



FOR SALE

Hidden

Sierra Ranch

Calaveras County

±122.03 Acres

PRICE: \$450,000

Sierra Foothill Ranch Land for Sale; 122 acre ranch house, barn, outbuildings, and a good well with adjoining pasture. Property contains a mixture of timber and grazing land with primary use being a year-round ranching property, with some timber harvest potential. There is an old family orchard with apple and walnut trees. Property has mineral rights and an abandoned mine. Access is available with some improvement from Railroad Flat Road and Summit Level Road.



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12.05 acres with ranch house, barn, well, orchard and fenced pastures.

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Property has good stands of timber, mostly ponderosa with some cedar.

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PROPERTY PROFILE EXECUTIVE SUMMARY

Property: Hidden Sierra Ranch

Address: 390 Railroad Flat
Mokelumne Hill, CA

Acreage: +/- 122.03

APN(s): 014 014 092+

Elevation: 2,650 ft

Longitude: -120.510086

Latitude: 38.336551

Zoning: RA-20

House sf: Multiple

MLS: TBD

Price: \$450,000

Terms: Flexible

Amenties:

Ranch parcel - 4 lots, well,
electricity, good access, good
interior roads, clean mountain air.



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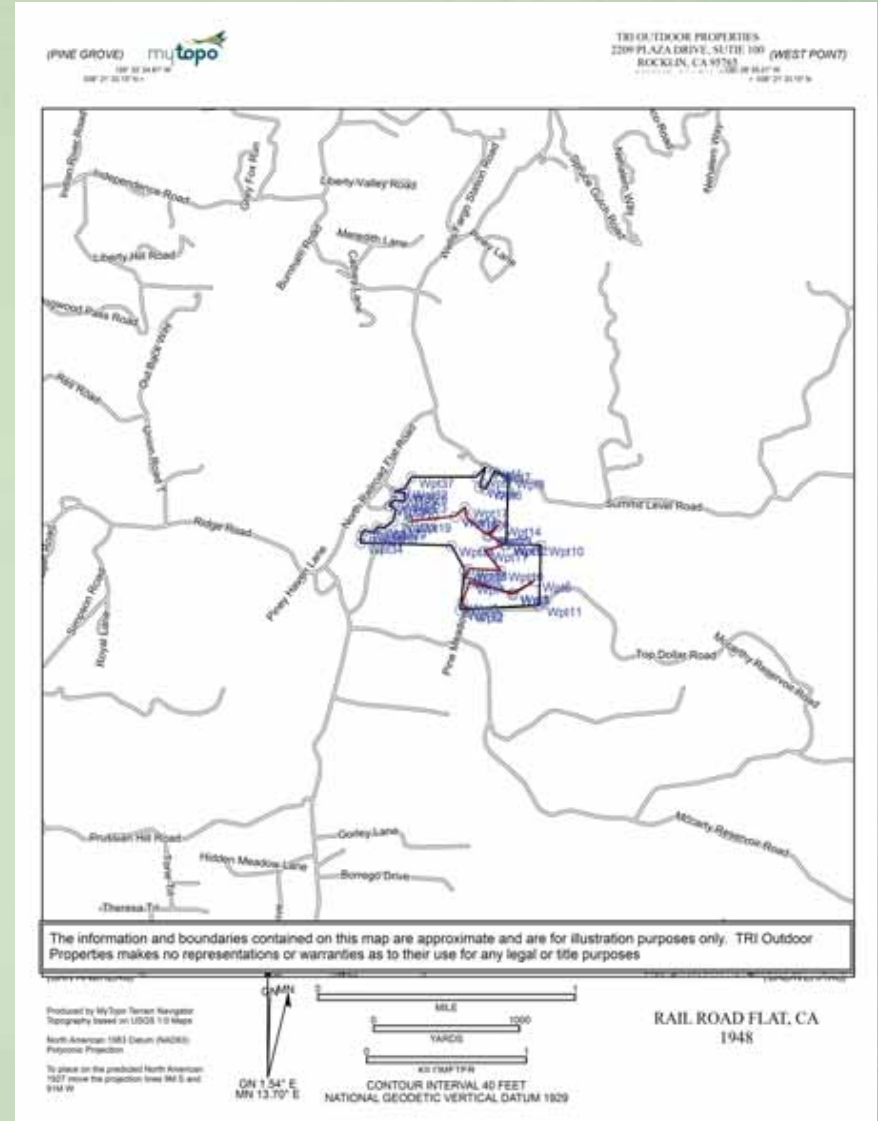
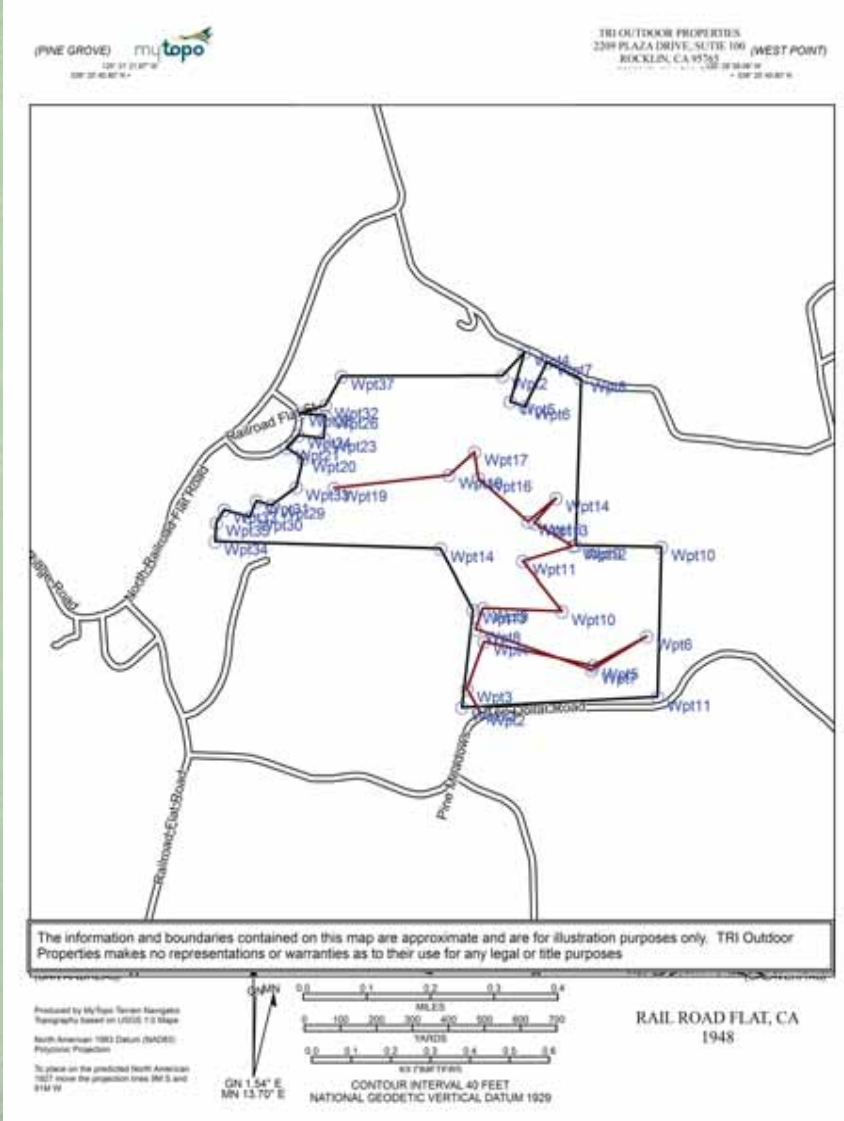
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AMENITIES:
Large Ranch Parcel
4 small residential lots
Lake
Wells
Mixed terrain with hills and meadows
Mixed vegetation
Conifer / Oaks
Close to schools
Above fog / clean mountain air
Some seasonal snow
Easy access with good interior roads



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