

FOR SALE

710.72 Acres of
Rural Residential /
Recreational Land

Rattlesnake Bar Road
Pilot Hill, CA
El Dorado County

\$1,500,000

PENINSULA PLAYGROUND ACREAGE

Rural Residential/Recreational Land For Sale! Mixed use 710.72 acre parcel of land located on Rattlesnake Bar Road south of Pilot Hill. Parcel contains 4 APNs with varied terrain including 1 mile of Folsom Lake frontage. Vegetation includes oak savannah, wooded peaks and canyons. Access to Peninsula Campground and Folsom Lake trails make this property an excellent choice for buyers looking for a rural life style coupled with endless recreation possibilities with subdivision potential for developers.



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Property has over 1 mile of Folsom Lake frontage with panoramic vistas and views.

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Rattlesnake Bar
Pilot Hill, CA 95664
Cross Street: Queercus Road

APN: 104-030-06
104-030-07
104-050-03
104-050-04

Acres: 710.72 Acres

Elevation Minimum/Maximum:
approximately 600 Feet - 1,200 Feet

Latitude: 38.776681
Longitude: -121.093545

Zoning: Rural Residential

MLS# on Metrolist: 17009175

Price: \$1,500,000
Terms: Cash or Term. Call Agent for
details.

Improvements: 4 parcels, paved road
frontage; 7+/- Ac spring fed lake. 80
gpm well, electrical power to property;
over 1 mile of Folsom Lake frontage.
Easy access to Peninsula Campground
and Folsom Lake trails.



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Property has well developed road system throughout

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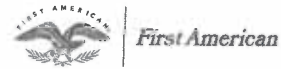
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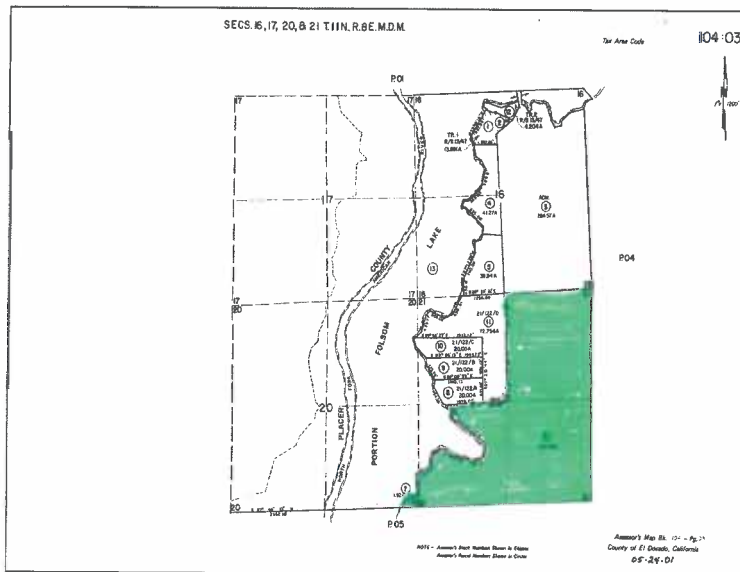
PENINSULA PLAYGROUND ACREAGE

El Dorado County +/-710.72 acres



myFirstAm® Tax Map

, Pilot Hill, CA 95664



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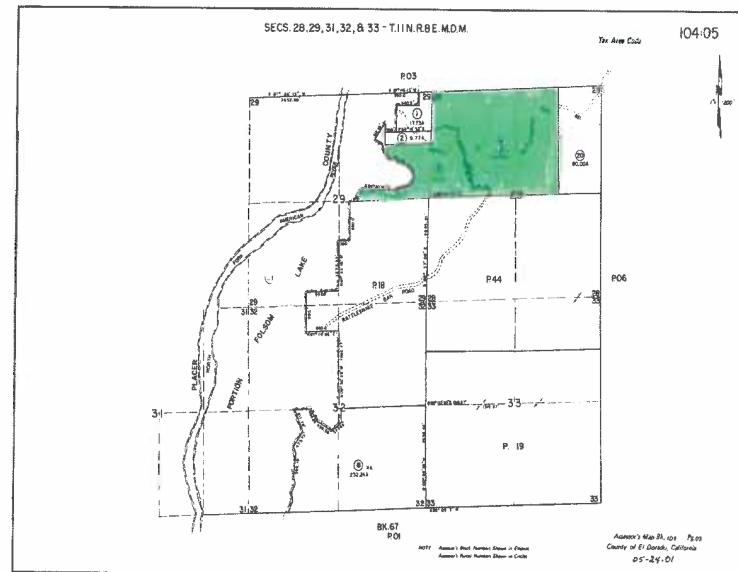
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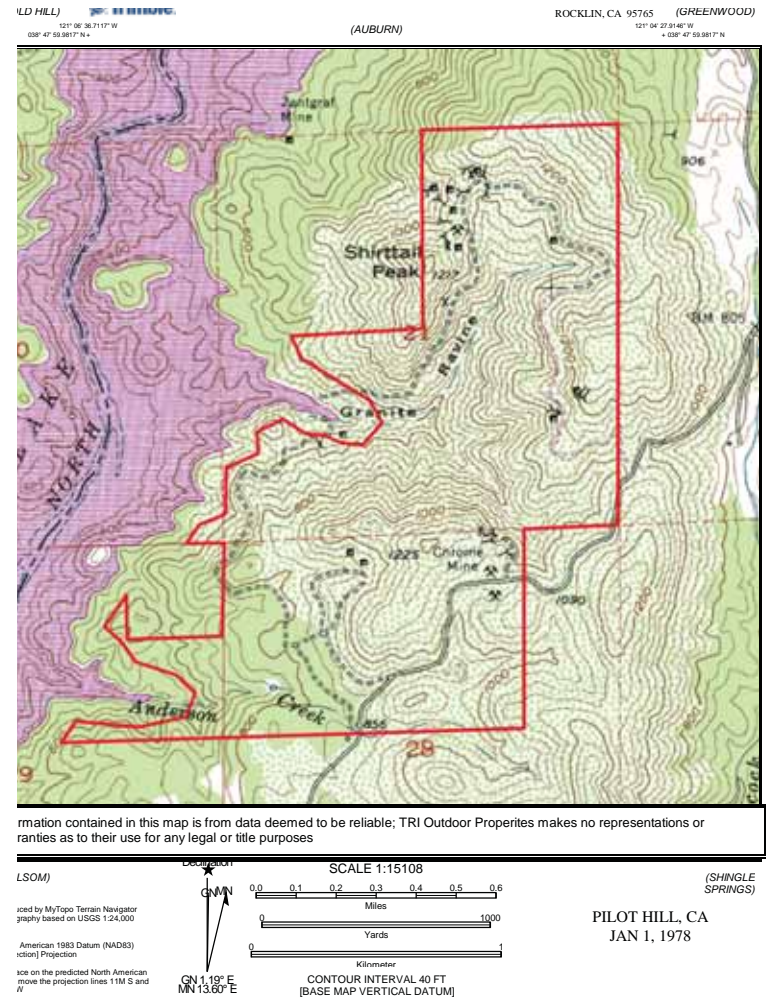
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Contact:

Mike Kuppenbender, SIOR, CCIM, ALC
BRE: 00811112

Olen Zirkle, ALC
BRE: 01190000

Tel: 866.761.7930

Fax: 916.960.5799

2209 Plaza Drive, Suite 100
Rocklin, CA 95765

www.trioutdoorproperties.com



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