

# \$97,000 - 5 Ac Tinkers Penny Ln, Catheys Valley

MLS® #MP25249859

**\$97,000**

0 Bedroom, 0.00 Bathroom,  
Land on 5 Acres

N/A, Catheys Valley,

Escape to the peaceful wide-open spaces of Catheys Valley with this stunning 5-acre parcel! Tucked away at the end of a private cul-de-sac, this secluded property offers 5 flat, highly usable acres — ideal for building your dream home, barn, workshop, or anything you can imagine. A septic system has already been approved by Mariposa County, saving you valuable time in the building process. With no CC&Rs, you'll have the freedom to build any size home you like — including a manufactured home. Enjoy breathtaking mountain views, star-filled skies, and the quiet charm of country living — all while being just a short drive from town. There are currently no other homes built in this subdivision, giving you the rare opportunity to be the first to establish your own private retreat. This parcel is fenced on 3 sides. Come experience the beauty and tranquility that Catheys Valley has to offer and make this exceptional parcel your own slice of paradise.



## Essential Information

MLS® #	MP25249859
Price	\$97,000
Bathrooms	0.00
Acres	5.00
Type	Land
Status	Closed
Listing Agent	Spencer Baumann

Listing Office Mariposa Homes and Land Co.

## Community Information

Address 5 Ac Tinkers Penny Ln  
Area MP5 - Mariposa 5  
Subdivision N/A  
City Catheys Valley  
County Mariposa  
Zip Code 95306

## Amenities

Utilities Electricity Available, Water Not Available  
View Meadow, Mountain(s), Pasture, Rocks, Trees/Woods

## Exterior

Lot Description Cul-De-Sac, Horse Property, Level, Paved, Rectangular Lot, Street Level

## Additional Information

Date Listed October 29th, 2025  
Days on Market 77  
Zoning MHZ  
Short Sale N  
RE / Bank Owned N

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