



MOKELUMNE RIVER OVERLOOK

An extraordinary opportunity to enjoy country living amidst a serene backdrop of nature's beauty.

24.09.2014

Rural Residential Land For Sale! 46.2 acres of land overlooking the Mokelumne River. A site has been cleared for a residence with views of the river and surrounding area. Parcel includes a deeded easement to the Mokelumne River for your recreation pleasure. Terrain is varied with canyons and hill tops and a seasonal stream. Access is provided by a deeded easement from the Boston Yale subdivision. Property is close to the larger communities of Jackson and San Andreas for shopping needs.

FOR SALE

Recreational /
Residential
on

46.19 Acres

Calaveras County

PRICE: \$75,000



24.09.2014

TRI Outdoor Properties

LAND BROKERAGE / Recreational · Agricultural · Conservation

A Division of TRI Commercial Real Estate

Building Great Relationships Between People and the Outdoors

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MOKELUMNE RIVER OVERLOOK



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MOKELUMNE RIVER OVERLOOK

Montgomery Drive
Mokelumne Hill, CA 95245

Cross Street: Candy Court

APN: 016-018-115
Size: 46.2 +/- Acres
Elevation: 1,400 Feet

Latitude: 38.31769
Longitude: -120.67801
Zoning: A-1

Price: \$75,000.00
Terms: Cash / Offer

MLS #14061931 on Realtor.com

Amenities: 360 degree view,
wooded canyons, seasonal streams,
deeded access, Mokelumne River
access, close-in to services.



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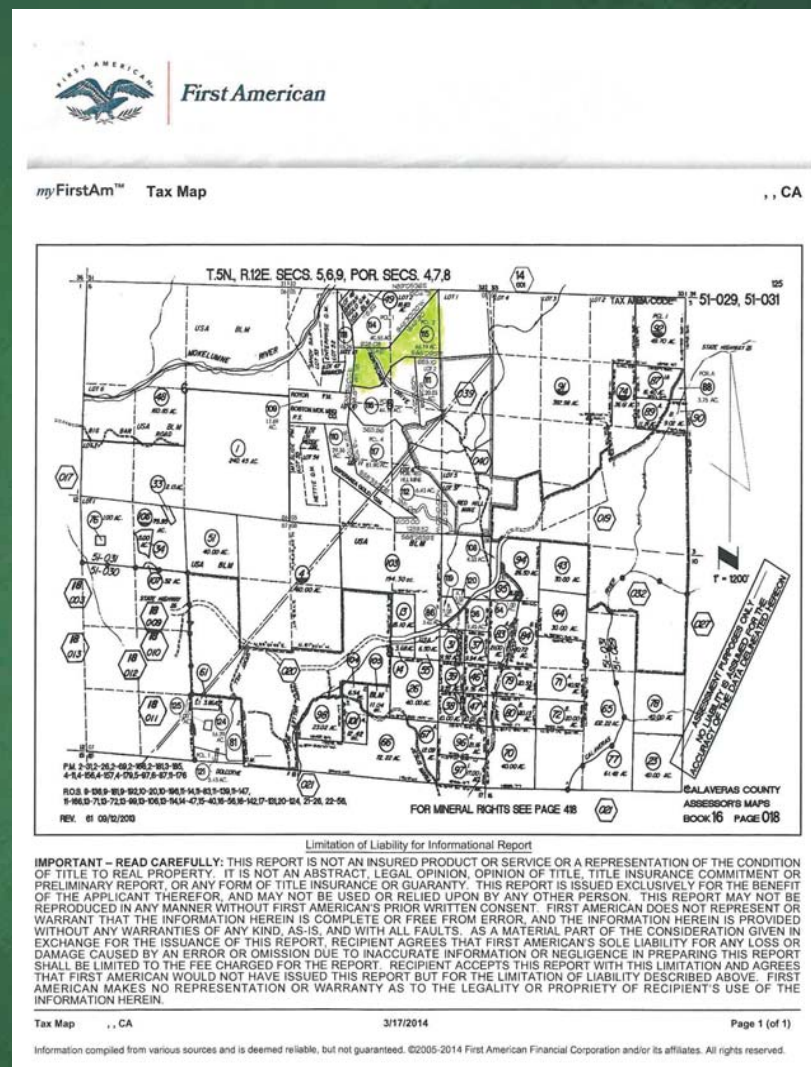
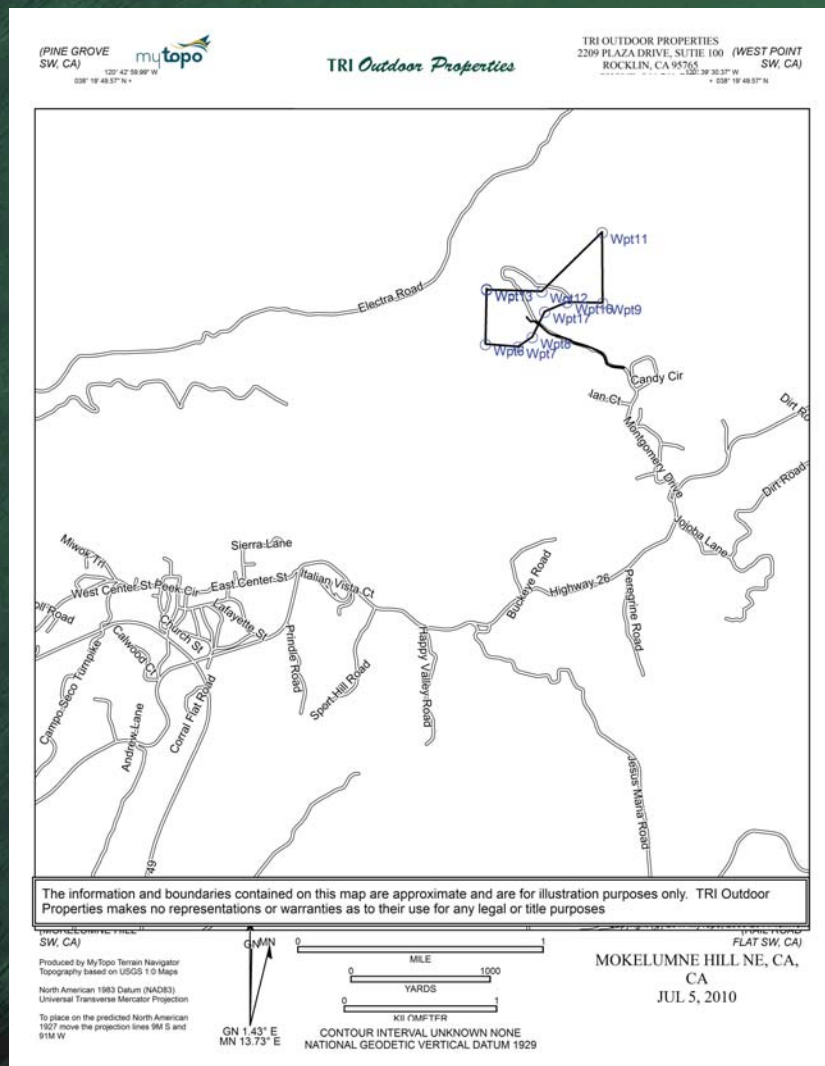
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MOKELUMNE RIVER OVERLOOK

Mokelumne Hill Calaveras County ±46.19 acres



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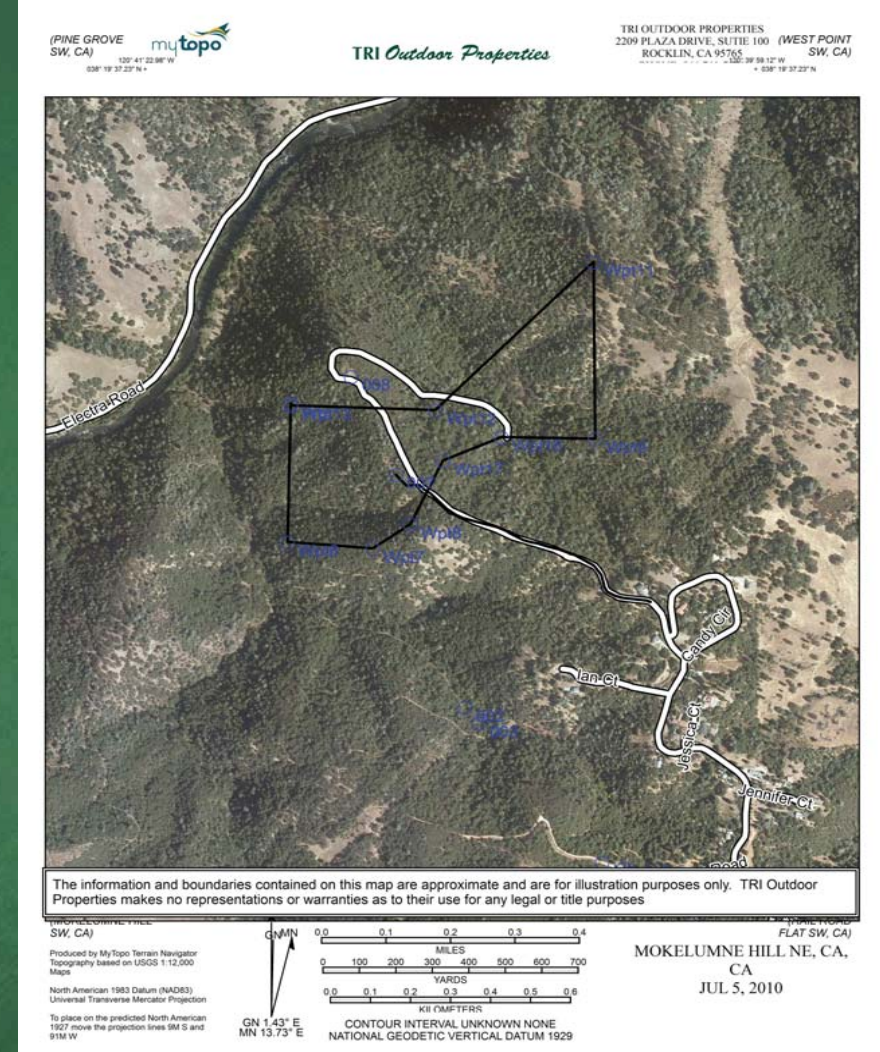
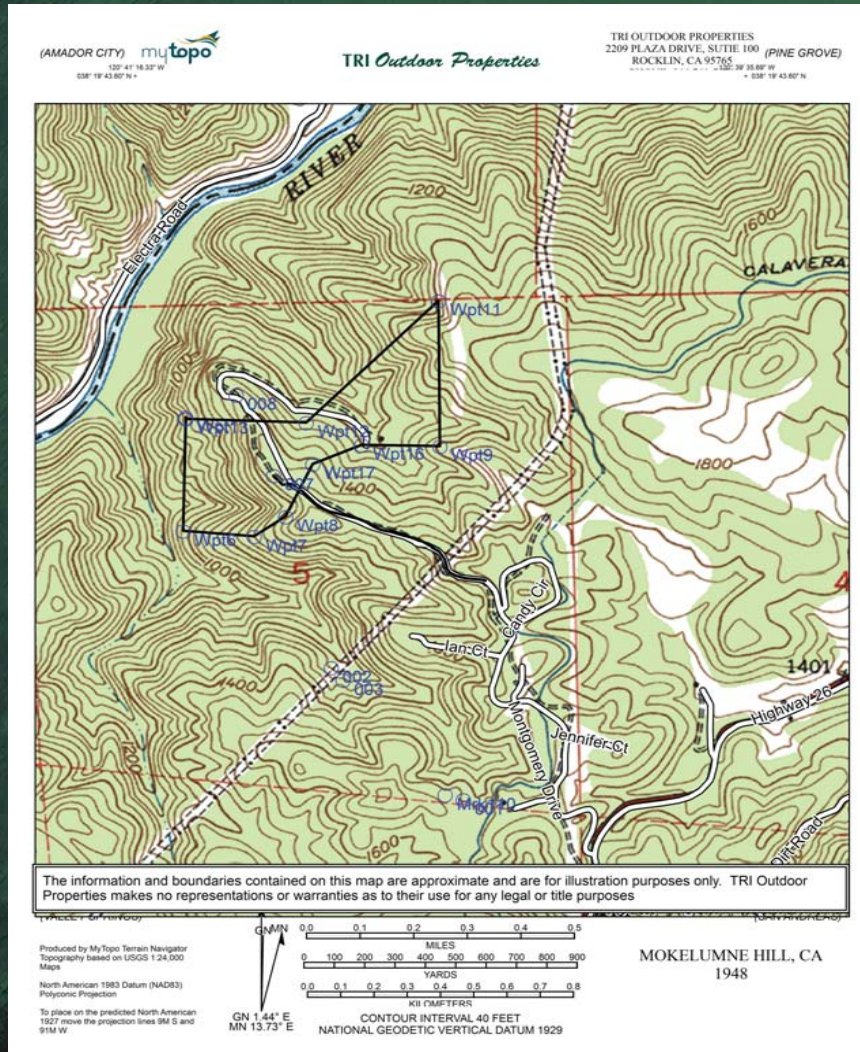
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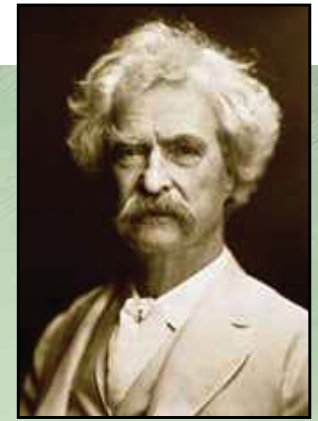
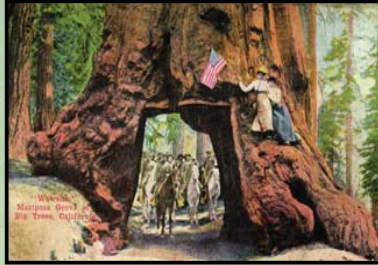
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MOKELUMNE RIVER OVERLOOK

Mokelumne Hill, Calaveras County ±46.19 acres



Home of the California 49'er Gold Rush and Jumping Frog, Mark Twain made Calaveras County California famous worldwide when he wrote of the "Celebrated Jumping Frog of Calaveras County" in 1865.

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Contact:

Mike Kuppenbender, SIOR, CCIM, ALC
BRE: 00811112

Olen Zirkle, ALC
BRE: 01190000

Tel ^ 866.761.7930

Fax ^ 916.960.5799

2209 Plaza Drive, Suite 100
Rocklin, CA 95765

www.trioutdoorproperties.com



- 300 degree views
- Wooded Canyons
- Seasonal Stream
- Deeded Access
- Mokelumne River Access
- Close to Service



Close to major ski resorts and wine regions, near Calaveras mines and caverns. Excellent trout fishing with many rivers nearby.

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