



**CALAVERAS  
RIVER HIDEAWAY**  
**±80.86 AC - FOR SALE**  
**CALAVERAS COUNTY**  
**PURCHASE PRICE:**  
**\$140,000**



**TRI** *Outdoor Properties*

LAND BROKERAGE | Recreational · Agricultural · Conservation  
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# Property Info ~ Calaveras River Hideaway, Calaveras County, CA

Address: 1203 Indian Gulch Road,  
Mokelumne Hill, Ca 95245.

APN: 016-027-070

Zoning: U Unclassified. Will probably go to an A1  
zone (agriculture) once general plan is ap-  
proved

Elevation: Approximately 1,300 to 1,500 Feet

Latitude: 38.182831 N

Longitude: -120.373787 W

MLS #: 20040579

**Acres: ±80.86 Acres**

**Price: \$140,000**

Terms: Cash or submit.

Description: Beautiful property that has fork of the Calaveras River and another large stream meet in the middle of the property. Very secluded. Good deer and bear hunting. Fire recently went through property and eliminated much of the unwanted ground coverage. Priced to sell quickly. Many ferns and wildflowers on property. Great for family get aways.

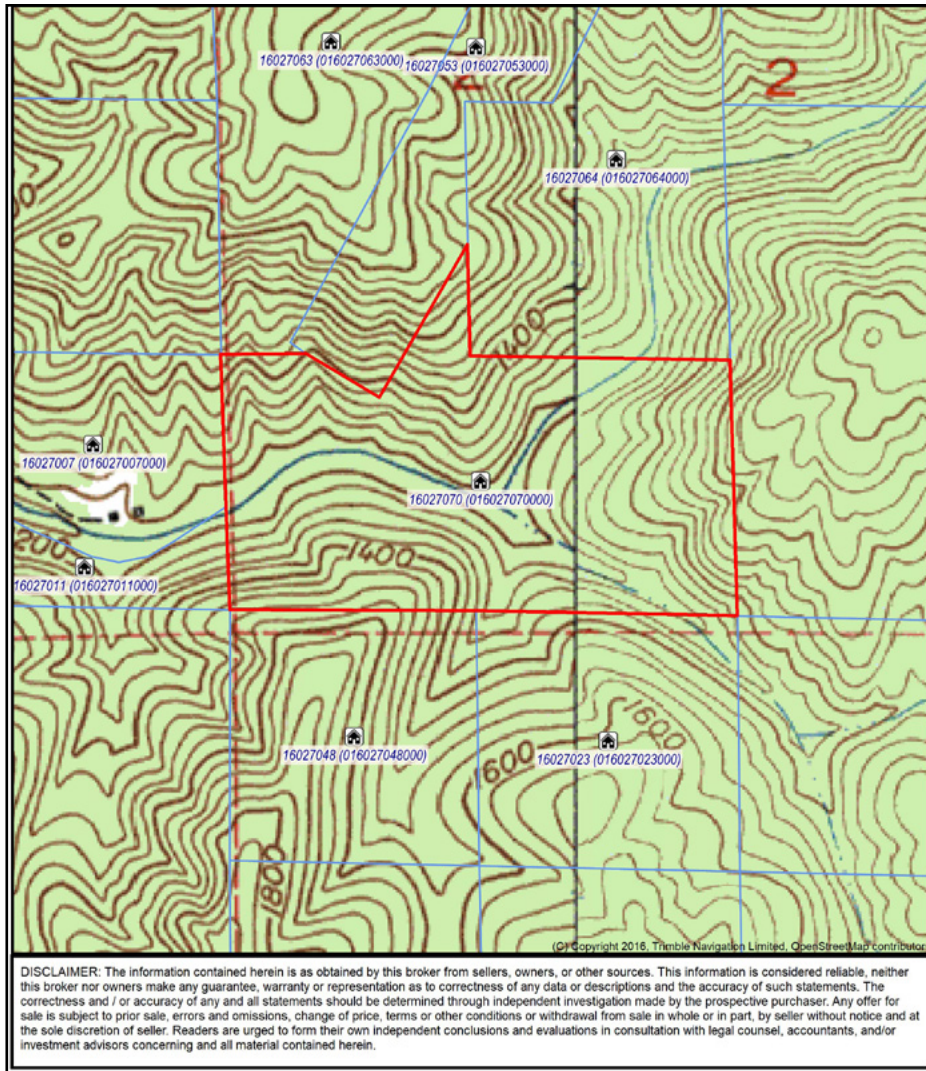
Directions: From Mokelumne Hill at the intersection of Hwy 26 and Hwy 49 go east about 2 miles to Jesus Maria Road. Turn right and go about 5 miles and turn left on Hughes Ranch Rd which is at top of the hill. Go about a 1/4-mile to Indian Gulch Rd on the left. Follow Indian Gulch first uphill and then downhill, always staying on the center road, until you reach the gate.



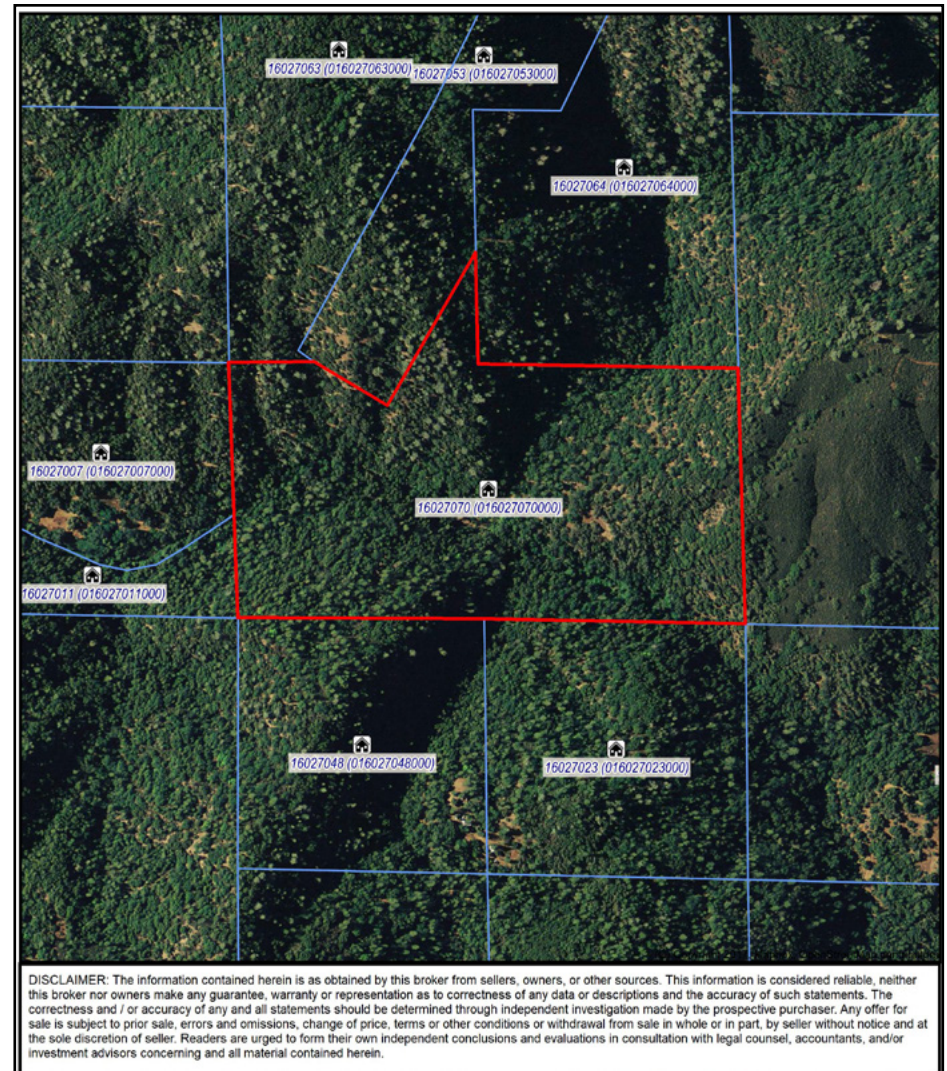


# Property Maps ~ Calaveras River Hideaway, Calaveras County, CA

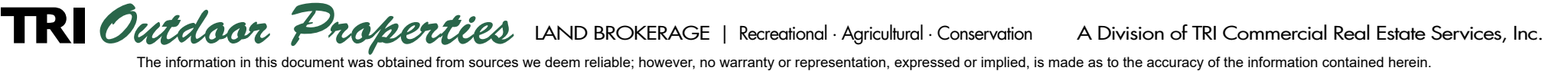
## Topo Map



## Aerial Map







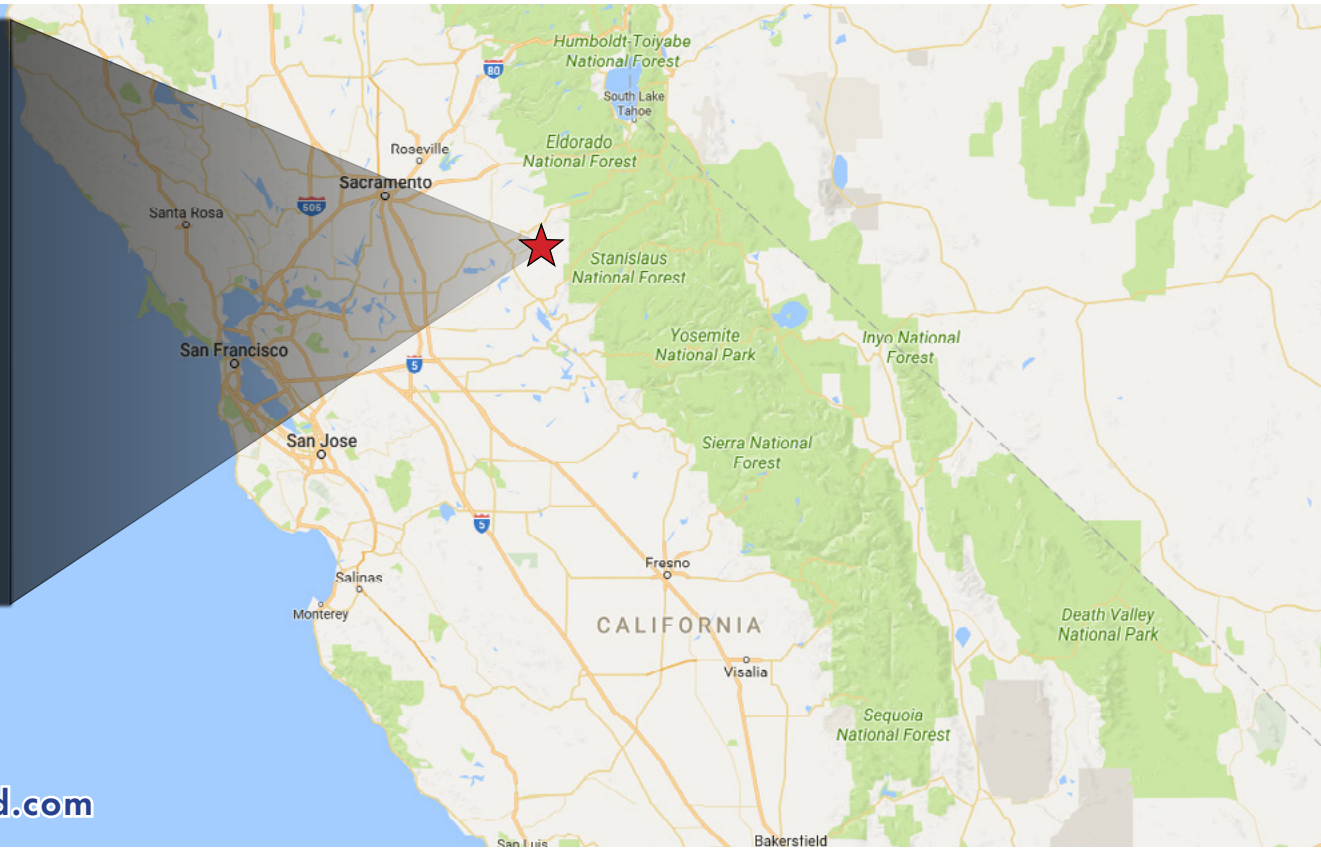


# Property Photos ~ Calaveras River Hideaway, Calaveras County, CA





# Property Summary ~ Calaveras River Hideaway, Calaveras County, CA



**For Sale: ±80.86 AC  
\$140,000**

**For Additional information visit [www.Land.com](http://www.Land.com)**

For More Information Contact:



**Mike Kuppenbender, ALC, CCIM, SIOR**  
DRE License #: 00811112  
[mkupp@tricommercial.com](mailto:mkupp@tricommercial.com)  
916.960.5709



**Olen Zirkle, ALC**  
DRE License #: 01190000  
[ozirkle@tricommercial.com](mailto:ozirkle@tricommercial.com)  
916.960.5703

**TRI Outdoor Properties**

532 Gibson Drive, Suite 200, Roseville, CA 95678

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