

SAN ANDREAS OPEN

Calaveras County, California

197.99± Assessed Acres

\$1,979,900
(\$10,000/Acre)



- Grazing/Recreational Ground
- Seasonal Water Supplied by Creek
- Potential Future Development



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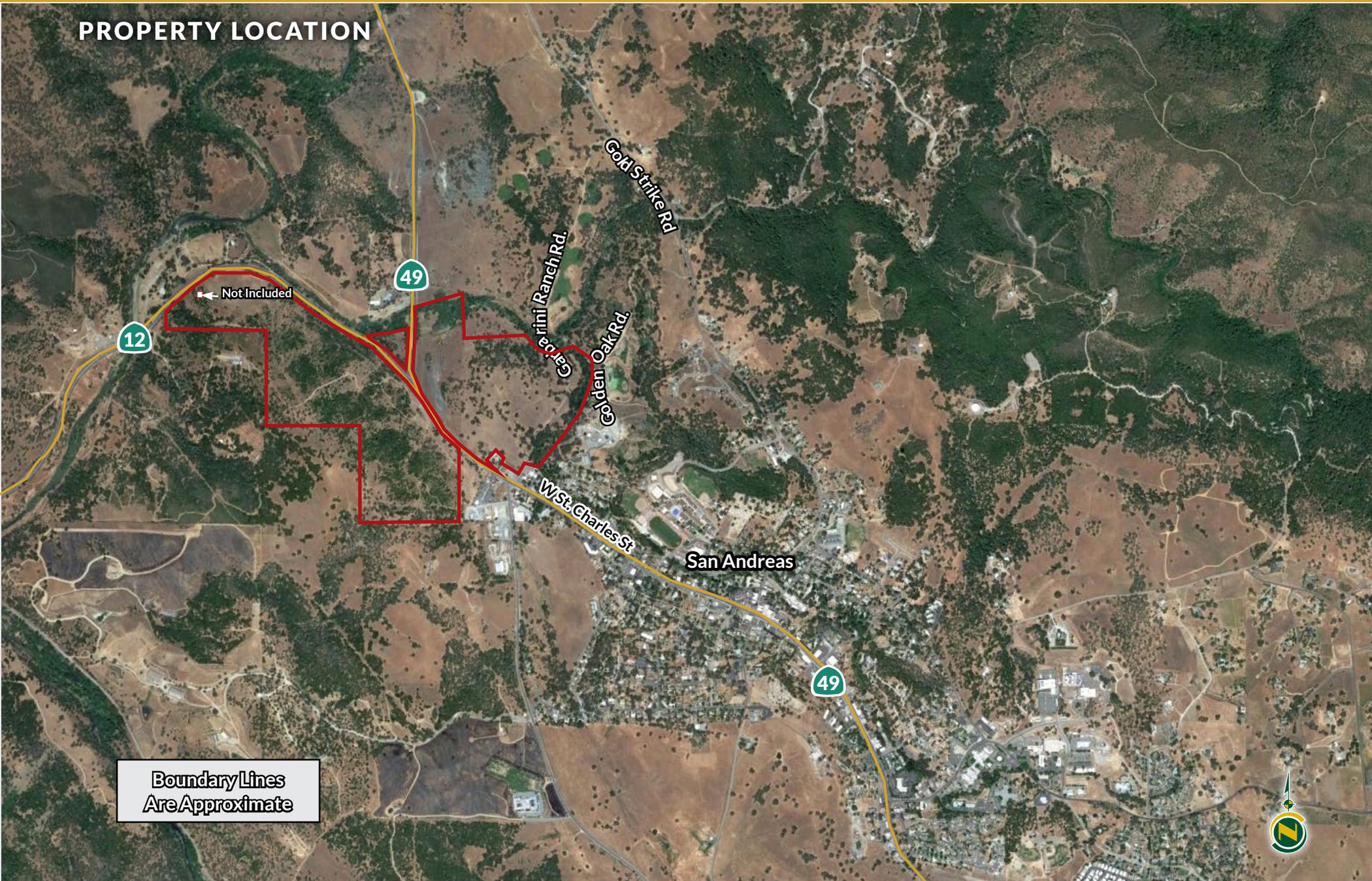


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PROPERTY LOCATION



Boundary Lines
Are Approximate

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PROPERTY INFORMATION

DESCRIPTION

The subject property consists of 197.99± acres of open ground located just northwest of the city of San Andreas. Currently the property is being used as a grazing ground/recreational property, however the San Andreas General Plan, adopted in 2019, has a portion of the property designated for low density residential/commercial/agricultural.

LOCATION

Address: 747 Garbarini Ranch Rd, San Andreas, CA 95249

The property is located on both the north and south sides of Highway 49. See map included for approximate boundary lines.

LEGAL

Calaveras County APNs: 042-001-005, 042-002-001, 042-002-002, 042-002-006, 040-013-006, 040-012-004, 044-001-027, 040-012-034, 044-001-026 and 044-001-002.

Located in a portion of Section 18, Township 4S, Range 12E, M.D.B&M. The property is enrolled within the Williamson Act.

ZONING

R-1 Zoning: APNs 042-001-005

C-2-PD/R1 Zoning: APNs 042-002-001, 002, & 006; 040-012-034; 044-001-002 & 026

A-1 Zoning: APN 040-013-006

RA Zoning: APN's: 040-012-004 and 044-001-027

WATER

There is a seasonal creek that runs through the property. Public utilities may be available at the street; contact Calaveras Public Utility District for additional details (209) 754-9442.

BUILDINGS

None.

PRICE/TERMS

\$1,979,900 cash at the close of escrow. *Individual parcels may be available to purchase separately.* Sale of the property is subject to court approval and is subject to overbid and final approval by the Bankruptcy Court. Seller is a court-appointed plan administrator in a Chapter 11 bankruptcy case. Seller has limited information regarding the property, The property is being sold "AS-IS".

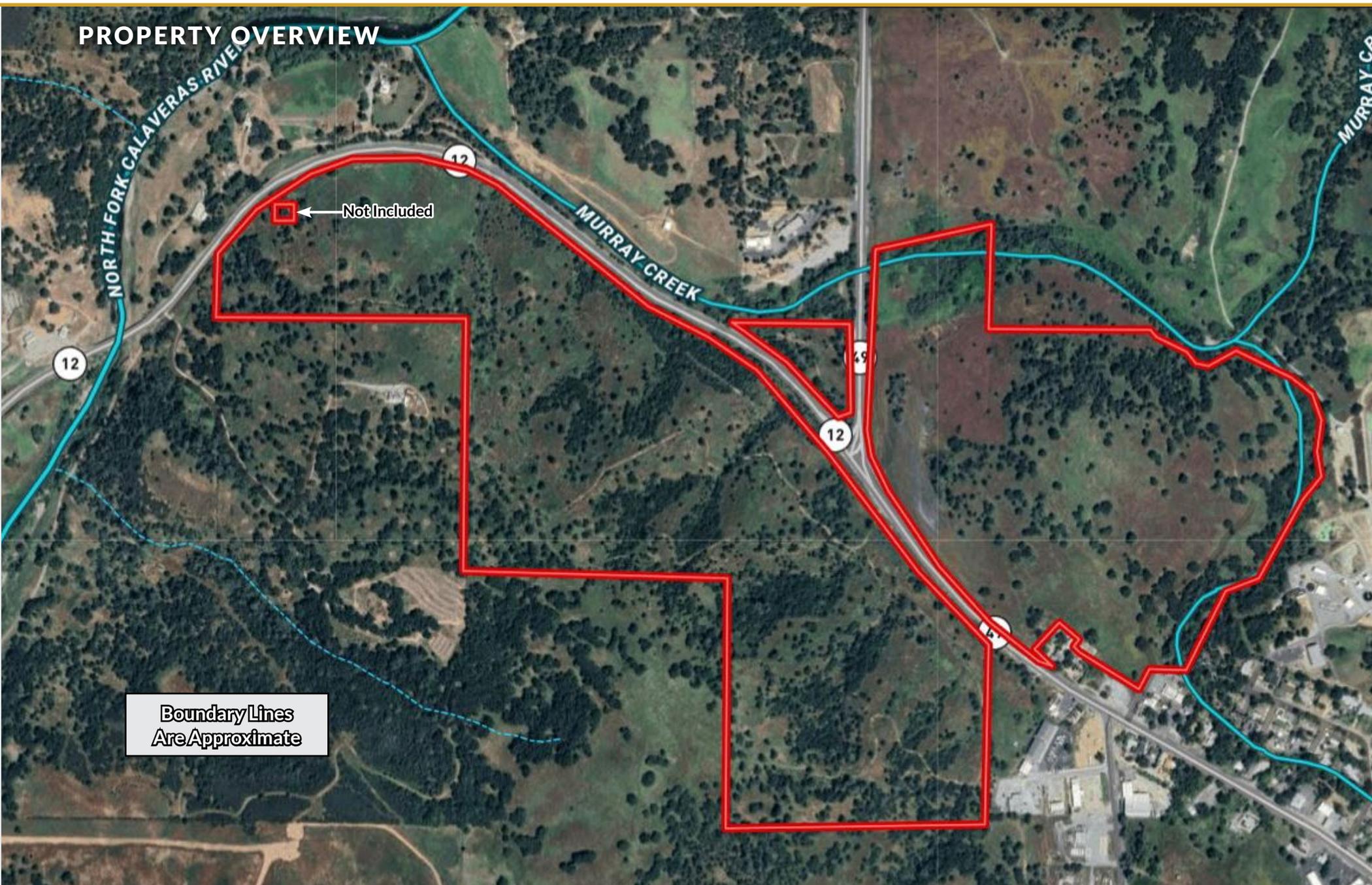


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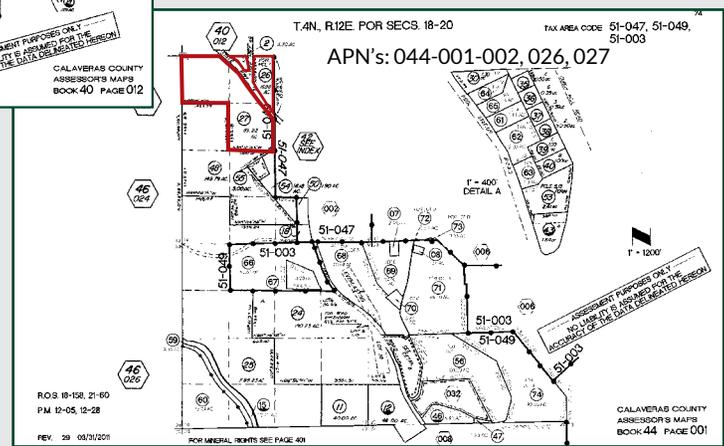
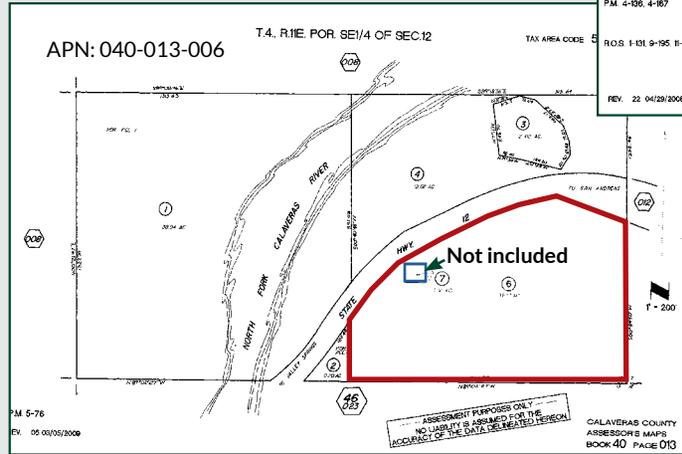
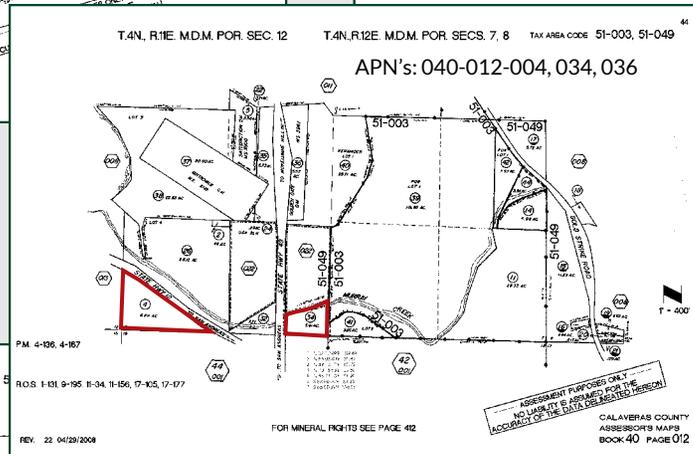
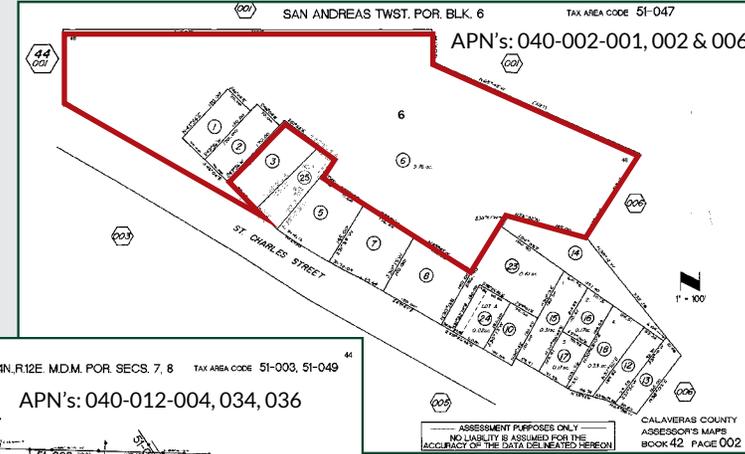
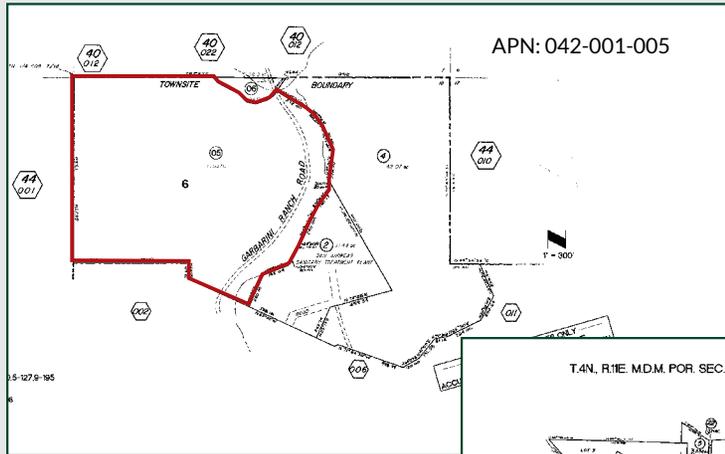
PROPERTY OVERVIEW



Not Included

Boundary Lines
Are Approximate

PARCEL MAPS



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PROPERTY PHOTOS



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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.**