

# Property Photos ~ Gold Country Ranch, Tuolumne County, CA









# Property Info ~ Gold Country Ranch, Tuolumne County, CA

Address: 9436 Fraguero Rd., Sonora, CA

Crossstreet: Highway 49

APN: 039-010-01, 039-010-33, 039-010-34.

039-020-11, 039-030-23, 039-030-24

Zoning: AE37

Elevation:  $\pm 1,520$  to 2,070 feet

Acres: **±269.98 Acres** 

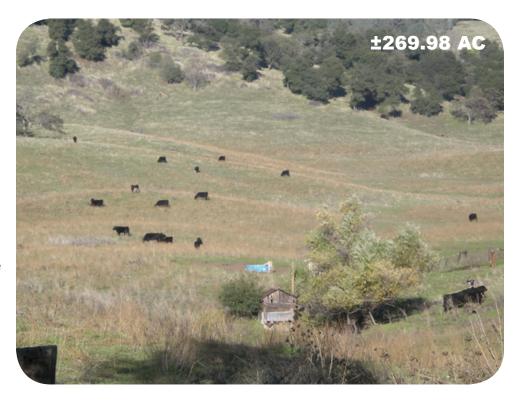
Price: \$1,500,000

Amenities: ±1,000 SF Home; (2) Two original antique

Barns; Domestic Well; Ag Well; 6 Parcels

Fenced for grazing; Road access

Terms: Cash or Terms. Call Agent for details.



Description: Sierra Foothill Ranch Land For Sale! ±269.98 acres of prime land for sale located north of Sonora near the

historic town of Columbia. Property has mixed terrain and vegetation with open meadows and wooded hilltops. Property contains a ±1,000 SF ranch home with two original barns. Water is supplied by a domestic well and a 100 gpm ag. well. It is fully fenced and is currently being used as a cattle ranch. The property contains 6 legal

parcels with several potential home sites with views of New Melones Lake.

Directions: From Sonora, proceed north on Hwy 49 to Fraguero Road. Turn right on Fraguero Road and travel about1 mile

to the property.

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# Property Maps ~ Gold Country Ranch, Tuolumne County, CA

#### Parcel Map/Acreage

# 170.37 Acres 85.44 Acres 1.88 Ac 5.00 Acres DISCLAIMER The information construed begin is as observed by this broker from sellors, owners, or other sources. This information is considered reliable neither this braker nor owners make any guarantee, warranty or representation as to correctness of any data or descriptions and the accuracy of such statements. The correctness and / or accuracy of any and at statements about the determined mough independent investigation made by the prospective purchaser Any other for sale is subject to prior sale, errors and amissions intendig of prior, terms or other conditions or withdrawal from sale in whole or will part. by soder without colors and an end solid discretion of solids. Readors are urged to form their own independent conclusions and evaluations in consultation in

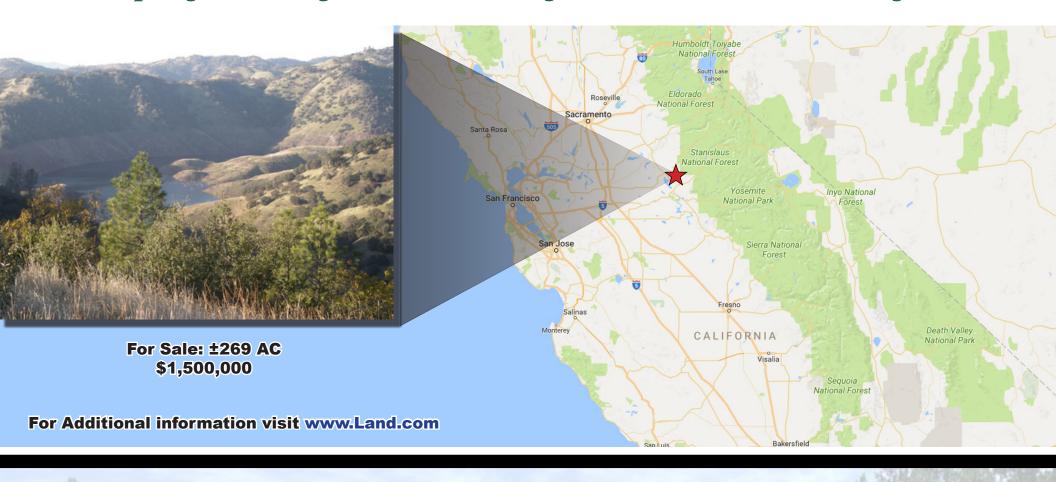
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#### **Aerial Map**



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# Property Summary ~ Gold Country Ranch, Tuolumne County, CA



#### For More Information Contact:



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