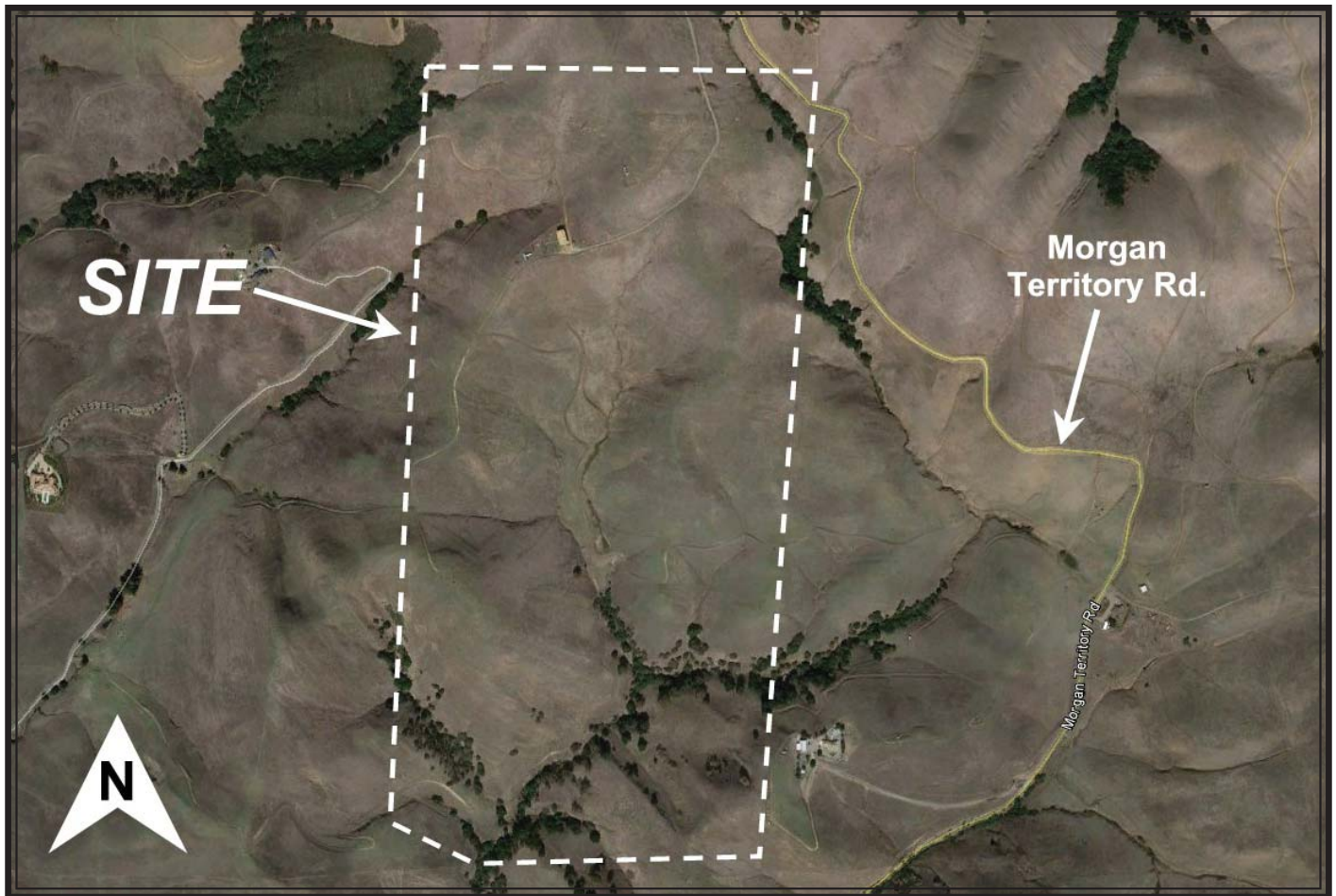


# FOR SALE

±317 ACRES

MORGAN TERRITORY ROAD  
CONTRA COSTA COUNTY, CA



**SITE:** This ranch property consists of approximately 322 acres of rolling to steep pasture land along Morgan Territory Road in southeast Contra Costa County. The property is located on Highland Ridge approximately seven miles north of Interstate 580 and north of Livermore. The owner is willing to sell up to ±317 acres of the property for open space mitigation or habitat conservation easements.

**AMENITIES:** The property contains one pond, a portion of Cayetano Creek and several drainages that are lined by numerous oak trees. Cayetano Creek is part of the Alameda Creek Watershed.

**WILLIAMSON ACT:** The property is not in the Williamson Act.

**ZONING:** Contra Costa County: "A-80" (Exclusive Agricultural District)

**APNs:** 006-150-019 (±242 ac.) and -020 (±80.81 ac.)

**PRICE:** \$7,000 per acre

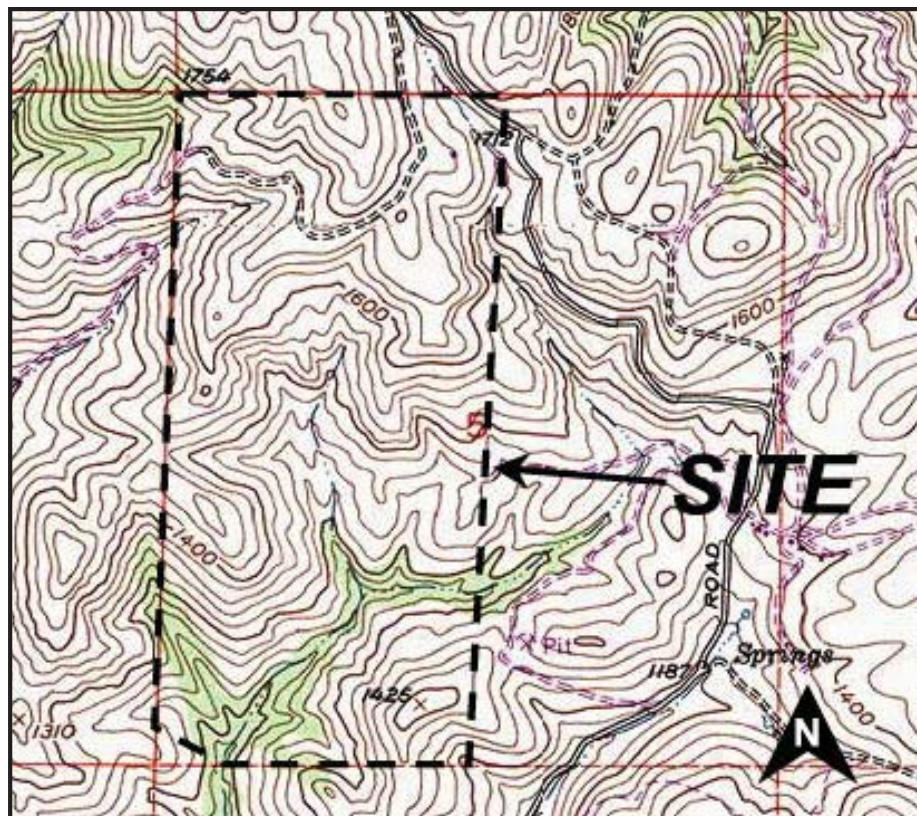


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# PROXIMITY TO PUBLIC LANDS



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