Gates of Yosemite National Park. 896.5 Acres. Cabin, Timber, Views. Just minutes from the valley floor. Glacier Point. Badger Pass ski area. Yosemite National Park and Sierra National Forest as your Neighbors.



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Ed Perry

Mobile

(916) 517-9969

Email

outdoorprop@yahoo.com

Address

707 Merchant Street

City / State / Zip

Vacaville, CA 95688

NOTES

[illegible]

This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



californiaoutdoorproperties.com

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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