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Edition 165

Dec 15th 2025

E-mail: sosclassifiednews@gmail.com

A free bi-monthly publication. Deadline for publication is Monday prior to publication date
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Merry Christmas From the Squaw Valley Country Store

Amanda



Nicole



Peter



Christen



Beth



SQUAW VALLEY COUNTRY STORE

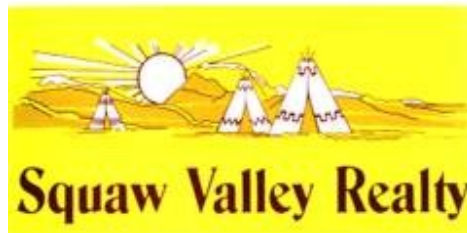


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Miramonte - Pinehurst -
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Homes and Featured Properties

Greenhill - 3br2ba custom 2-story on nice 4.6ac \$ 275,000

Well maintained barnstyle 2-story 3br2ba, 1,760sf, with detached 2 car garage/shop, & 10gpm well. Nice open floorplan w/ large living & freestanding woodstove, and HVAC. Very private & serene setting at

Sassafras - Older MH 3/2 on cul-de-sac 5ac \$ 175,000

Older “fixer” 3br2ba MH on very private cul-de-sac 5 acre lot. New well produces 17gpm, newly installed septic. Home in okay condition but needs finish work. Property backs up to large ranch area. Seller will consider carrying paper.

Bronco - 2006 custom home near Hwy 180 - great 5ac Pending

Estate sale for this 2006 custom “diamond in the rough” - 1,554sf w/ oversize garage, 20gpm well, and 3,700 watt owned solar system. Home is 2br2ba plus den and in good condition but needs a little finish work in places. Excellent usable lot near Hwy 180. A great price

Sequoia Dogwood Meadows - 40 ac w/ meadow & stream - \$ 425,000

Truly unique 40 acres just west of Sequoia Lake with an active spring at the top, a gorgeous meadow in the middle, and a trout stream at

Empress Mtn Cabin - 2 lots, 4br2ba cabin, 6,000ft elev \$ 425,000

2 story, 3/2 cabin w/ garage under plus 1/1 guest cabin on 2 lots with 2.16 acres. Both cabins on smaller lot w/buildable larger lot. Overlooks Sequoia Lake at 6,000 ft elevation. Private gated entry off

Dunlap - Goat Rock Ranch - 382ac w/5br2ba MH - \$ 1,270,000

One of the original Dunlap ranches. 382 acres w/ numerous seasonal creeks and some great terrain. Also includes Goat Rock—a massive granite dome. Improved with 2014 5br2ba manufactured home and large detached garage/shop. Home in great shape with large deck

Longview - Bricker Custom 4br2ba w/2,418sf & 2 shops SOLD!!

Beautiful custom Bricker, all 2x6 construction, classic floor plan, heated freeform pool, fully owned whole house solar system, and awesome private setting w/ valley views. Fully fenced and cross-fenced with too many extras to mention. One of the nicest homes up here.

Pinehurst Cabin - Vintage 2br1ba w/ 1,400sf \$ 260,000

This outstanding 1930 vintage cabin is on a 1.67ac parcel and has been renovated with new kitchen, new roof, and more. Cabin has living room w/ rock fireplace, nice den w/woodstove, and large loft. Also includes partially completed guest cabin. All in a beautiful park set-

Sequoia Ridgetop - 40 ac adjacent to national forest \$ 350,000

Gorgeous private 40 acres just west of Sequoia Lake adjacent to the national forest. Terrific setting w/ multiple potential cabin sites along the ridge. Zoned RC which allows low intensity camps. Ultra private &

Sequoia Flats - 40 ac west of Sequoia Lake - \$ 450,000

Outstanding 40 acres at 5,000ft elevation just west of Sequoia Lake. Excellent terrain w/multiple building sites. Zoned RC which allows low intensity camps. Rare & truly unique private property next to the national forest. Seller may carry with acceptable down and terms.

Lots - Land - Others

New - Ennis - Nice 5 ac w/ secluded place to build, OWC	\$ 45,000	New - Totem - Private 5ac w/ 21gpm well, very unique	\$ 117,000
Cougar - End of cul-de-sac 5ac, massive view OWC	\$ 45,000	Panorama - Ridgetop 5ac w/ terrific views, OWC	SOLD!!
Totem - Hillside 5ac, large pad, and new well OWC	\$ 92,000	Empress Mtn - 4 ac lot at 6,000 ft w/ spring & forest	SOLD!!
New - Ruth Hill- Nice hillside 6.7ac w/ 75gpm well lot OWC	\$ 105,000	Fawn - Ridgetop 5ac lot and pad, near Hwy180OWC	\$ 50,000
New - Neat 4.7ac hillside lot, very buildable OWC	\$ 45,000	Wonder Valley - Pinto - Large 2.67 ac lot, great views OWC	Pending
Cougar - Near Hwy 180, 5ac, well, valley view, OWC	SOLD!!	Sesame - Mountaintop 10ac in 2 lots, well, MH, views OWC	Pending
SV Road - 2.66 ac w/ pad & drive & seasonal creek	\$ 39,000	Bramble - Ridgetop 10ac 75gpm well, valley views OWC	\$ 110,000
Chuckwagon - Nice 4.7ac w/ xln't well & large pad	SOLD!!	Fawn - Hillside 5.ac near Hwy 180 w/pad, huge views	SOLD!!
Ripple - 5ac corner lot, xln't terrain & view, nice setting	SOLD!!	Longview - Amazing 5 ac, 100gpm well, active power	SOLD!!
Hopewell - 12.86 ac hillside parcel w/ steeper terrain	SOLD!!	Sesame - 2 lots w/ 10ac, huge Sierra views, OWC	SOLD!!
Clearview - Hillside 5ac, well, pad, & elec, great views OWC	SOLD!!	Cougar - Near Hwy 180, 5ac w/ valley views, OWC	SOLD!!
Buttercup - Near Hwy 180, xln't 5 ac, views, nice terrain OWC	SOLD!!	Ennis - Creekfront 5ac, huge pad, 30gpm well	SOLD!!
Squaw Valley Rd - 2.3 ac, well, septic, power, & more	Pending	Squaw Valley Rd - Xln't 2.4 ac w/well, pad & creek	SOLD!!

BROKER'S CORNER - Will Squaw Valley's name be changed? The truth is that the jury is still out. The Federal Government has changed the name of the valley to Yokut Valley but the community is still Squaw Valley. The Fresno County Board of Supervisors has just adopted a measure to start litigation against the State of California to stop the state from changing our name. The lesson here is that it isn't over 'till it's over. We need to stand tall for our rights and let our voices be heard. There is more to come on this issue, so be ready to stand your ground. This is our community and we are proud of it. This nation was founded on the principle that individual rights count. DON'T TREAD

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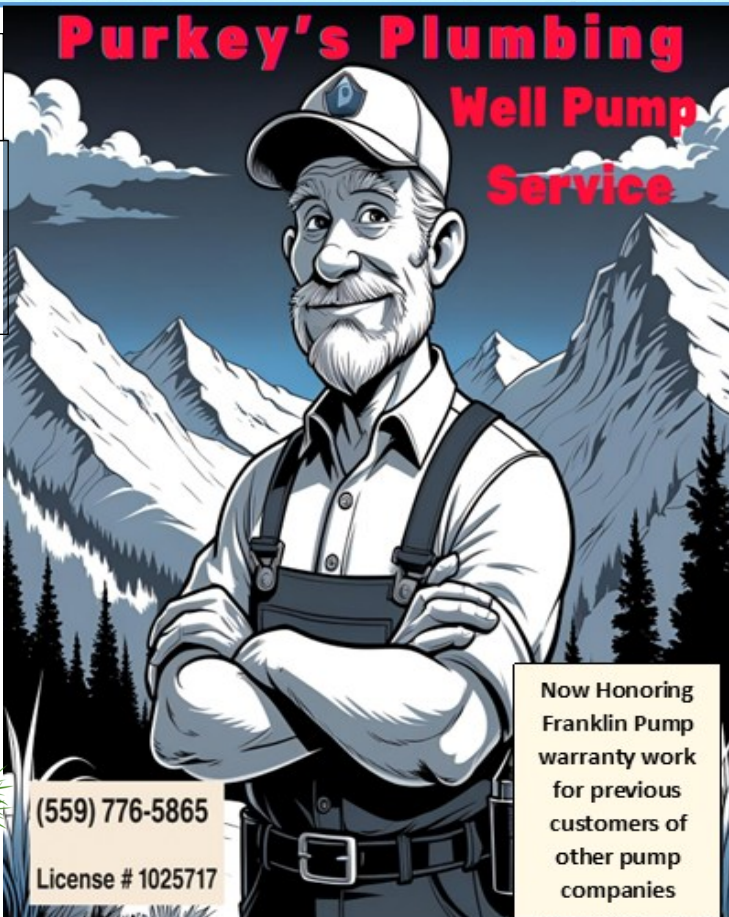
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Join us December 20th at 6:30PM for free cookies, cocoa and pictures with Santa on his sleigh. *This is a free event to thank our community for their continued support each year to keep our rodeo alive and thriving!*

We will also be playing THE GRINCH on the big screen next to the stage, so bring your lawn chairs and blankets and come hang out for a fun night at the rodeo grounds.

Mountain Rodeo Association Presents



2nd Annual

Cookies With Santa

DEC 20th- 6:30 PM

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Everyone Welcome

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And get pictures with Santa on his
sleigh!

We will be playing
THE GRINCH
on the big screen!
So bring your lawn chairs & blankets!



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German Shephard/ Border Collie 10 months old 2 males left -Rehoming fee Jeanette (559) 620-8923

This Chimney, located off Highway 180 and Alta Avenue east of Minkler, once belonged to a home built in 1918. The property is believed to have been owned by the Granite Water Co., whose president at the time was A. C. Baumgartner. The land itself is part of the Wahtoke Thermal Tract, originally platted in 1905 by owner William N. Rohrer.

In 1928, the home was purchased by the Jennings family of Sanger and moved—carefully separated into two sections—to their property on I Street. Today, only the chimney and a set of steps remain at the original site, an area known as Dunnigan's Gap. Every year around this time, stockings mysteriously appear on the old chimney, though no one knows who places them there.
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LOTS OF STUFF FOR SALE: Eureka Vacuum \$50, Wood vintage telephone seat and table \$100, Wood pipe cut out white wall décor-can be hung or stood up \$20 (Sherlock Holmes style). Call (559) 341-2575



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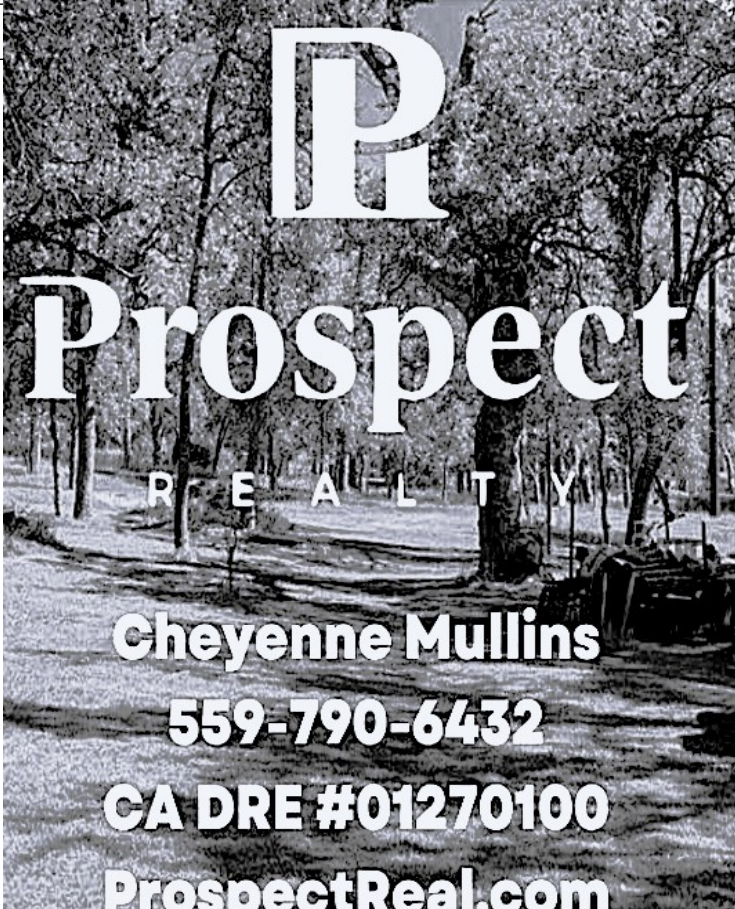
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Apple 87 watt USB-C power adapter, for MacBooks and more, basically new \$30 (\$90 retail)-Electric wall heaters: Stibel Eltron wall heater, \$20, 23x17x4"; Stelpro wall heater 2000 watts, \$25, 42x14x4". Both heaters are hardwired, and come with mounting brackets.-Evap cooler: Bonaire Durango window cooler 4500E, 1600 sq ft coverage, \$150. Hardwired, installation is through a wall. In service for about 9 years, works beautifully. New pump installed last year. Comes with 2 remote controls. 2 old-timey wood-frame windows with glass for crafts or sheds, \$10 each-In Pinehurst, text or call (559) 471-6983

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Cockatiels for sale Text (559) 283-7883 to leave message
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1 new 4' 10" X 9' 2" American Flag (Quality, Made in America) \$199 OBO 1 Computer desk \$50-A-frame painters ladder (5ft, vintage, wooden) \$100 If Interested Please Call 1-559-341-2575

Room for rent

for one occupant. Private entrance, private bath, fully furnished, utilities included. \$975 In Wonder Valley. Please call to see (559) 907-5548.

OLD heavy-duty Singer upholstery sewing machine. Ran when we last used it, but sitting for years. \$10. Call Anne at (559) 285-4018.

Young hens for sale Call landline 559-332-2940 or txt 559-528-5087

FOR SALE: New WEATHER GUARD downdraft Canvas **Evaporative Cooler Cover 40X 40 X 45 \$55 OBO** Call 559-341-2575

Sal's Astronomy Corner

A Cosmic Christmas: Stars, Saucers & Seasonal Sparkle

Christmas has always been a season of lights, wonder, and stories that stretch the imagination—and this year, the night sky is putting on a show worthy of its own holiday special. As winter settles in, December brings some of the brightest stars of the season, from Sirius shimmering low in the east to Orion standing tall like a celestial Christmas tree topper.

But stargazers aren't the only ones looking up. Every year around the holidays, UFO reports tend to spike—maybe it's the long nights, maybe it's Santa's sleigh confusing radar, or maybe our alien neighbors just enjoy a good Christmas light display. After all, if you were cruising the galaxy, wouldn't Earth's sparkling neighborhoods catch your eye?

Astronomers, of course, keep things grounded: most "mystery lights" turn out to be planets, aircraft, or satellites gliding overhead. Still, that doesn't stop the fun of imagining curious extraterrestrial travelers pausing to admire our twinkling décor—or wondering if they celebrate holidays of their own on distant worlds.

So this Christmas, bundle up, step outside, and gaze upward. Whether you're hoping to spot a shooting star, a passing spaceship, or just the quiet beauty of the winter sky, the universe always has a little magic to share.

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John 3:16

Look for us the 2nd Saturday each month at the vendors fair outside Sunmaid grocery at Academy & McKinley in Sanger

Crossword 14

ACROSS

- 1 Regular employment (2 wds.)
- 7 Certain dwellings (abbr.)
- 11 They marry in secret
- 13 Store
- 14 Squeezed by (2 wds.)
- 15 Former VP Agnew
- 17 QB Flutie
- 18 "Seesaw, Marjorie ____"
- 20 Checkup
- 21 Big __, California
- 22 Really big (prefix)
- 23 Singer Coolidge
- 24 Bachelor parties
- 26 J.Crew competitor
- 28 "Yum!"
- 29 "___ for Two"
- 30 Nabokov heroine
- 33 "Understand?," beatnik-style (2 wds.)
- 36 Computer of the '90s
- 37 Kulik of Stars on Ice
- 39 "A Wrinkle in Time" director DuVernay
- 41 Ten (prefix)

42 __ Plains

43 Fluent

44 Suspect's story

46 Fats Domino's first name

48 Slippery creatures

49 Sunnybrook Farm gal

50 Allowance for waste

51 Pulled hard

DOWN

- 1 Legal documents
- 2 Writer Huxley
- 3 Dannon product
- 4 Digital photo format
- 5 Large lexicon (abbr.)
- 6 Wedding figure
- 7 Mornings (abbr.)
- 8 Folding "lunchbox" (2 wds.)
- 9 Ditto's sis
- 10 Layers
- 12 Catch
- 16 Mideast nation
- 19 Mickey Mouse's creator (2 wds.)
- 22 Admin.
- 25 Friendly
- 27 Princess played by Carrie Fisher

30 "___ Rose" from "The Music Man"

31 Brunch dish

32 More frilly

34 Wendie of "Just Shoot Me!"

35 Make evident

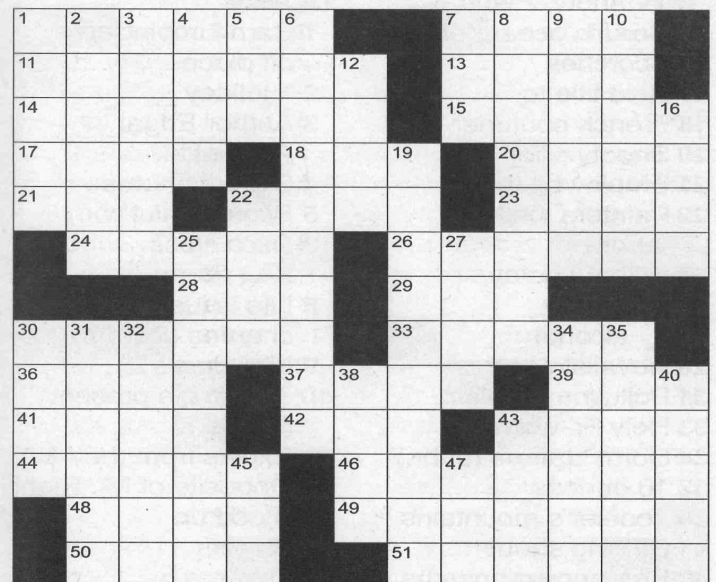
38 "King ____"

40 Draw __ on (aim, 2 wds.)

43 "That's the Question" host Bob

45 Agent (suffix)

47 Vague schedule info (abbr.)



Free Classified Ads

Small portable bandsaw for sale in good shape. It runs and operates well. Asking \$30 obo Please call or text Ray at (559)832-0891

Coleman Deluxe Lantern With Case and extra propane tank \$75 **Curt Trailer hitch** 2 inch receiver \$75 559-341-2575



Oak to Timberline Fire Safe Council

Stay Warm, Stay Safe!

As the temperatures drop, stay warm and protected with these tips

For all heating sources:

- Keep anything that can burn at least 3 feet away
- Do not leave heating devices running unattended
- Install and test smoke alarms and carbon monoxide detectors monthly

Wood stoves:

- Burn only dry, seasoned wood
- Clean out ashes regularly
- Use a screen or door to prevent ember escape
- Check stovepipes for cracks, leaks, or blockages

Portable space heaters:

- Use safety-certified models with auto tipover shutoff
- Plug heaters directly into a wall outlet
- Place on stable surfaces away from kids and pets

Forced-air furnaces:

- Replace or clean furnace filters regularly
- Keep the area around the furnace clear
- Check vents and exhaust pipes for blockages, including snow or debris



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Squaw Valley Cemetery District

If you have any questions, or need more information. contact: Albert Schrock @ 559-240-2039

IMPORTANT PHONE NUMBERS

Fresno Co. Sheriff Dept- Squaw Valley station : (559) 332-2226

Non- Emergency number: (559) 600-3111

Cal Fire- Squaw Valley Sta: (559) 332-2325

Sign up for Emergency notifications At

<https://plan.readyforwildfire.org/en>

Fresno County Humane Society:

559-600-7387

Suicide Prevention Hotline. (888) 506-5991
Exodus Recovery Fresno (mental health emergency center) (559) 453-1008 4411 E. Kings Cyn Rd. (Call or drop in 24 hours a day)
Survivors of Suicide Loss (Hinds Hospice) 24 hour hotline (559) 226-5683

NAMI (National Alliance on Mental Illness)
24 hour hotline
Phone or text 988

Bible Discovery Class at Sequoia Bible Fellowship

Ages 4-13; 1st Tuesday of each month
Begins at 6:30 with supper, followed by teaching & Activity
Questions? Call 559-618-0479

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Local Places of Worship

Zion Mountain Christian Center: Pastor Steve Odom (559) 730-1955 38057 Loganberry, Sunday 10am
Mtn. Valley Community Church Pastor Matt (559) 332-2100 Website mvcc93675.com
Hilltop Chapel: Pastor Rod Davison (559) 336-2454
Sequoia Bible Fellowship: Pastor Roland Ulrich (559) 332-2011
St. Rita's Indian Mission: Father Alfredo Arias (559) 626-4943
The Sanctuary Worship Center Sunday 10:30am Pastor Joe & Judy Maxwell 559 250-8167 or 559 250-5629

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Public Service Announcement – Community Safety Alert

The SOS Classified News has been made aware of a growing and serious concern in our community. Reports have come in of dogs running loose and causing injuries to other residents' animals. In response to these incidents, it has also been brought to our attention that some animals may have been poisoned, allegedly as retaliation or frustration over these occurrences.

We want to stress the importance of **responsible pet ownership** and **safe, lawful responses** to any animal-related issues. Loose animals can pose risks not only to other pets, but also to children, adults, and the animals themselves. Likewise, poisoning or harming any animal is illegal and deeply harmful to our community.

We urge all pet owners to ensure their animals are properly secured, supervised, and cared for. If you encounter aggressive or loose animals, please contact the appropriate local authorities or animal control rather than taking matters into your own hands.

Let's work together to keep our neighborhoods safe, compassionate, and respectful for all—both people and pets. If you have information regarding these incidents, please report it to the proper authorities.

Classified ads continued

OFFICE EQUIPMENT

Kodak ESP 5250 Printer new in box \$500 obo Novitec paper shredder, used once \$65 obo Boston 15 inch paper cutter \$55 obo

Wood Desk 4 ft \$450 obo

Better price for package deal Call (559) 940-9203

For Sale- Chest Freezer 7.2 cubic feet Frigidaire \$300 OBO
Call (831) 801-1437 (Located in Pinehurst)

FOR SALE: Diesel Kabota 4-wheel drive (needs shaft), hydraulic lift, towing hitch, powerful!!! 352-678-8762



Nails By Alo
(559) 391-7827
@nailsbyalo_8



2 Quilt blankets \$30 each -6ft by 7 ft

3 large trash cans (1) 55 gal size (2) REGULAR
\$125 OBO

Solid oak round table w/ 3 chairs \$100 If Interested
Please Call 1-559-341-2575

FOR SALE BY OWNER: 5 acres
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Color Ads cost a bit more depending on color saturation

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Discounts for non-profits

These prices are for 1 month (2 issues) and includes the online version

"Ask us about our Advertising Specials"

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www.sosclassifiednews.com



Do you have a musical instrument that you are no longer using? If so Dunlap School is in need. Please help keep music in our school by donating your unused instrument.



Reach out to Principle Keith Merrihew (559) 305-7310 or contact us at SOS Classified News (559) 551-8053



Cat Haven is looking for volunteers-

Do you Build, Garden, Weed whack,? Are you a Handy person? Or maybe you have some time and would like to help? Cat Haven is ALWAYS happy to accept any donated time you might have to help with the upkeep of this local gem in our community. If you are interested please contact (559) 338-3216



Ashtree AC & Chimney

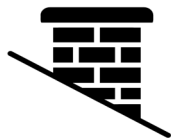
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For only \$2.50 per edition, you can receive a copy through the mail. Simply send us a letter with your information and a check for the number of editions you would like to receive. Please include your name, Address and phone number .

Send it to SOS Classified News 32910 Ruth Hill Rd
Squaw Valley Ca 93675

Please Make check payable to: SOS Classified News

Bear Mountain Library
30733 E Kings Canyon Rd, Squaw Valley

Every Saturday @ 12:30pm – **Read to a Dog**
Thursday December 4 @ 2:00pm – **Dana's Book Club**
Thursday December 11 @ 9:00am – **Friends of the Library**
Thursday December 25 all day – **Library closed for holiday**
Saturday December 27 @ 12:30pm – **Computer Help**
Enjoy the holidays!

Free Classified ad's include: For Sale items, For rent, Help wanted, Yard sales & free items. **Lost & found (Photo is free for lost & Found)** Ad's With Photos are \$5 limit of 2 Photos. **The photo ad will run for 2 months.**
If you would like to place an ad, please send us an email with your name phone number and what you would like to list to: sosclassifiednews@gmail.com
Please call us if you have any questions. 559-551-8053

Paid Picture Ads

Interested in placing a picture ad?
It's just **\$5 per picture**, and your ad will run for **two full months!**

2004 Keystone Cougar 28 ft 5th wheel was converted to a gooseneck hitch, also used as 5th wheel hitch. Queen size bed, clean, roof does not leak. The mini fridge and microwave not built in. It will need new tires and toilet. Black water tank has a small leak when emptying it. This RV was lived in, and well kept. \$5100.
If serious buyer please call 559-579-7737




Today



December 2025 ▾



Mont

SUN 30	MON Dec 1	TUE 2	WED 3	THU 4	FRI 5	SAT 6
• 10am Bear Mount	• 10am Art Club • 6pm TOPS - Pat	• 10am Jus' 4 Kix Li • 12pm Exercise Cla • 3pm SFCC Meetin • 6pm Squaw Valley	• 9am Four Seasons • 3:30pm Mono Indi • 6pm Walking Thru	• 10am Living Lighte • 2pm Fresno Count • 6pm Bear Mounta	• 10am Jus' 4 Kix Li • 12pm Exercise Cla • 7pm AA	• 10am Jewelry Ger
7	8	9	10	11	12	13
• 4pm Mountain Ro	• 10am Art Club • 6pm TOPS - Pat	• 10am Jus' 4 Kix Li • 12pm Exercise Cla • 5:30pm Isaiah 61 P	• 10am Flying Bobb • 6pm Walking Thru	• 9am Friends of Be • 10am Living Lighte • 12:30pm Senior Ga • 6pm Bear Mounta	• 10am Jus' 4 Kix Li • 12pm Exercise Cla • 7pm AA	
14	15	16	17	18	19	20
• 12pm St. Rita's Mis • 4pm Private Event	• 10am Art Club • 6pm TOPS - Pat	• 10am Jus' 4 Kix Li • 12pm Exercise Cla	• 10am Flying Bobb • 5:30pm American	• 10am Living Lighte • 4pm Lego Club - c	• 10am Jus' 4 Kix Li • 12pm Exercise Cla • 7pm AA	• 10am Private Ever • 4pm SFCC Potluck
21	22	23	24	25	26	27
• 10am Bear Mount	• 10am Art Club • 5pm Firewise • 6pm TOPS - Pat	• 10am Jus' 4 Kix Li • 12pm Exercise Cla		• 1pm Scenic 180 • 5pm Squaw Valley	• 10am Jus' 4 Kix Li • 12pm Exercise Cla • 7pm AA	• 1:30pm Bear Mour • 4pm Private Event
28	29	30	31	Jan 1	2	3
• 10am Bear Mount	• 10am Art Club • 6pm TOPS - Pat	• 10am Jus' 4 Kix Li • 12pm Exercise Cla		• 10am Living Lighte • 2pm Fresno Count	• 10am Jus' 4 Kix Li • 12pm Exercise Cla	• 10am Jewelry Ger

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Lucy Bosseler, Broker, GRI

cell 559-679-1437

Monique Marshall, Realtor

BRE 02244191

Cell 408-449-2861

Danielle Tate, Notary

Commission 2503746

559-332-1333

31105 E. Kings Canyon Rd.

Squaw Valley, CA 93675

CA BRE 01141007

Homes for Sale

Great Value for the Price



\$185,000 All usable 2.44 acres. 2 bedroom 1 bath home in need of some repair. Value is mainly in land and improvements, will make a cute cozy home with a little TLC, in need of kitchen. Property is all fenced, oversized one car garage, various fruit trees including a lemon tree, RV carport, home is being sold AS IS, with no warranties. 1973 will not qualify for conventional financing. Property is in the process of being cleaned up.

SOLD

Home in Great Condition



\$270,000 Tastefully upgraded 3 bd. 1 1/4 ba. 1344 sq.ft. 1980 Manufactured home on 3.44 acres. Laminate flooring throughout except carpet in bedrooms. Newer cabinets w/granite counter tops in kitchen & baths. Dual pane windows, Carport, storage shed, partly fenced.

Leased

Close In for Easy Commute



\$410,000 2003 manufactured home on 9+ usable acres Just minutes off Hwy 180. Spacious 1728 sq. ft. of open living space. Large kitchen, spacious living-room with fireplace. This home was originally a 4 bedroom floor plan now a 3 bedroom can easily be converted back. The 9 acres is fenced and cross fenced. Storage sheds. Very private location with great local views. A must see to appreciate.

Dunlap Rd./Blue Oak Lane

Beautiful Home on 2.36 acres w/Great Views & Easy Commute



\$515,000 Over 3300 sq. ft. of living space. 4 bdrm. 2.5 ba. Family room w/fireplace & built-ins, lg. master w/fireplace, separate office/den & separate game/den. Large kitchen w/prep island & walk-in pantry. Owned Solar & whole house generator. New Dual heating & air conditioner just installed. Roof is approx. 1 year old. Fully fenced & crossed fenced. Recently appraised. Many more custom features too many to list.

Sold

Business Opportunities

Commercial Property on Hwy 180



\$725,000 Location, Location, Location, Developed commercial property for sale on Hwy 180 **zoned C-6 & M-1**. Only 17 miles to Sequoia, Kings Canyon National Park entrance. On/Off Beer license. Propane Sales, currently set up as Deli. Lots of Potential for growth!

E. Kings Canyon Rd.

Improved Lots for Sale

\$127,500 Nice property on 2.4 acres. Shared Well and Power. Septic and propane in. Property is in the process of being cleaned up. All personal property and trailer will be removed by close of escrow. **CASH ONLY**

\$135,000 Lot 533 Mound Lane 4.99 acres Nice lot located on cul de sac. Lots of useable land with views, road, fence & good 30 GPM well. Plenty of trees for privacy, several nice building sites. Power at the street.

\$165,000 Lot 3 Sage Lane Beautiful 4.84 acres, gently rolling, nearly all usable land. Improved with Well at 100 ft. deep 100 GPM, power at street. All fenced.

Lots for Sale

\$55,000 Lots 6 & 7 Hwy 245 13.2 acres Very buildable lot with lots of trees, not far from the Pinehurst Lodge and about 6 miles from the park entrance. Easy access on one section of Hwy 245 to be able to put in a driveway off the Hwy.

Sold

10/6/25



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DAY	JOB			APTS	
ELOPERS				MART	
EDGED	IN			SPIRO	
DOUG		DAW		EXAM	
SUR		MEGA		RITA	
	STAGS			LLBEAN	
		MMM		TEA	
LOLITA				DIGME	
IMAC		ILIA		AVA	
DECA		DES		GLIB	
ALIBI				ANTOINE	
	EELS			REBECCA	
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JACQUELYN FABIAN Transaction Coordinator JFabianRE@gmail.com License #02057792	

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Breathtaking Retreat



This Miramonte property encompasses two parcels and features a stunning lake that is approximately 1.5 acres when full. There are also four well-maintained dwellings, including a charming historical cabin.

**44001 Dunlap Rd & APN 195-370-66
 Miramonte, CA 93641
 \$930,000
 Lot Size Approx 65 Acres
 MLS#638208**

Off-Grid Retreat



This bespoke 1 bed/1 bath property features a newer custom-built cabin with an open floor plan and modern amenities. Enjoy expansive views and enough snow for winter enjoyment and cool summer nights.

**44981 Todd Eymann Rd, Miramonte, CA 93641
 JUST REDUCED \$465,000
 Lot Size Approx 114.97 Acres
 MLS#617017**

Spacious and Modern Home



4bed/3bath stunning manufactured home nestled on over 2 acres of picturesque land. Airy open floor plan adorned with vaulted ceilings and an abundance of storage options inside. Secure, gated, and fenced interior yard with Connex container outside.

**37180 Mistletoe Rd, Squaw Valley, CA 93675
 \$400,000
 Lot Size Approx 2.29 Acres
 MLS#635167**

Two Dwellings



The 2bed/2bath doublewide is the primary home. The 2bed/1bath singlewide is a charming guest home. This property includes a sturdy metal shop/garage, awnings, two-car detached garage and additional storage container.

**38150 Sumac Ln, Squaw Valley, CA 93675
 \$320,000
 Lot Size Approx 4.94 Acres
 MLS#633062**

Tranquil Foothill Lot



This property is ready for you to build your dream home and create a sanctuary of your own. Utilities are already in place from the previous home that once stood here, but the condition of utilities is unknown.

**38938 Pepperweed, Squaw Valley, CA 93675
 JUST REDUCED \$100,000
 Lot Size Approx 4.88 Acres
 MLS#637049**

Private Vacant Lot



With stunning mountain views on a low traffic road, this property is studded with mature oak trees and unique rock outcroppings. Improvements include a driveway, recently enlarged building pad, retaining wall and septic system, and as per seller, access to water.

**0 Totem Ln, Squaw Valley, CA 93675
 JUST REDUCED \$65,000
 Lot Size Approx 4.76 Acres
 MLS#634957**

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