

# PINNACLE

## REAL ESTATE

### FOOTHILL MULTIPLE LISTING

July 20, 2026

#### AUBERRY

| <u>Office</u> | <u>Owner</u>  | <u>Address</u>           | <u>Bd.</u> | <u>Bth.</u> | <u>Sq.Ft.</u> | <u>Description</u>                                                           | <u>Price</u> |
|---------------|---------------|--------------------------|------------|-------------|---------------|------------------------------------------------------------------------------|--------------|
| OB            | WALLACE       | 33887 Tocaloma Rd        |            | Lot         |               | Affordable opportunity for buyers with vision                                | \$21,000     |
| SC            | ORTENZIO      | 33892 Shaver Springs Rd  |            | Lot         |               | Lot overlooks the pond                                                       | \$25,000     |
| OB            | CARLSON       | 43803 Schubert Rd        |            | Lot         |               | Alder Springs lot, great opportunity                                         | \$25,000     |
| OB            | DESANTIS      | 41738 Marmot Ln          |            | Lot         |               | Nice lot in Meadow Lakes                                                     | \$39,000     |
| OB            | VIETI         | Auberry Rd               |            | Lot         |               | Potential building site at the top of property, close to Meadow Lakes        | \$49,850     |
| OB            | NEELY         | 43565 Alder Springs Rd   |            | Lot         |               | Located in Alder Springs, power to the property                              | \$69,500     |
| OB            | OROZCO        | 37800 Peterson Rd        |            | Lot         |               | 5.26 acres with rolling hills                                                | \$70,999 N   |
| OB            | GRETSCHE      | Cressman (Rocky Springs) |            | Lot         |               | 10 acres in between Cressman Road and Peterson Road                          | \$79,000 N   |
| OB            | GARCIA        | Auberry Rd/Honey Rd      |            | Lot         |               | 5 acre parcel covered with trees, and missed by the Creek Fire               | \$85,000     |
| OB            | HEGLAND       | 36922 Peterson Rd        |            | Lot         |               | 2 parcels, has well, septic, and power                                       | \$120,000    |
| OB            | WALLACE       | Lower Cressman Rd        |            | Lot         |               | Nice 10-acre opportunity on Lower Cressman Rd                                | \$121,000 P  |
| OB            | DESANTIS      | Auberry Rd               |            | Lot         |               | 5 acre lot has a fairly new well with great building sites                   | \$129,000    |
| OB            | PENMAN        | 32150 Broken Arrow       |            | Lot         |               | 4.38 acre lot in a gated community, breathtaking views, includes a well      | \$139,000 P  |
| OB            | LEGGETT       | 44577 Auberry Rd         |            | Lot         |               | Breathtaking 2 acre parcel with views of Jose Basin and the Minarets         | \$146,900    |
| SC            | CHURCH        | 34327 Shaver Springs Rd  |            | Lot         |               | Beautiful 5 acre parcel with amazing long distance views                     | \$149,000 P  |
| OB            | DESANTIS      | Auberry                  |            | Lot         |               | 40 acres near Acorn road                                                     | \$159,000    |
| SC            | LEGGETT       | 44577 Auberry Rd         |            | Lot         |               | Breathtaking 2 acre parcel with views of Jose Basin and the Minarets         | \$174,900    |
| OB            |               | 33260 Powerhouse Rd      |            | Lot         |               | Potential exists of this expansive 4.97 acre lot, zoned commercial           | \$175,000    |
| OB            | STEINNES      | 32951 Frazier Rd. #2     |            | Lot         |               | Views of the sierras, close to Shaver Lake                                   | \$179,000    |
| OB            | DODDS         | 45149 Auberry Rd         |            | Lot         |               | 4.75 acre property with amazing 380 degree views                             | \$200,000 P  |
| OB            | DUARTE        | 46085 Jose Basin Rd      |            | Lot         |               | 20 acres in the back of Jose Basin Rd                                        | \$255,000    |
| OB            | BELKNAP       | Aunt Julia Ln.           |            | Lot         |               | Spectacular 40 acre lot with a well that produces 30+gpm, and a building pad | \$260,000    |
| OB            | BUCHNOFF      | 37987 Cripe Rd           |            | Lot         |               | 38.7 acres off of Peterson Road, includes a year-round pond                  | \$299,900    |
| OB            | MYLES         | 35651 Peterson Rd        |            | Lot         |               | 29 acres, 5 different parcels, create your dream compound                    | \$499,000    |
| OB            | STANDARD SERV | 30455 Auberry Rd         |            | Com'l.      |               | Storage facility with on site living of 1660 sq ft.                          | \$4,200,000  |
| OB            | LONG          | 33751 Powerhouse Rd #02  | 2          | 1           | 672           | Charming single wide mobile home comes fully furnished                       | \$20,000     |
| SC            |               | 30501 Auberry Rd #16     | 2          | 1           | 960           | Mobile home, private landscaped yard, covered deck in the back               | \$59,000     |
| XP            | DAVIS         | 41835 Corlew Ln          | 2          | 1           | 1184          | Lots of potential, has a newer wood stove and loft area                      | \$239,000    |
| OB            | ERICSON       | 41604 Corlew Ln          | 2          | 2           | 1315          | Retro-inspired cabin retreat has a wood insert, loft                         | \$239,000 P  |
| OB            | VESTAL        | 41722 Merriman Ln        | 3          | 1.75        | 1426          | Two-story ranch style cabin includes a wrap around deck and garage           | \$259,000    |

Key:

P=Sale Pending; R=Reduced; N=New

[www.WeSelltheSierras.com](http://www.WeSelltheSierras.com)

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|---------------|--------------|-------------------------|------------|-------------|---------------|--------------------------------------------------------------------------------|--------------|
| OB            | PENDERGRAS   | 41823 Corlew Ln         | 3          | 1.75        | 1524          | Move in ready home with a large deck, plenty of parking, newer flooring        | \$259,900    |
| OB            | McKENZIE     | 34065 Shaver Springs Rd | 4          | 2.5         | 1915          | Nice wrap around deck, wood walls making for that cabin feeling                | \$295,000    |
| RM            | GLASS        | 33116 Calkins Rd        | 3          | 2           | 1500          | Newly remodeled manufactured home has a new roof, flooring, paint              | \$299,000 P  |
| OB            | LOPEZ        | 33831 Medford Rd        | 3          | 2           | 1620          | This 1.18 acre property offers a ranch style home, solar                       | \$319,000    |
| Pinnacle      | GONZALES     | 33988 Shaver Springs Rd | 3          | 2           | 1624          | Turnkey home has new flooring, new interior paint, and AC                      | \$329,000    |
| SC            | KUHNER       | 34154 Shaver Springs Rd | 3          | 2           | 1728          | Move-in ready home close to Pine Ridge Elementary                              | \$349,900    |
| RB            | CUMMINGS     | 41895 Merriman Ln       | 3          | 1.75        | 1130          | Two separate dwellings, offering endless possibilities                         | \$350,000 R  |
| XP            | WAGNER       | 34035 Natoma Rd         | 3          | 1.75        | 1456          | Nice corner lot, granite counter tops, updated kitchen, private side yard      | \$365,000 N  |
| OB            | GRAZIOLI     | 34201 Natoma Rd         | 3          | 2           | 1520          | Amazing views, home has many upgrades, mature landscaping                      | \$365,000 P  |
| OB            | COVERTI      | 42545 Bald Mountain Rd  | 3          | 2           | 1600          | Upgraded kitchen, flexible floor plan, great location                          | \$399,000    |
| OB            | GRACE        | 34133 Natoma Rd         | 4          | 2.5         | 2628          | Vaulted ceilings, newer roof, new interior paint, oversized four car garage    | \$399,999 N  |
| SC            | ROHRER       | 34169 Natoma Rd         | 3          | 1.75        | 2344          | Freshly renovated home has great views, sold fully furnished                   | \$480,000 P  |
| OB            | KANTA        | 35009 Old Creek Rd      | 5          | 3           | 2392          | Rolling, scenic parcel with spacious home, two story barn                      | \$524,900 P  |
| SC            | DEVITA       | 42123 Auberry Rd        | 5          | 3           | 2811          | Beautiful home with updated kitchen, converted garage to living space          | \$680,000    |
| OB            | WELTER       | 32115 Rock Hill Ln      | 4          | 2           | 2380          | Nice 5 acre escape, fine craftsmanship in this home, includes a shop           | \$795,000    |
| RB            | TAYLOR       | 35085 Auberry Rd        | 4          | 2.5         | 3264          | Rare opportunity to own a spacious home with owned solar                       | \$820,000    |
| OB            | QUALLS       | 35477 Qualls Prather Rd | 4          | 3           | 2492          | Desirable location, nearly 65 acres, includes a shop, pole barn, and an office | \$894,950    |
| OB            | GOODRICH     | 36039 Cranmore Ln       | 3          | 3           | 2370          | Perfect horse property on 25 acres, a 1200sf shop, and nice house              | \$1,199,900  |
| OB            | REHAK        | 31825 Auberry Rd        | 5          | 3           | 4592          | On 125 acres, this luxury retreat offer views, vaulted ceilings, owned solar   | \$2,500,000  |

## TOLLHOUSE

|    |          |                          |     |   |      |                                                                        |             |
|----|----------|--------------------------|-----|---|------|------------------------------------------------------------------------|-------------|
| OB | BAILEY   | 28422 Burrough Valley Rd | Lot |   |      | 2.35 acres has gently sloping terrain                                  | \$43,000    |
| OB | DKM      | 28955 Spring Valley Rd   | Lot |   |      | 5 acres with a wonderful view, power at corner of property             | \$50,000 P  |
| OB | JACOBSON | Sycamore Rd              | Lot |   |      | Just over 5 acres, this elevated lot has great views                   | \$65,000    |
| OB | WATTS    | 29200 Quail Springs Ln   | Lot |   |      | 10 acres of amazing mountain views                                     | \$71,999 R  |
| OB | CHANG    | 28855 Nancy Rd           | Lot |   |      | 5.28 acres in a nice quiet neighborhood.                               | \$85,000    |
| OB | ESTES    | 28733 Burrough Valley Rd | Lot |   |      | 3.38 acres with paved road frontage, multiple building areas           | \$93,500    |
| RM | CARROLL  | 27719 Burrough Valley Rd | Lot |   |      | 2.26 acres, expansive views                                            | \$98,000    |
| OB | PURSLEY  | Big Springs Rd           | Lot |   |      | 40 acres with spectacular views of the Sierras                         | \$99,000    |
| OB | DESANTIS | 32705 Sycamore Rd        | Lot |   |      | Picturesque setting with beautiful views                               | \$99,000    |
| OB | PELLIN   | Ruch Creek Rd            | Lot |   |      | 40 acres with a seasonal creek, abundant wildlife                      | \$100,000 N |
| OB |          | Watts Valley Rd          | Lot |   |      | 2.35 acres, seller financing available                                 | \$117,000 P |
| OB | HURTADO  | Seminole Rd              | Lot |   |      | 40 acres, gated and fenced, two pads on the property                   | \$120,000   |
| OB | BREWER   | 28666 Quail Springs Ln   | Lot |   |      | 40 acres with amazing valley views, perfect off grid property          | \$165,000   |
| OB |          | Tollhouse                | Lot |   |      | 7.03 acres off of Big Springs Lane                                     | \$200,000   |
| OB | MYERS    | Bobs Flat Rd             | Lot |   |      | 158 acres, breathtaking panoramic views, ideal for outdoor enthusiasts | \$290,000   |
| OB | NAVARRO  | 34217 Sycamore Rd        | Lot |   |      | Rare opportunity for 60 acres (three parcels)                          | \$299,000 R |
| OB | DESANTIS | Watts Valley Rd          | Lot |   |      | 80 acres of beautiful level and rolling hills                          | \$350,000   |
| OB |          | Seminole Rd              | Lot |   |      | 120 acres off of Seminole and Watts Valley Rd.                         | \$450,000   |
| OB | YANG     | 29668 Seminole Rd        | 3   | 2 | 1647 | Great foothill retreat, just 40 minutes from Fresno                    | \$395,000 R |

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|---------------|--------------|-----------------------|------------|-------------|---------------|---------------------------------------------------------------------------|---------------|
| RM            | JACOBY       | 29037 Watercress Rd   | 3          | 2           | 1838          | Private foothill retreat includes a man-cave on 2.3 acres                 | \$415,000 N   |
| OB            | OCHOA        | 29545 Oak Meadow Rd   | 3          | 1.75        | 1516          | All usable and fenced 2+ acres, huge covered patio ready for entertaining | \$429,000 P   |
| OB            | HILGER       | 29478 Fallen Oak Rd   | 3          | 2           | 2071          | Space, privacy, and great views on nearly 5 acres                         | \$449,000     |
| RC            | DAVENPORT    | 30240 Watts Valley Rd | 3          | 2           | 1725          | Nice vaulted ceilings in this home situated on 30 acres, all fenced       | \$515,000 P   |
| OB            | CALDRON      | 28945 Bonneyview Rd   | 4          | 2           | 2655          | On 6 acres, nice open living area, purchased solar, great views           | \$549,000 R   |
| OB            | MICELI       | 30547 Seminole Rd     | 3          | 3           | 2382          | Set on over 5 acres, home is perched at the top of your own mountain      | \$560,000 N   |
| OB            | VAN DEN BOOM | 29412 Gibbs Ranch Rd  | 5          | 3           | 3002          | End of the road, 45 acres, pool, spa, pavilion, tool shed, workshop       | \$1,290,000 N |

## PRATHER

|    |             |                        |   |        |      |                                                                                |             |
|----|-------------|------------------------|---|--------|------|--------------------------------------------------------------------------------|-------------|
| RM | KUBIAK      | Pennyroyal             |   | Lot    |      | 8.94 acres of beautiful rolling hills                                          | \$85,000    |
| OB | KENDRICK    | 31646 Pennyroyal Ln    |   | Lot    |      | 18.73 acres of stunning rolling hills near Prather offering amazing views      | \$135,000   |
| SC | STAN        | 20148 Tollhouse Rd     |   | Lot    |      | 18.39 acres zoned AE40                                                         | \$149,000 R |
| RM | LAGRAND     | Pennyroyal Ln.         |   | Lot    |      | 14.5 acres with four potential building sites                                  | \$164,888   |
| OB | TAPIA       | Prather                |   | Lot    |      | 10 acres of AE5 Zoned land                                                     | \$169,995 N |
| OB | MURCHISON   | 14798 Feather Woods Ln |   | Lot    |      | Located in the gated community of Mallard Meadows, great place to build!       | \$195,000   |
| RB | MYLES       | Country Oak Rd #2      |   | Lot    |      | 14.47 acre lot zoned RR near Prather                                           | \$199,000   |
| RB | MYLES       | Country Oak Rd #1      |   | Lot    |      | 15.15 acre lot zoned RR near Prather                                           | \$199,000   |
| OB | GIOMI       | 37 & 38 Lynx Ln        |   | Lot    |      | 8.9 acres of beautiful land with a well                                        | \$249,900   |
| OB | PAGE        | 29645 Auberry Rd       |   | Com'l. |      | This 8.46 acre lot is located at Hwy. 168 and Auberry Rd                       | \$334,000 R |
| OB |             | 29935 Auberry Rd       |   | Lot    |      | 2.18 acres, former nursery just past Prather                                   | \$444,000   |
| OB | TURNAGE     | 29696 Auberry Rd       | 1 | 1      | 1095 | Sitting on over 4 acres, this is a true turn-key opportunity with room to grow | \$299,900 R |
| xp | FREEMAN     | 29531 Morgan Canyon Rd | 4 | 2      | 1440 | Ready to move in home has been updated, new roof and windows                   | \$429,000   |
| RC | CAMERON     | 31915 Pennyroyal Ln    | 3 | 2.75   | 1940 | Unique custom home on 5 acres, 2 stall barn, caretaker's cottage               | \$450,000   |
| RC | WINIGER     | 15501 Garlock Ln       | 3 | 2      | 1580 | Wonderful home includes a large shop, great location                           | \$510,000 P |
| RC | FREEMAN     | 29531 Morgan Canyon Rd | 3 | 2      | 2044 | Large back patio, solar, hot tub, open floor concept                           | \$549,000 N |
| OB | PEREZ       | 30833 Pennyroyal Ln    | 3 | 2      | 1920 | Exceptional 5 acre gated property, well maintained, soaring ceilings           | \$550,000   |
| OB | Cali Cash   | 28718 Auberry Rd       | 4 | 3      | 2719 | Fully remodeled and move in ready, great views of surrounding mountains        | \$599,950 R |
| OB | Dig Brokers | 30450 Morgan Canyon Rd | 5 | 3.5    | 3224 | Fully renovated with modern finishes, this lovely home sits on 10 acres        | \$670,000 R |
| RC | SWAN        | 14049 Oak View Dr      | 4 | 3.5    | 4136 | Entertainers delight, wraparound deck, massive living room                     | \$875,000 P |
| OB | BURROUGH    | 11660 Rusty Spur n     | 4 | 6      | 4843 | Paradise awaits in this modern home that includes owned solar, and a pool      | \$2,450,000 |
| OB | MCDONALD    | 14141 Millerton Rd     | 5 | 6      | 6627 | Exceptional estate with all you could ever ask for                             | \$6,500,000 |

## CLOVIS

|    |                    |                        |   |      |      |                                                                        |               |
|----|--------------------|------------------------|---|------|------|------------------------------------------------------------------------|---------------|
| OB | FRYE               | 24620 Auberry Rd       | 4 | 1.75 | 2391 | Perfect blend of privacy, space and opportunity, great views 3.5 acres | \$499,900 N   |
| OB | WOODCOCK           | 23328 Granite Creek Ln | 3 | 2    | 1623 | Amazing views, seasonal creek, usable land, a shop, and owned solar    | \$574,900     |
| OB | COMPASS HOMES      | 22022 Tollhouse Rd     | 3 | 2.5  | 2859 | 7 acre lot, privacy abounds, upgraded throughout                       | \$650,000 P   |
| OB | BERLIN             | 20146 Nicholas Rd      | 3 | 2.5  | 2408 | Perched atop 18 acres, breathtaking views, nice renovated home         | \$819,000     |
| OB | Ventana Hills Est. | 19618 Ventana Hills Dr | 4 | 3.5  | 4600 | Granville homes semi-custom estates                                    | \$1,580,910 N |