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Commercial

SKY VALLEY RANCH OFFERING MEMORANDUM

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Area Overview

PROPERTY HIGHLIGHTS

ASKING PRICE: \$2,900,000

ZONING | FUTURE LAND USE | PROPERTY TYPE/USE

-

PRICE/ACRE

- \$18,128

GROSS ACRES

- 160

PRIVATE AIRSTRIP WITH 4 HANGERS

WILLOW TREE LINED POND AND CABIN

PARCEL ID: NOT PROVIDED

The property sits just outside Copperopolis Town Center



SKY VALLEY RANCH

Located at the entrance to the mother lode of California Gold County lies this spectacular property that provides the opportunity for ownership of a private airstrip with 4 separate hangars. It features a lighted 1,800 foot airstrip. It comes with a XX bedroom home alongside a willow lined pond.

4 Hangers
160 Acres

Cabin located beside
Willow Tree Lined Pond
Weekend Retreat

SKY VALLEY RANCH

Property Summary

This unique property offers the combination of a private lighted airstrip, four separate hangers and a private residence located along side a willow lined pond. Nestled in the foothills of California at the gateway to the motherlode just outside Copperopolis Town Center. At an elevation of 1,000 feet it overlooks the San Joaquin Valley above the fog line in the winter. Along with the views is the naturally fed pond. Enjoy the rustling of the leaves of the willow trees that line the pond. The hangers afford the opportunity for lease income. There is the possibility of also establishing on site fuel through the installation of Con-Vault compliant fuel storage.

One of the unique amenities of the property is its proximity to Copperopolis Town Center. It affords the best of rural living with amenities less than 10 minutes away. Those amenities include reataurants, grocery and drug stores. Also, accessible is the Saddle Creek Resort and Golf Club.



CALAVERAS

Ranging in altitude from close to sea level in the foothills to more than 8,000 feet at the Sierra crest, Calaveras boasts such diverse geological landscapes that it's possible to ski in the morning and play a round of golf in the afternoon. Historic Gold Rush towns, with charming period architecture, each with its own distinct character, can be found throughout the county.

The county's geography includes beautiful landmarks, rolling hills, and giant valleys. It contains three of the state's seven show caves that are national destinations for tourists from across the country. With outstanding mountain sports recreation, friendly locals, abundant history, a thriving wine industry, year-round music and performing arts, and a passion for excellent cuisine, Calaveras County offers the authentic California experience with multiple opportunities for high adrenaline adventure and laid-back entertainment.



COPPEROPOLIS

Copperopolis is a beautiful town situated in the rolling foothills of the Sierra Nevadas featuring world-class golfing at Saddle Creek, water sports at Lake Tulloch and a recently-built Town Square featuring turn of the 20th century architecture and pedestrian friendly shopping, restaurants, wine tasting and festivals.

Copperopolis is located in California's beautiful sierra foothills. Embracing its proud heritage and cherished way of life as a once thriving 1800's copper mining town, The Square at Copper Valley has been reborn as an all new blend of specialty boutique shops, great restaurants and residential lofts. Designed around a traditional, pedestrian-friendly town square, the timeless architecture and covered walkways harken back to another era, yet provide all the luxury and convenience of a modern retail setting.

Copperopolis is also home to beautiful Lake Tulloch, offering fishing, boating and water sports opportunities year-round, and Saddle Creek Resort – an 18-hole championship, public-access golf course with restaurant, bar, pro-shop and wine cellar.



CALAVERAS COUNTY DEMOGRAPHICS

2018 Summary



Population	45,602
Population Per Square Miles	44.7
Land Area In Square Miles, 2010	
Households	17,812
Persons Per Household	2.50
Housing Units	28,065
Owner-Occupied House Unit Rate	78.2%
Median Household Income (in 2017 Dollars), 2013-2017	\$54,800

FOR TOURING

INSTRUCTIONS PLEASE CALL



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