



# **Black Oaks Ranch**

Tehachapi California

# Black Oaks Ranch

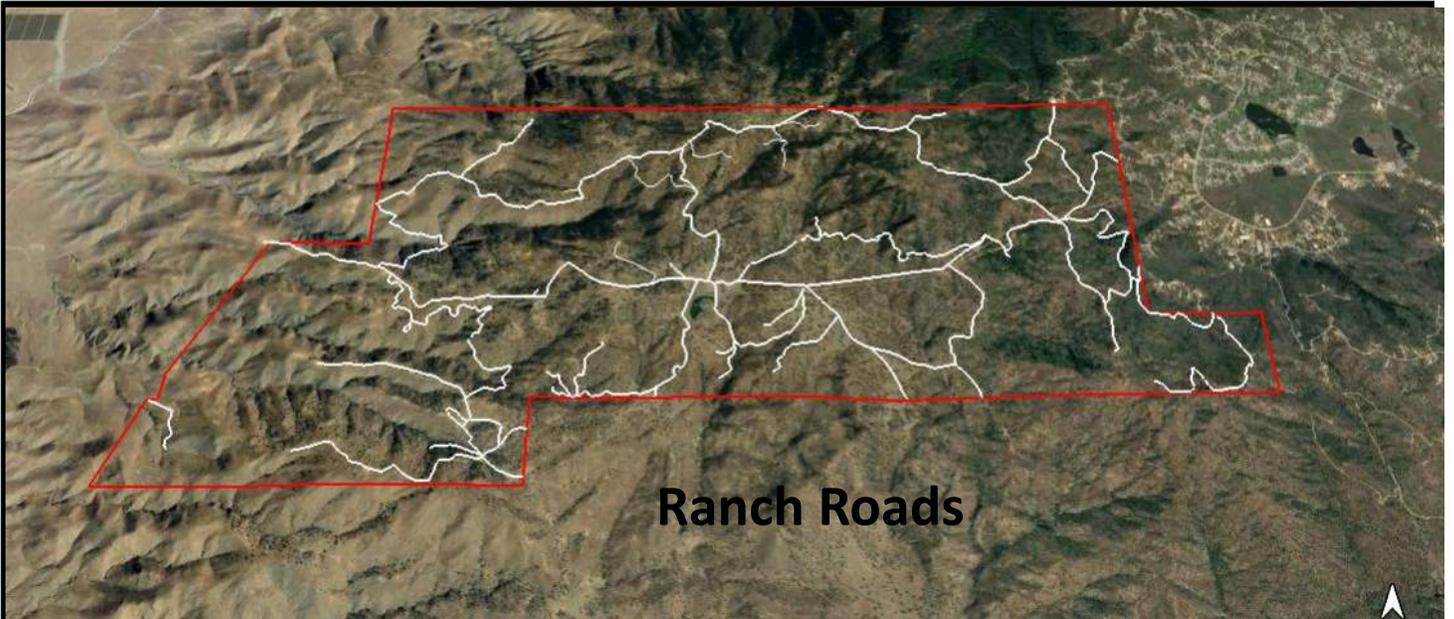


This private ranch represents a truly unique opportunity to own a spectacular 7,000-acre property in Southern California. This property is located in the Tehachapi mountains, elevated above the south eastern portion of the San Joaquin valley. There are spectacular views in all directions, from the snow covered Mt Whitney, 100 miles NNE, to the Costal Range Mountains, just across the narrow San Joaquin Valley . Black Oaks butts up to Bear Valley Springs, one of southern California's most successful mountain communities. Bear Valley offers Four Island Lake and Cub lake for water recreation, tennis courts, golf course, RC airport, community swimming pool, recreation center with training equipment and basket ball court and much more.

**Black Oaks Ranch** currently supports a profitable cattle operation and hunt club. Abundance of wildlife, deer, bobcat, elk, wild pig, mountain lion, quail, rabbit and much more, abound this spectacular land.

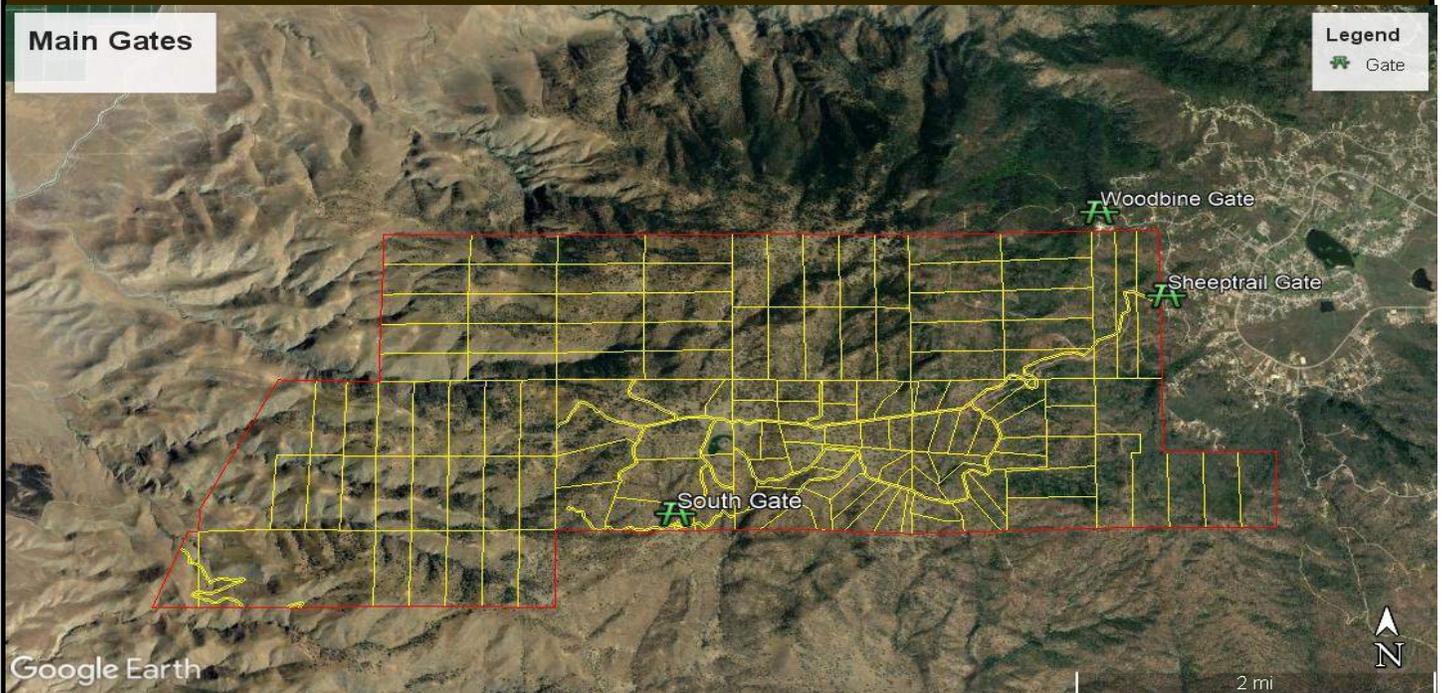
The abundance water makes this premier property a strong candidate for future development.





## Ranch Roads

The remote areas of the ranch are accessible through a network of seasonally maintained roads. The more remote areas are worth the exploring, as they reveal the beauty of this magnificent mountain property. Many of these roads parallel ancient native American Indian trails. The many grindstones throughout the ranch is evidence of the Indigenous tribes that lived here. Research reveals the tribes were mainly hunter gatherers that thrived in the Tehachapi mountains for hundreds of years.



## Main Gates

### Legend

 Gate

Woodbine Gate

Sheeptrail Gate

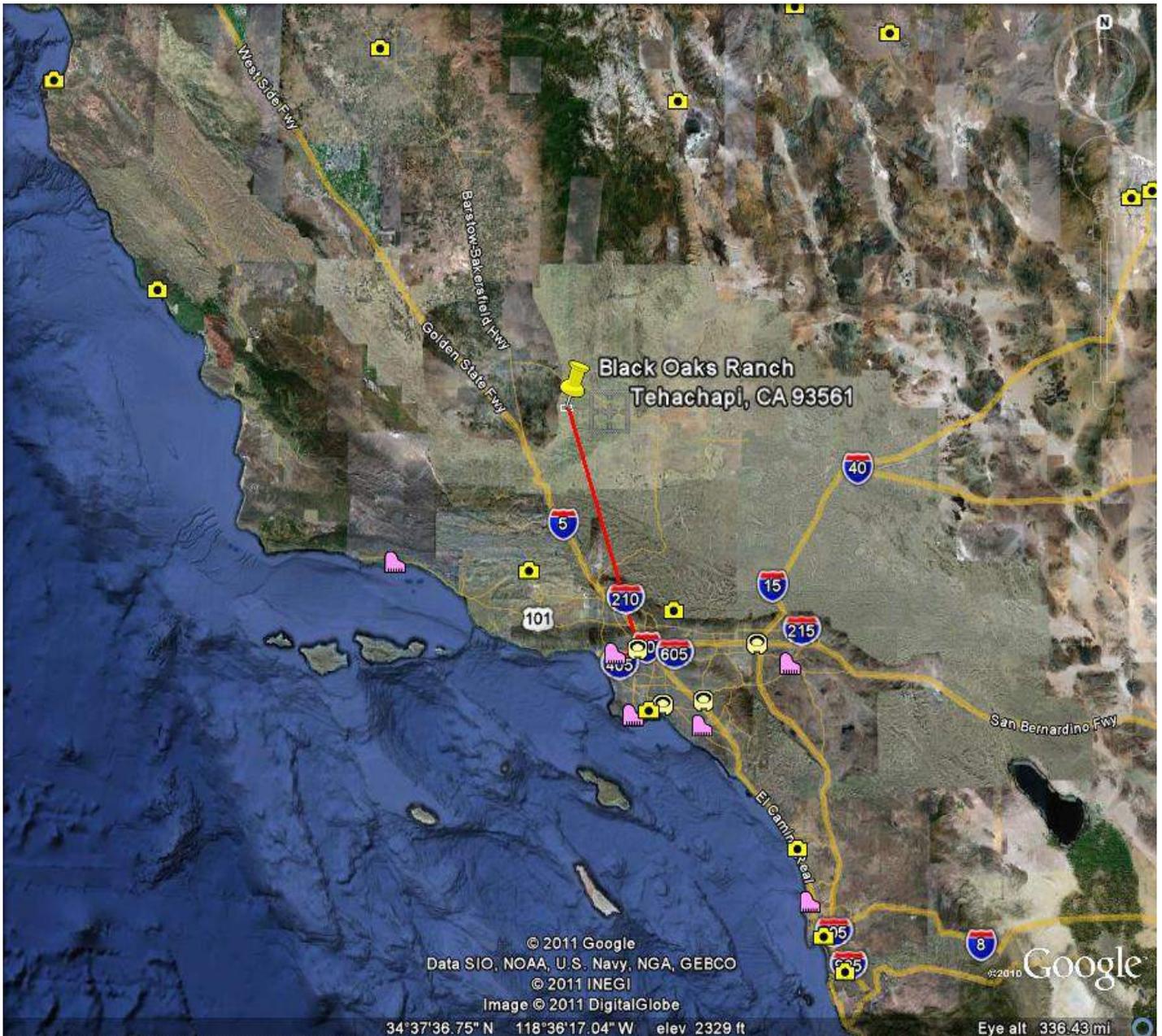
South Gate

Google Earth

2 mi



The main gates to this enormous property are accessible through Bear Valley Springs and Stallion Springs. The proximity to these resort like residential developments offer a variety of advantages that makes Black Oaks Ranch unlike any other ranch available in California.



**Black Oaks Ranch** is located 79 miles north of Los Angeles California and 69 miles to the closes point to the Ocean as the crow flies. Because of it's geographic location, the ranch lends itself for future development or a perfect get away private compound.

The ranch is located in the Southern Sierras with altitudes ranging from 2200ft ASL to 5200ft. ASL. Although the altitudes vary greatly on the ranch, it still hosts an expansive majestic valley floor with plenty of water reserves. Almost all the wells are powered by Solar. A vast network water system distributes water to all parts of the ranch. Dozens of water troughs delivers water for cattle and wildlife throughout the property.

Developed water resources is why Black Oaks is such a valuable property. The ranch benefits from its location in the mountains relative to the San Juquin valley. The predominant upslope breeze from the west ascend from the valley, this allows for significant precipitation during winter months. This is nature's way to replenish our mountain aquifers. With the ranch having developed several wells and having several seasonal natural springs, Black Oaks easily support it's cattle operation.

As you explore the ranch, you will appreciate these maps as they will aid you in orientation of where you are and where you may want to go.

The terrain varies from a beautiful valley floor to the magnificent steep mountain sides that slope into the western valley. Many areas have their own unique micro climates as you can ascend or descend a couple of thousand feet from the valley in several directions.

