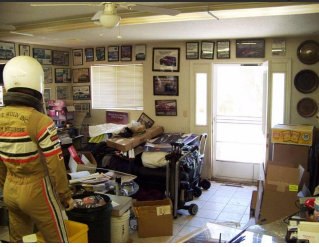


Agent Detail Report

Listings as of 05/23/17 at 4:21pm

Active 05/23/17	Listing # 483183	40888 Hodges Hill Dr, Oakhurst, CA 93644	Listing Price: \$275,000	
	County: Madera	Cross St: Highway 41		
	Property Type	Residential	Property Subtype	Single Family
	Area	644	Approx Square Feet	2000 Seller
	Beds	2	Price/Sq Ft	\$137.50
	Baths	2	Pool	No
	Garage Spaces	3		
	Year Built	1990		
	APN	064041011		
	Occupant	Owner		
	DOM/CDOM	0/0		
			Showing Instr. Contact Dave for all showings: 559-760-1143	

School District Yosemite	HIGH Yosemite	JRHI Oak Creek	GRAD Oakhurst
---------------------------------	----------------------	-----------------------	----------------------

Directions 1/2 mile off 41 on Hodges Hill
Marketing Remark Oakhurst, the gateway to Yosemite, a great car guy town, lots of enthusiasts and a couple of car clubs. If you're a car guy, you need this 2000 sqft (+/-), 2 bedroom, 2 bath open floorplan with tile floors and cedar log siding home on 2.3 fenced acres with a 30 x 50 equipped shop; half height life, lathe, mill, air compressor, tube bender, brake, shear, bead blaster, bandsaw, grinders, heli arc and wire welders, work benches and more. Lot of racecars and hot rods got built here. Room for trailers and lots of cars, 220 ft storage containers and a 1500 sqft. storage building also. Space for gardening and animals too. House comes with appliances, lawn tractor, wood splitter, and will be semi-furnished.
Agent-Only Rmrks This listing is MLS ENTRY ONLY. Please contact Dave for all showings, questions, and negotiations: 559-760-1143. Email offers to: davevolin@earthlink.net. CC/Email accepted RPA and Escrow info to: ListingSupport@YagerRealty.com

Listing Agent	Brandon L Yager (ID:8878) Primary:559-477-4332, FAX: 209-435-0884		
Listing Office	Yager Realty of California (ID:80707) Phone: 559-477-4332, FAX: 209-435-0884		
Agreement Type	Exclusive Agency	Listing Date 05/23/17	Expiration Date 11/23/17

Commission	2.5%	Variable Rate	No
Email Offers	Yes		
Email Address	davevolin@earthlink.net		
Schools Comment	Buyer to verify		
General Information			
Region	Foothill		
# of Stories	Single Story		
Sewer/Water	Septic Tank, Private Well		
Gas & Electric	Propane		
Solar	No		
Supra Lockbox	No		
Showing	Confirmed Appt Only		
Interior Features			
Heating & Cooling	Floor or Wall Unit, Window or Wall A/C		
Foundation	Concrete		
Laundry	Inside, Utility Room		
Kitchen	Gas Appliances, Refrigerator		
Dining Room Features	Living Room/Area		
Exterior Features			
Garage Type	Detached		
Parking Features	Potential RV Parking		
Roofing	Comp Shingle		
Exterior	Wood		
Financial Data			
Short Sale	No		
Auction	No		
REO/Bank Owned	No		
Mobile Home & Assoc.			
Home Owners Assoc	No		

Presented By: Brandon L Yager Lic: 01480844 / Yager Realty of California Phone: 559-477-4332 Office Lic.: 01480844

Information herein deemed reliable but not guaranteed, representations are approximate, individual verification recommended.
 Copyright ©2017 Rapattoni Corporation. All rights reserved.
 U.S. Patent 6,910,045