



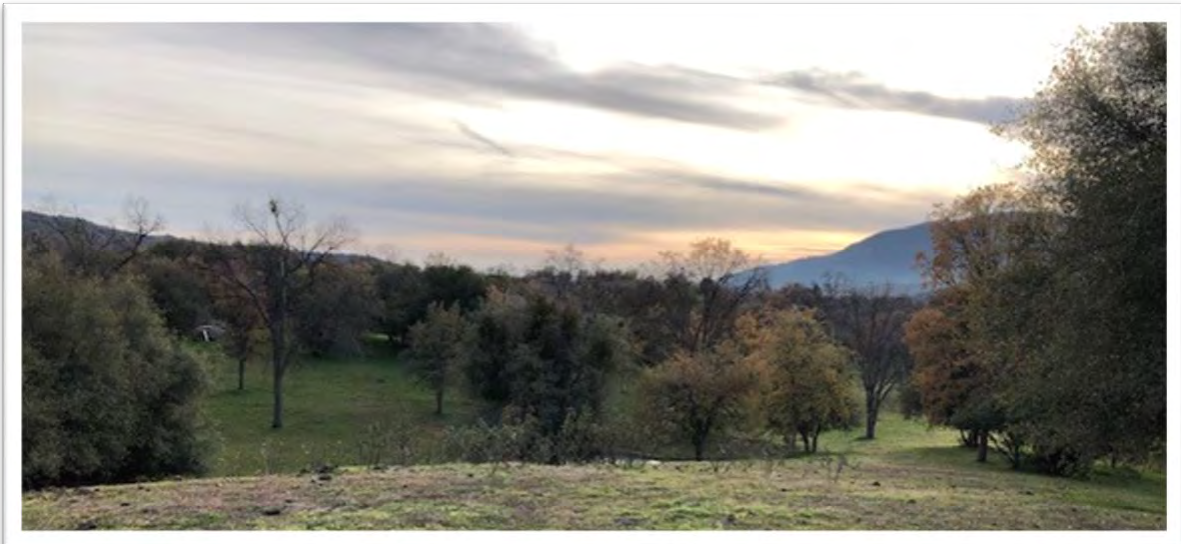
'G Street' Property for Sale

Opportunity for a rural oasis

20 acres in the Sierra foothills in Central California

51945 Eshom Valley Dr.

Badger, CA 93603 USA



A pristine natural environment amidst a devotional community.



3,000 feet high in the foothills of the in Central California, 50 miles east of Fresno, CA, nestled in the Sierra Nevada mountains lies the rural sleepy town of Badger, CA, home to a 140 residents. Here you will find a community of Krishna devotees living and worshipping together. The temple property, **New Braj**, is home to large Radha-Govinda, Gaura-Nitai, and Jagannatha, Baladeva & Subhadra Deities. Daily temple programs are conducted and everyday there is a community lunch.



Once a year the devotee community comes together to host the Annual Harikatha Festival that brings in up to 500 devotees from around the country. For one week devotees gather to hear classes, attend ecstatic bhajans and kirtans, and watch dynamic drama productions at night. Throughout the year, many traveling preachers also visit New Braj to give their association and enliven the community. The temple property hosts a goshala, vegetable gardens and a small private school. See New Braj Facebook page for more info and to see photos and videos: <https://www.facebook.com/newbraj108/>





The annual week long Harikatha Festival every June attracts hundreds of devotees. The festival has been successfully hosted every year since 1996.



New Braj temple room



**‘G Street’ a centrally located beautiful property with an updated custom built 4 bed/2 bath 1,924 sq ft home on a 20-acre parcel with development potential
Offered at \$950,000**

This property was purchased in January, 2022 by Bhakti Projects, Inc., a non-profit organization (www.bhaktiprojects.org). The original intention was to secure this strategic parcel (see pink ‘G Street Land Parcels’ in map below) to preserve contiguous land holdings by devotees in the community, make improvements on the land and then sell to devotees who want to live in New Braj. This land is less than 5 minute walk to the main ‘New Braj Temple’ property, practically adjacent to it (set apart by one small parcel). Due to its close proximity to the temple and the beauty of the land this property has a premium value for devotees. It is ideal for permaculture, homesteading, raising cows and horses, building additional homes, a school or business, and raising children in a protected rural devotional community.

Property investment/valuation:

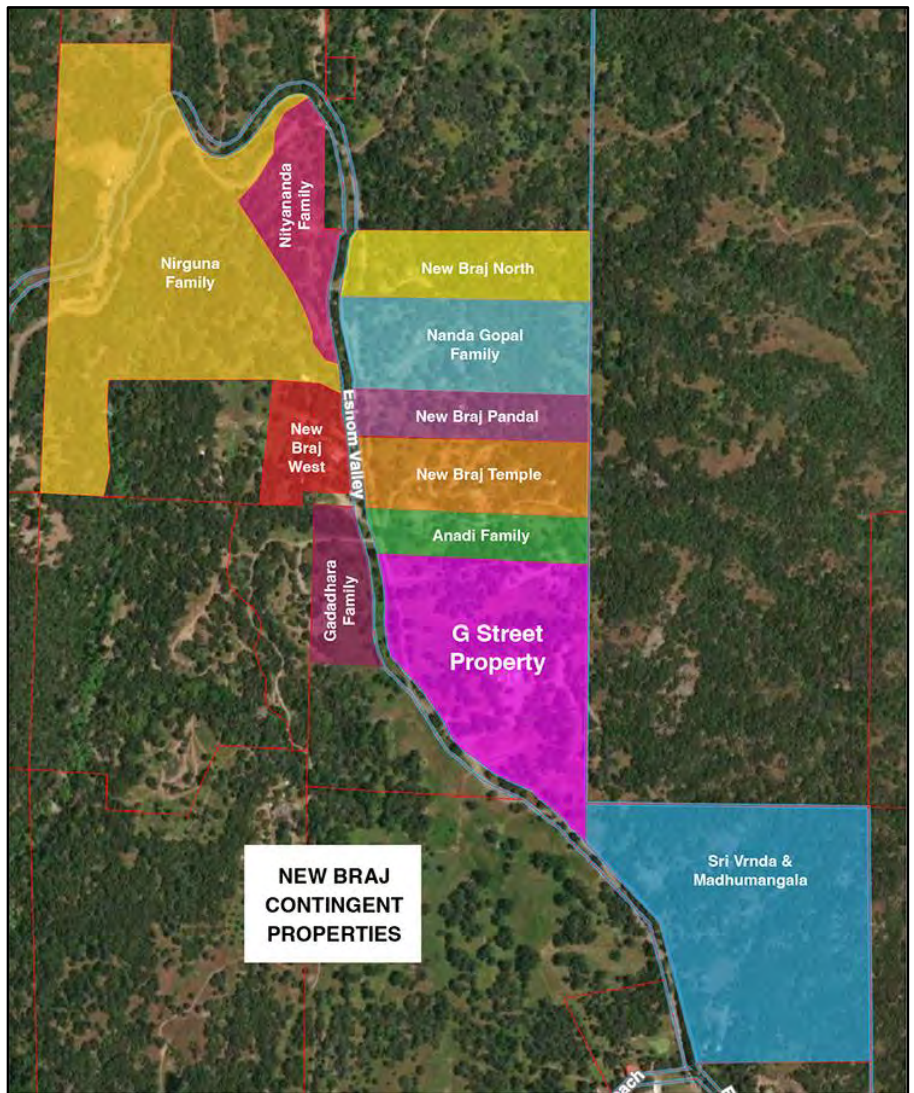
The previous owner’s listed selling price for this property was \$852,000 which was negotiated down to \$700,000 by Bhakti Projects when purchased. Over the following 1.5 yrs. an additional \$250,000 was invested for a major remodel of the house. Interest payments on borrowed money were approx. \$30,000/yr, or \$90,000 total YTD. Bhakti Projects has thus invested over \$1 million dollars. The current estimated value on Redfin.com without accounting for the remodel is:

● LAST SOLD ON JAN 14, 2022 FOR \$700,000

51945 Eshom Valley Dr, Badger, CA 93803

\$879,093 **4** **2** **1,924**
Redfin Estimate Beds Baths Sq Ft

Adding in the remodel costs into this Redfin valuation, or even half of it, it increases the property valuation to well over \$1 million dollars.



This fully improved parcel includes road, septic, power, a solar well, and a completely remodeled 2-story, 4 Bdrm/2 BA 1,924 sq. ft. custom built home. The home's main level has a large open floor plan including a kitchen with a large island, dining and living areas, a large bedroom/office, a full bathroom (shower), coat closet and laundry room with storage closet. Upstairs are 3 bedrooms: primary bedroom with walk-in closet and a new large deck with great views, 2 other bedrooms, a full bathroom (shower & tub), and a large walk-in linen closet.



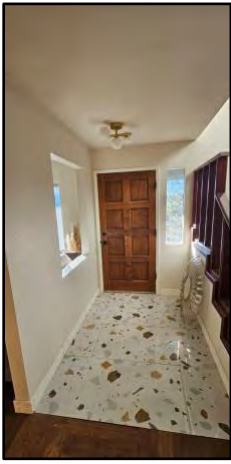
Large backyard



2-car large carport



Backyard trampoline



Front Entryway



Kitchen and island - open floor plan abundant light



Kitchen Pantry and Bay window over sink



Dining area



Living Room and wood burning stove

After the purchase of this property in 2022 a major remodel of the house was done bringing it up to a contemporary interior design standard. It is now considered one of the nicest looking houses in Badger. Following are a list of improvements done. A detailed report with receipts is available upon request.

New steel standing seam roof and insulation that brought it to R-40 standard

New flooring throughout

Siding replaced and a *Tyvek* vapor barrier installed on all exterior walls. Insulation replaced when needed

New HVAC and new ceiling fans in main living area and primary bedroom

High end wood stove installed (\$4,000 value)

Well Solar pump, booster pump, water tank, and shed installed

All windows updated to double pane

New plumbing pipes everywhere. Removed copper piping and replaced with PEX

New Paint everywhere, interior and exterior

Ceilings with 'popcorn' were removed and made smooth

Both bathrooms completely remodeled with modern fixtures, tile and wall paper

Kitchen completely remodeled. Area was reconfigured, walls moved and a massive island was put in, new appliances (electric range, refrigerator, dishwasher, water filter) and a bay window over the main sink

2nd floor primary bedroom remodeled, reconfigured to open it up and built a large deck out the back

Upstairs bedroom remodel of the 'attic' space with dry wall, flooring and ducting making it a kids play room and storage area

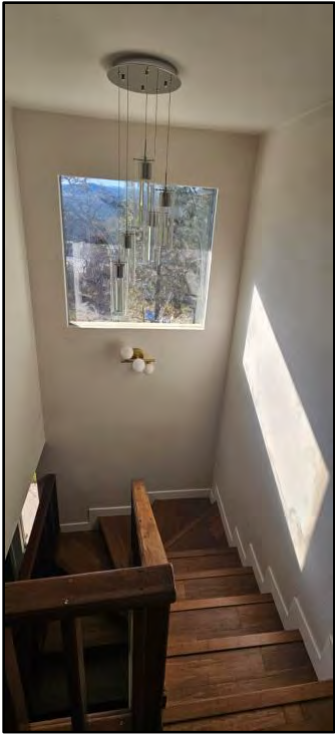
The following pages show interior photos after the remodel. Keep in mind this is not a professionally staged home or professional photography, and the house looks even better in person.



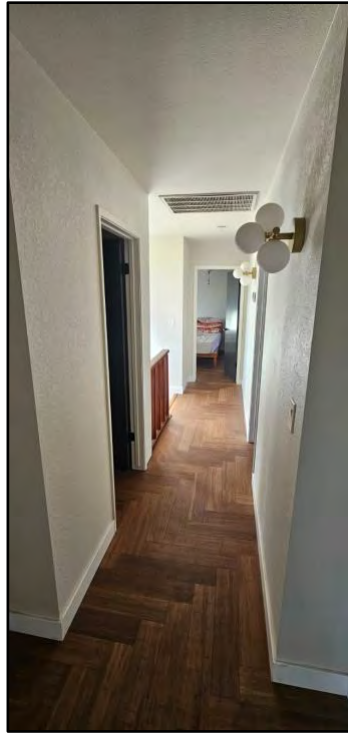
Downstairs bathroom & large shower



Downstairs laundry room



Stairway to upstairs



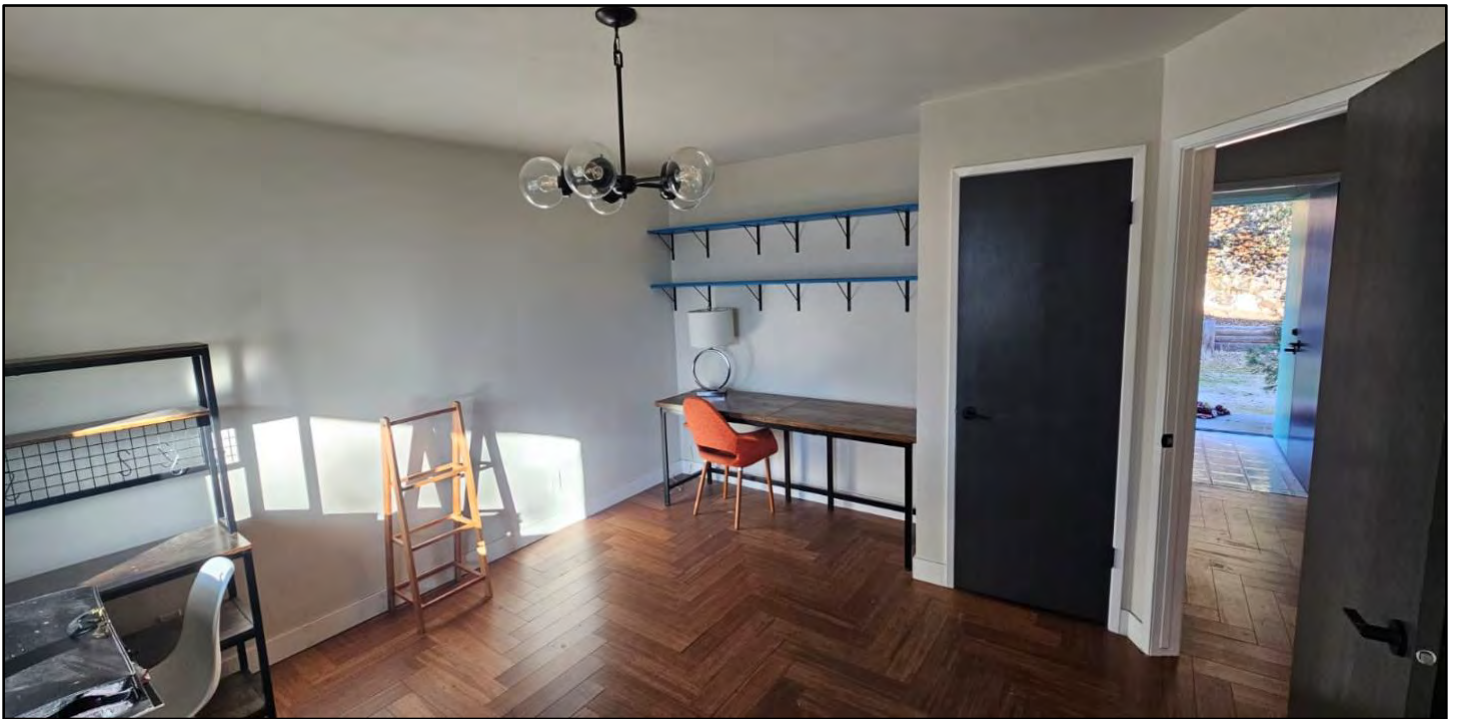
Upstairs hallway



Hallway linen closet



Primary BR walk-in closet



Downstairs bedroom/office

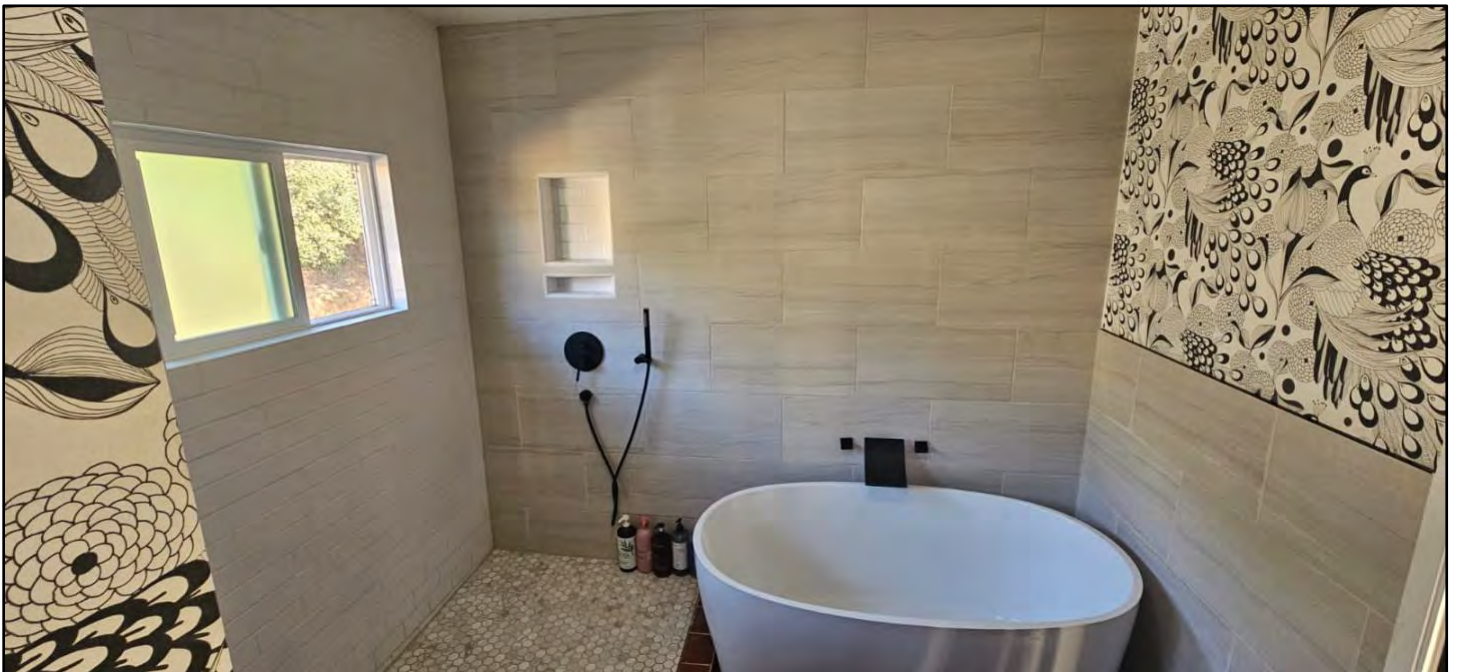


Primary bedroom with french double doors leading out to deck with beautiful views

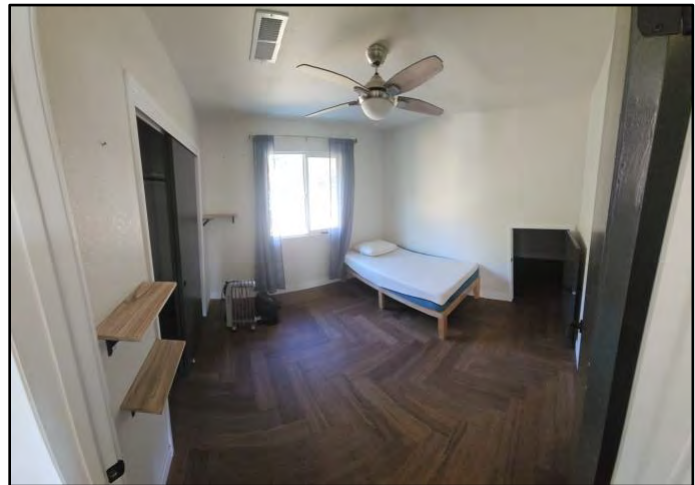




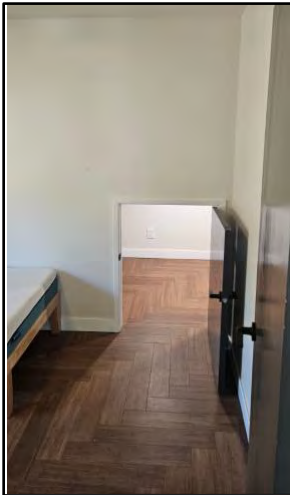
Upstairs bathroom sink and toilet



Upstairs shower and bath



Upstairs bedroom #1 & #2



Upstairs bedroom #2 has a small doorway leading to a kids play / storage room, fully built out.

More Property details:

- **View: Mountains, Pasture, Trees/Woods**
- **Other Structures: Barn, Corral**
- **RV Access/Parking**
- **Horse Amenities: Arena, Fenced, Hay Storage, Pasture, Riding Trail, Trailer Storage**
- **Electric: 100 Amp Service (House), 200+ Amp Service (Barn)**
- **Sewer: Septic Tank**
- **Water: Well with Solar pump, booster pump and storage tank**

Subdivision Potential:

Although the property has not been legally subdivided, it has a subdivision potential for the 20.34 acres to break down into 4-5 smaller parcels. Initial consultations with Tulare County and surveying has been done. The map below shows proposed parcel divisions designed according to Vastu principles. If the property is subdivided and parceled out for sale, the new owner could realize the following returns. Parcels could be sold to devotees at a premium price due to the beauty of the land and the close proximity to the temple (walking distance) which is difficult to find in Badger.

Proposed parcel subdivision valuations:

Parcel 1 – 2.5 acres raw land valued at **\$60,000**

Parcel 2 – 2.5 acres raw land valued at **\$55,000**

Parcel 3 – 5.84 acres improved land (well, septic, power, roads, barn and 1 acre fenced arena) valued at **\$225,000**

Parcel 4 – 5 acres improved land (well, septic, power, roads, and remodeled home) valued at **\$600,000**

Parcel 5 – 4.5 acres raw land valued at **\$85,000**

Total property valued at \$1,025,000

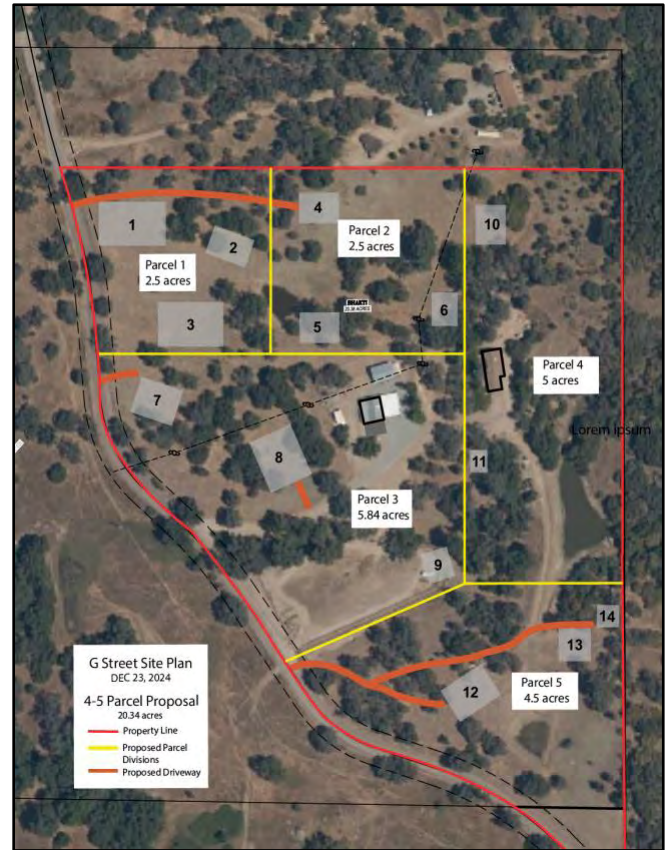
Note: The light gray numbered squares or rectangles in the parcels represent flat areas identified for home sites.

Parcels 1 and 2 could be combined to make one 5-acre parcel or sold individually. It is mostly flat land and ideal for building 1-2 homes on each parcel.

Parcel 3 has a barn and multiple home sites including a unique completely flat 1 acre fenced arena for horses or further residential or commercial development.

Parcel 4 has a beautiful custom home and two large ponds.

Parcel 5 has gentle rolling hills and multiple home sites, a pond and amazing views.

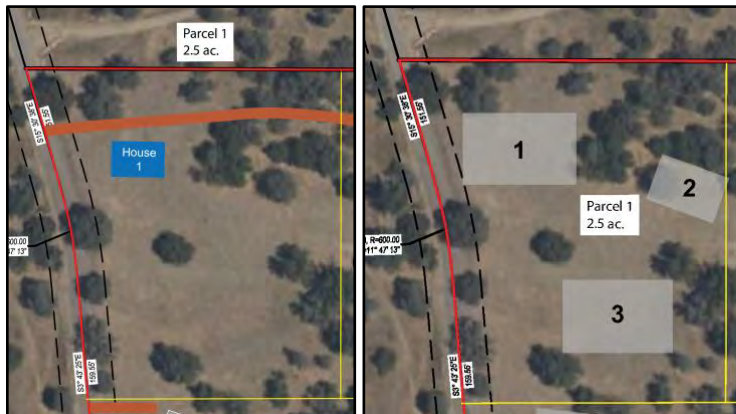


20.34 Acres Surveyed Map (California Land Surveyors)
APN: 007-270-001 Zoning is PD-F-M 217 Foothill zone.
51945 Eshom Valley Rd., Badger, CA 93603

Details on proposed parcel features / valuation:

Parcel 1 Details: 2.5 acres with 3 large potential house sites. A picturesque premium lot with great views, it has the flattest land with very gentle slopes and the most house building sites with direct easy access to Eshom Valley Drive. Photo below shows proposed ideal house sites and proposed road. 5 minutes walk to the temple.

Land improvements needed are grading for house sites, driveway, bringing in power, well and septic. Estimated raw land parcel value is \$60K.



Photos show flat land areas for proposed house sites

Parcel 2 Details: 2.5 acres with 2 potential flat house sites. Great views, more private because of distance in from the road. Very gentle sloping land, includes a pond. Easement rights through Parcel 1 from Eshom Valley Drive. Land improvements needed are grading for a house site and driveway, bringing in power, well and septic. Estimated raw land parcel value is \$55K.



Photos show flat land areas for proposed house sites

Parcel 3 Details: 5.8 acres with a 1,380 sq.ft. barn/shop with restroom (sink/toilet), its own septic, power, well, a wood burning stove, 2 large rooms, a huge covered carport, large pad, and a drive-around driveway. There are 2-3 large potential flat house sites (#1 and #8) shown in the photo below. There is direct access to Eshom Valley Drive. The property also has a very unique completely flat large fenced 1-acre horse arena which has potential for multiple large residential or commercial building sites. Estimated parcel value is \$225K.



Parcel 4 Details (MAIN HOUSE): This 5-acre parcel is more private because it is in from road at the end of the main driveway. It is mostly sloping land, includes the two very large ponds that are big enough for swimming and boating. Easement rights would come through Parcel 3 from Eshom Valley Drive. This is a fully improved parcel with road, septic, power, solar well, and a recently completely remodeled, 2-story, 4 Bdrm/2 BA 1,924 sq. ft. custom built home. Estimated value if the land and home was parceled out is \$600K.

Parcel 5 Details: 4.5 acres with 1 house site, 2 cabin sites (#13 & #14) and a pond. Great views from #12 house site of the entire parcel and surrounding hills. Gentle sloping land. Very private and quiet. Next to arena with access directly from Eshom Valley Drive. Estimated value if the land was parceled out is approx. \$85K. This is the raw land price. Land improvements would still be needed such as grading for a house site and driveway, bringing in power, well and septic. 5 minute walk to the temple.



If you have any questions or would like to discuss anything about the property, feel free to reach out to me.

Sincerely,

Radhakanta das

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