

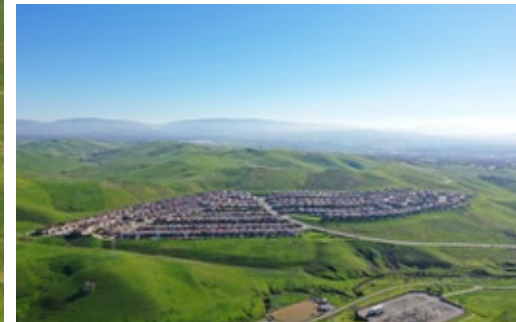
MOLLER RANCH & HOMESITE

Contra Costa County, California

570± Acres

\$2,650,000
(\$4,649/Acre)

PRICE REDUCED



- 3± Miles from 580 FWY/Dublin & 13± miles from Danville

- Rural Country Living Close to Shopping, Freeway Access, & Restaurants

- Water Infrastructure, Septic Plans, Homesite Locations, & More



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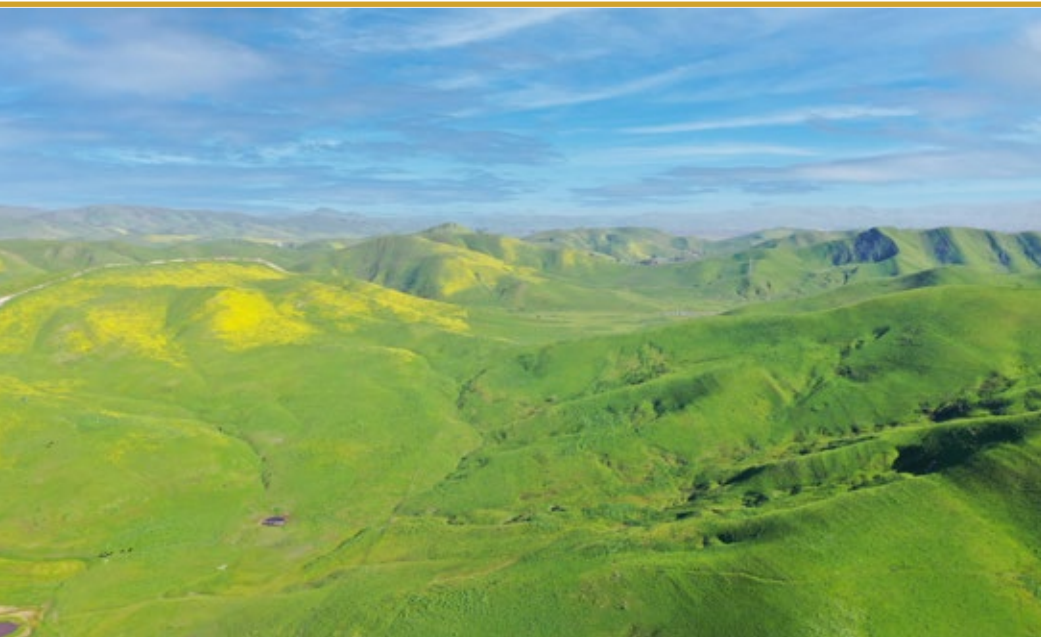
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Exclusively Presented by:



MOLLER RANCH & HOMESITE

570± Acres
Contra Costa County, CA



PROPERTY INFORMATION

DESCRIPTION

The Moller Ranch consists of 570± gross acres of natural pastureland scattered with small ponds and waterways delivering a beautiful setting for a homesite and recreational scenery.

With the proximity to the town of Dublin, Livermore, Danville, and the greater Bay Area Cities, one can enjoy the feeling of seclusion and peace yet close to dinner, shopping, or local community parks & events.

The uses for the property are limited by a Habitat Mitigation and Management Plan (HMMP) restricting use on 532.3± acres of the property which preserves the land for wildlife habitat and future development. See property overview map on page 4 for details.

There is an established Homesite location including 2± acs. overlooking the lush hillside and valley to the north. See map on page 4 and images on page 8. Domestic water/power can be connected from the current infrastructure used on the ranch and the septic location/permits are being acquired.

An additional building site is plotted near the property entrance totaling 2.2± acres, which is currently a roping arena and party venue with a bathroom, bar, electricity, and all the amenities to practice rodeo events. This location may be converted to another homesite, large shop, barn-dominium, expanded horse facilities, and much more.

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LOCATION

The entrance gate to the property is located off Rosamond Hills Court. GPS Coordinates: 37°44'35.09"N, 121°51'35.44"W. From HWY 580 and Dublin take Tassajara Road or Fallon Road North. Make a right on Palisades Drive. After the first group of houses, make a left on Rosamond Hills Ct taking you on a private road behind the second group of houses and leads you to the gated entrance to the property. For direction purposes only, the entrance gate is behind Butterfly Knoll Park 7392 Rosemond Hills Ct, Dublin, Ca 94568.

LEGAL/ZONING

Contra Costa County APNs: 205-060-004 & 008

Zoning: A-80

WATER

There are multiple groundwater wells providing water to several storage tanks scattered throughout the property. These wells may be utilized for domestic use. There are six (6) ponds and a seasonal stream providing water and habitat for various animals known to dwell or visit these waterways.

WILDLIFE

The animals known to roam the Moller Ranch include, but not limited to, dove, turkey, coyotes, fox, deer, domestic cattle, and a variety of native birds.

PRICE/TERMS

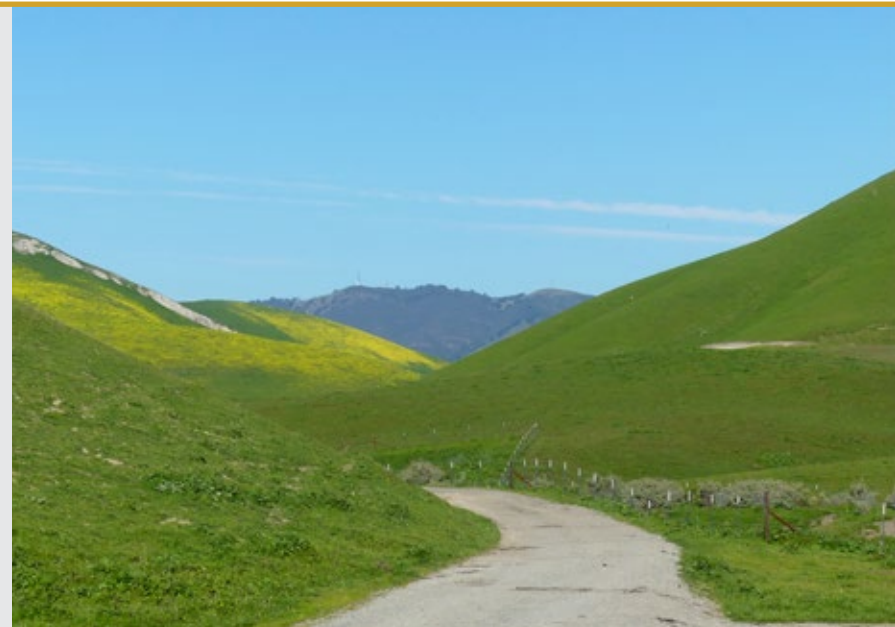
\$2,650,000 all cash.

Discuss with listing agent for additional details.

Property is shown by appointment only.

**Improvements associated with the roping arena are not included in the sale.*

***Buyer to verify the included information.*



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PROPERTY LOCATION



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AREA OVERVIEW

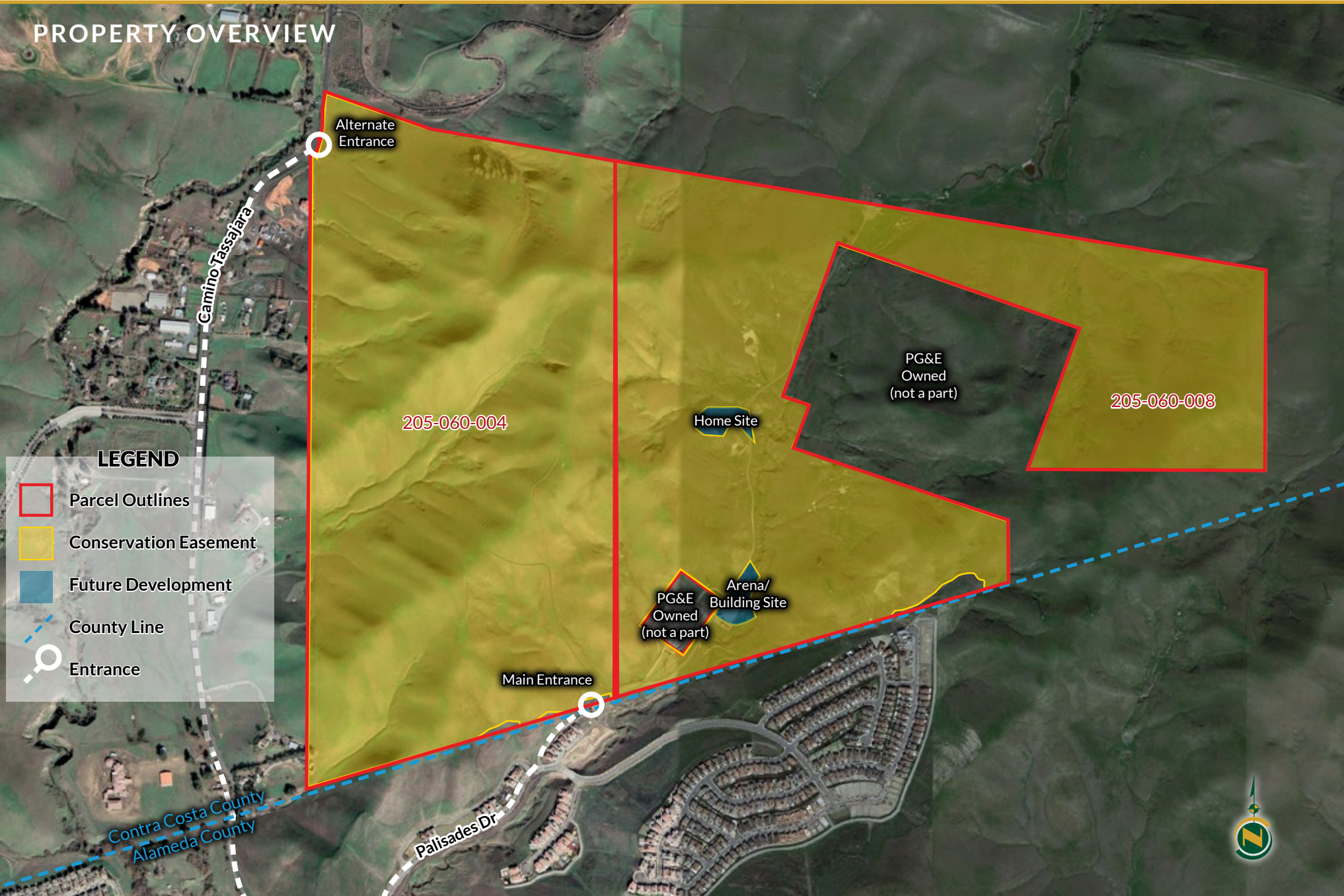


MOLLER RANCH & HOMESITE

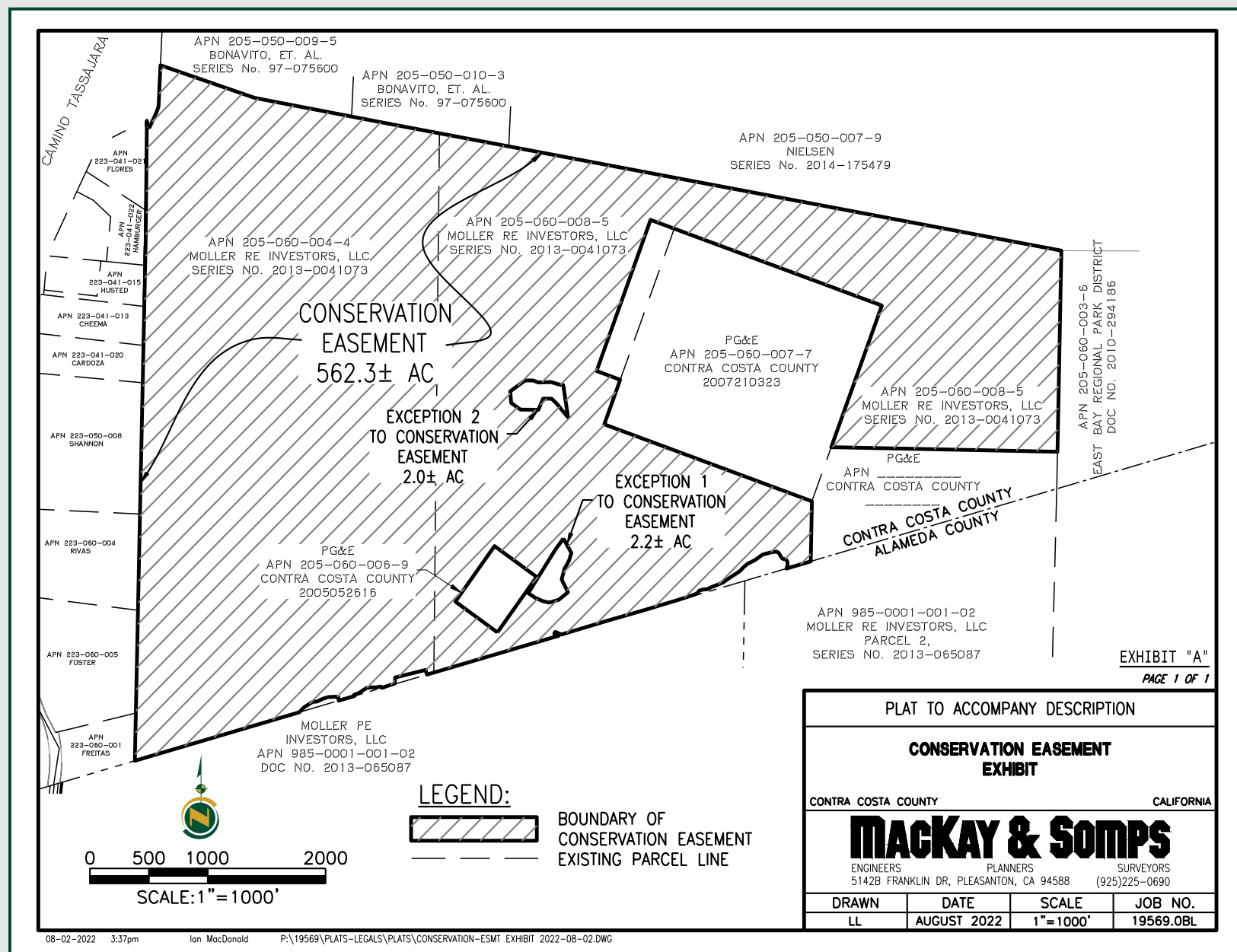
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PROPERTY OVERVIEW



CONSERVATION EASEMENT / PARCELS

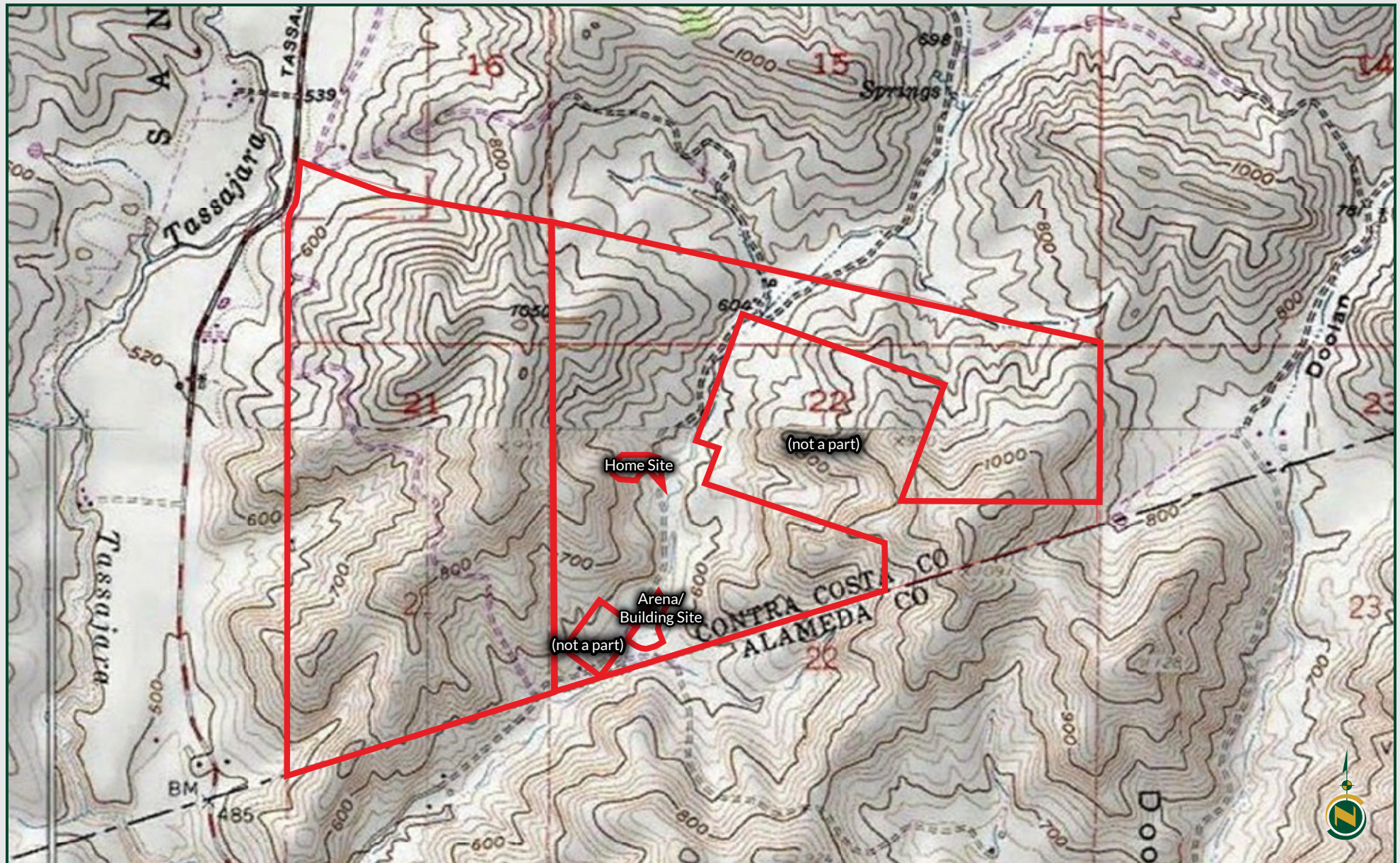


MOLLER RANCH & HOMESITE

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TOPOGRAPHY

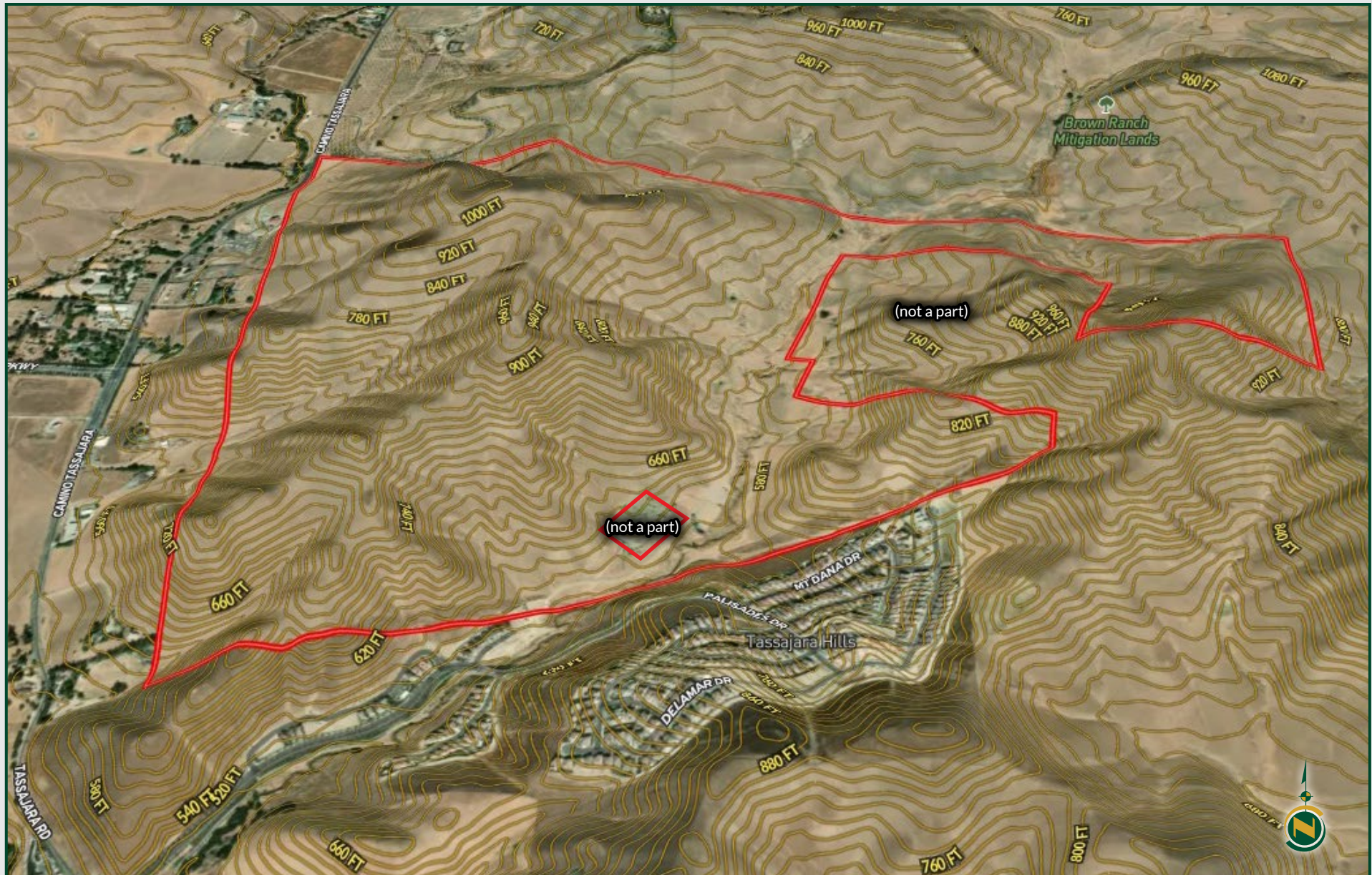


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3D TOPOGRAPHY



MOLLER RANCH & HOMESITE

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HOME SITE



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ARENA

**Improvements associated with the roping arena are not included in the sale.*



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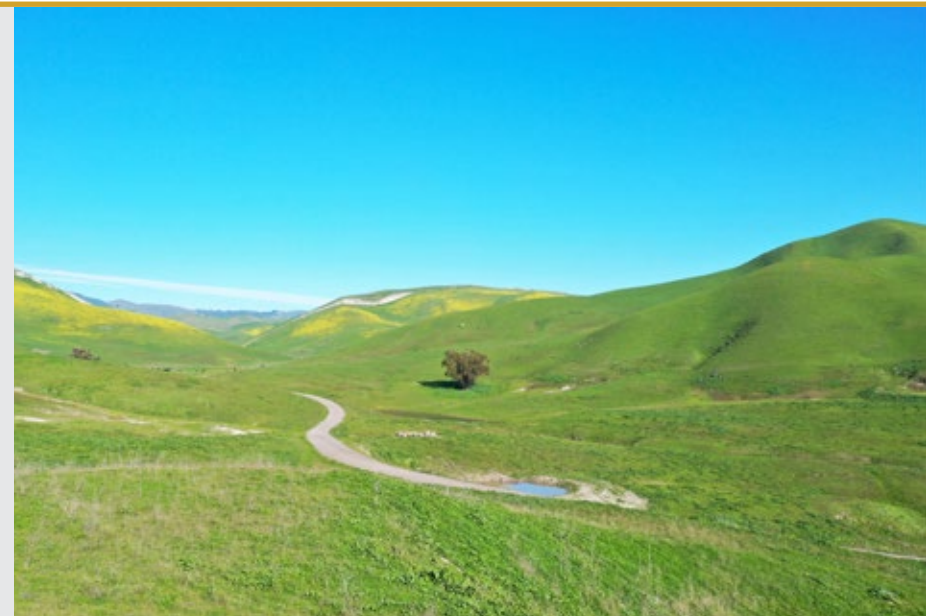
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Water Disclosure: The Sustainable Groundwater Management Act (SGMA) was passed in 2014, requiring groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. SGMA may limit the amount of well water that may be pumped from underground aquifers. Buyers and tenants to a real estate transaction should consult with their own water attorney; hydrologist; geologist; civil engineer; or other environmental professional.

Additional information is available at:
California Department of Water Resources Sustainable Groundwater Management Act Portal - <https://sgma.water.ca.gov/portal/>
Telephone Number: (916) 653-5791

Policy on cooperation:

All real estate licensees are invited to offer this property to prospective buyers. Do not offer to other agents without prior approval.