

**CALAVERAS
RIVER HIDEAWAY**
±80.86 AC - FOR SALE
CALAVERAS COUNTY
PURCHASE PRICE:
\$140,000



TRI *Outdoor Properties*

LAND BROKERAGE | Recreational · Agricultural · Conservation
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Property Info ~ Calaveras River Hideaway, Calaveras County, CA

Address: 1203 Indian Gulch Road,
Mokelumne Hill, Ca 95245.

APN: 016-027-070

Zoning: U Unclassified. Will probably go to an A1 zone (agriculture) once general plan is approved

Elevation: Approximately 1,300 to 1,500 Feet

Latitude: 38.182831 N

Longitude: -120.373787 W

MLS #: 20040579

Acres: **±80.86 Acres**

Price: **\$140,000**

Terms: Cash or submit.

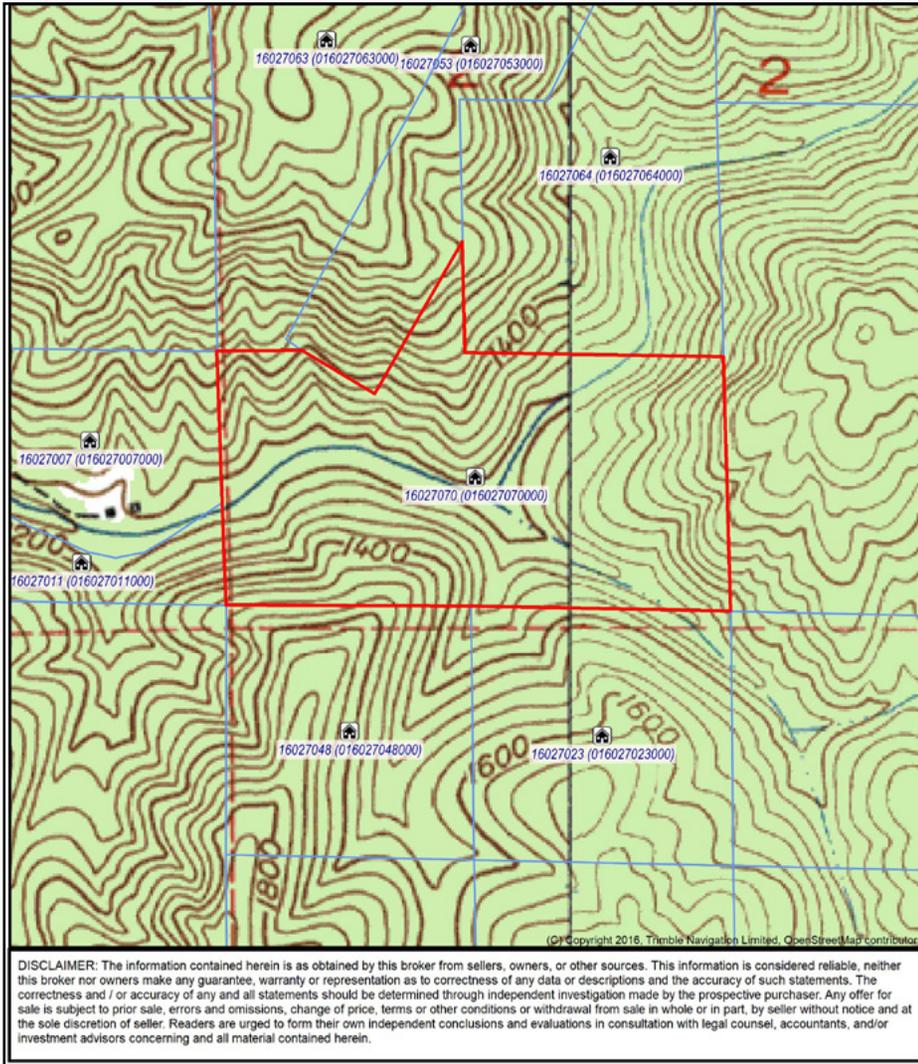
Description: Beautiful property that has fork of the Calaveras River and another large stream meet in the middle of the property. Very secluded. Good deer and bear hunting. Fire recently went through property and eliminated much of the unwanted ground coverage. Priced to sell quickly. Many ferns and wildflowers on property. Great for family get aways.

Directions: From Mokelumne Hill at the intersection of Hwy 26 and Hwy 49 go east about 2 miles to Jesus Maria Road. Turn right and go about 5 miles and turn left on Hughes Ranch Rd which is at top of the hill. Go about a 1/4-mile to Indian Gulch Rd on the left. Follow Indian Gulch first uphill and then downhill, always staying on the center road, until you reach the gate.

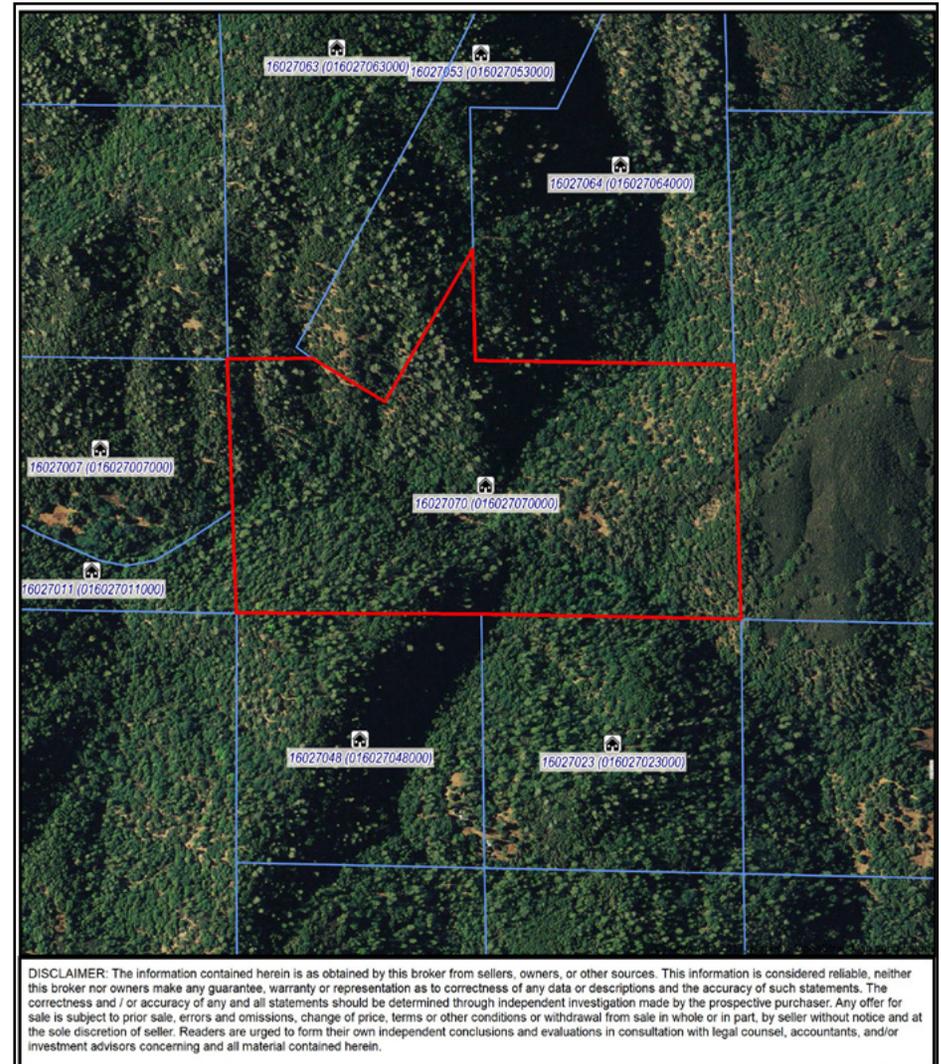


Property Maps ~ Calaveras River Hideaway, Calaveras County, CA

Topo Map

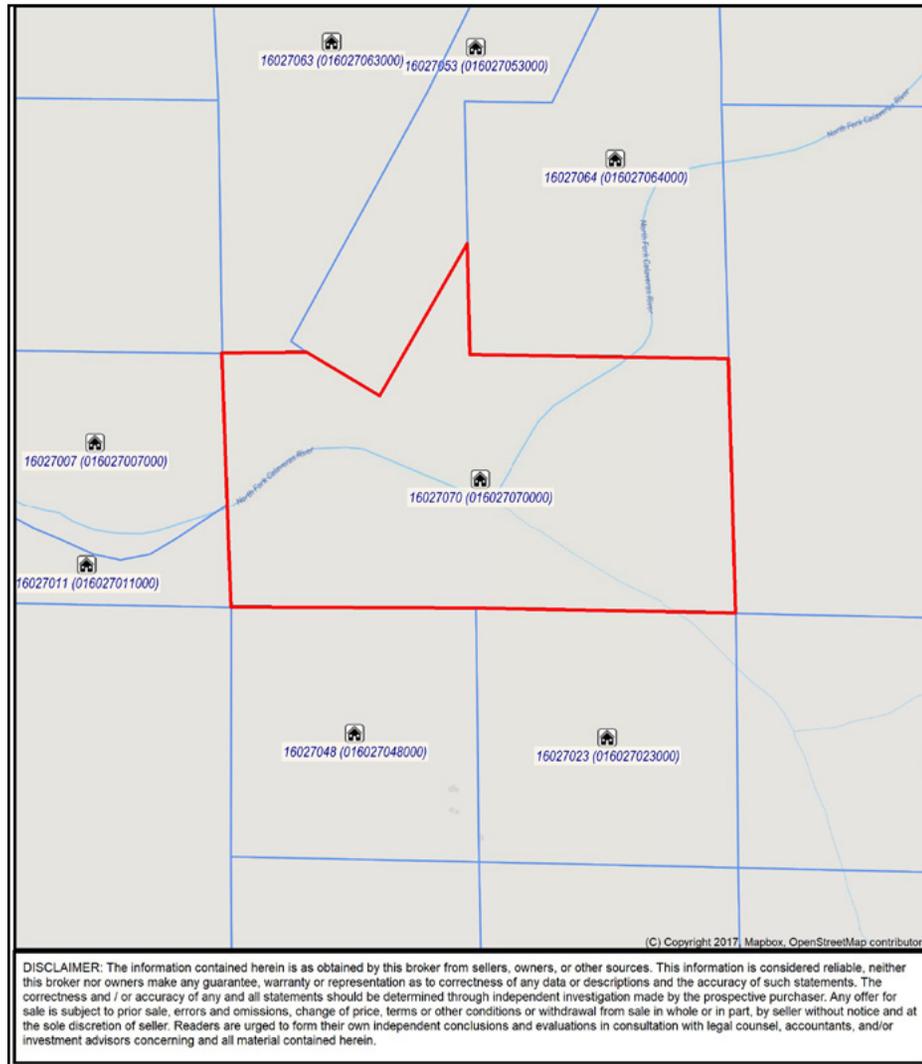


Aerial Map

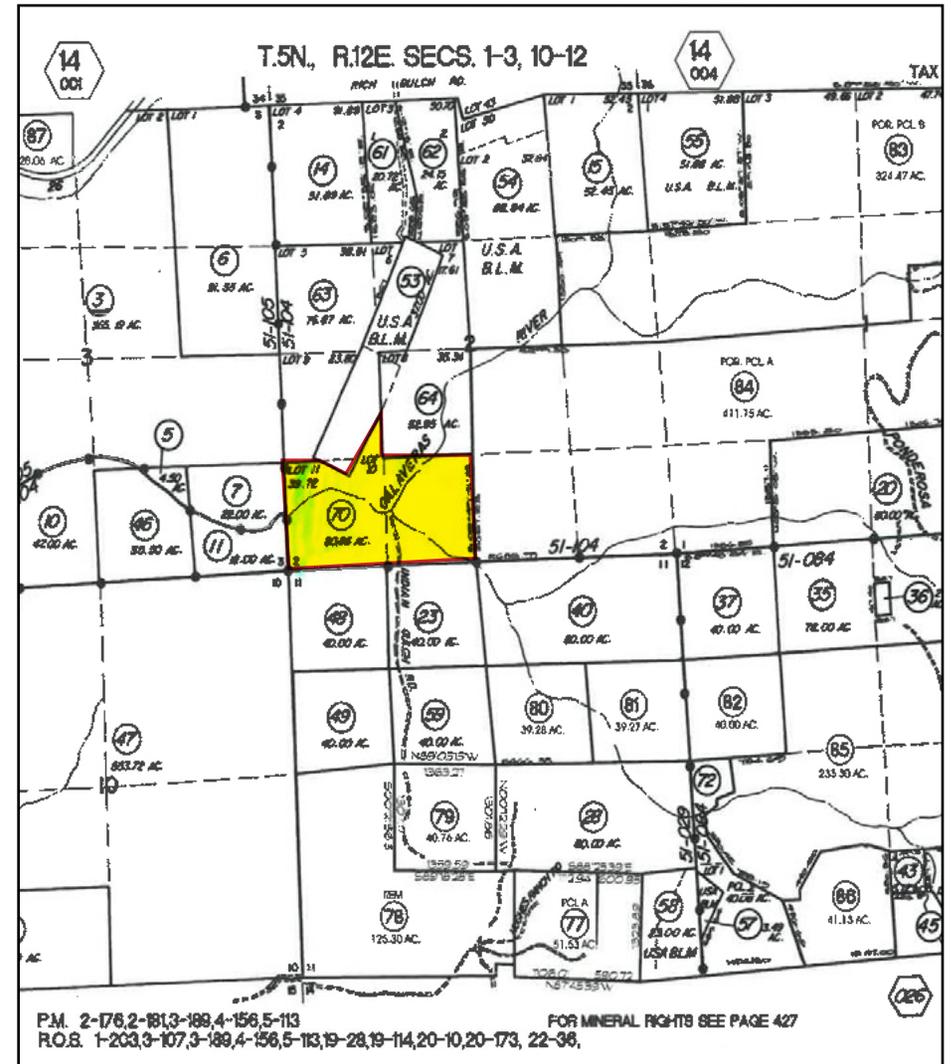


Property Maps ~ Calaveras River Hideaway, Calaveras County, CA

Street Map



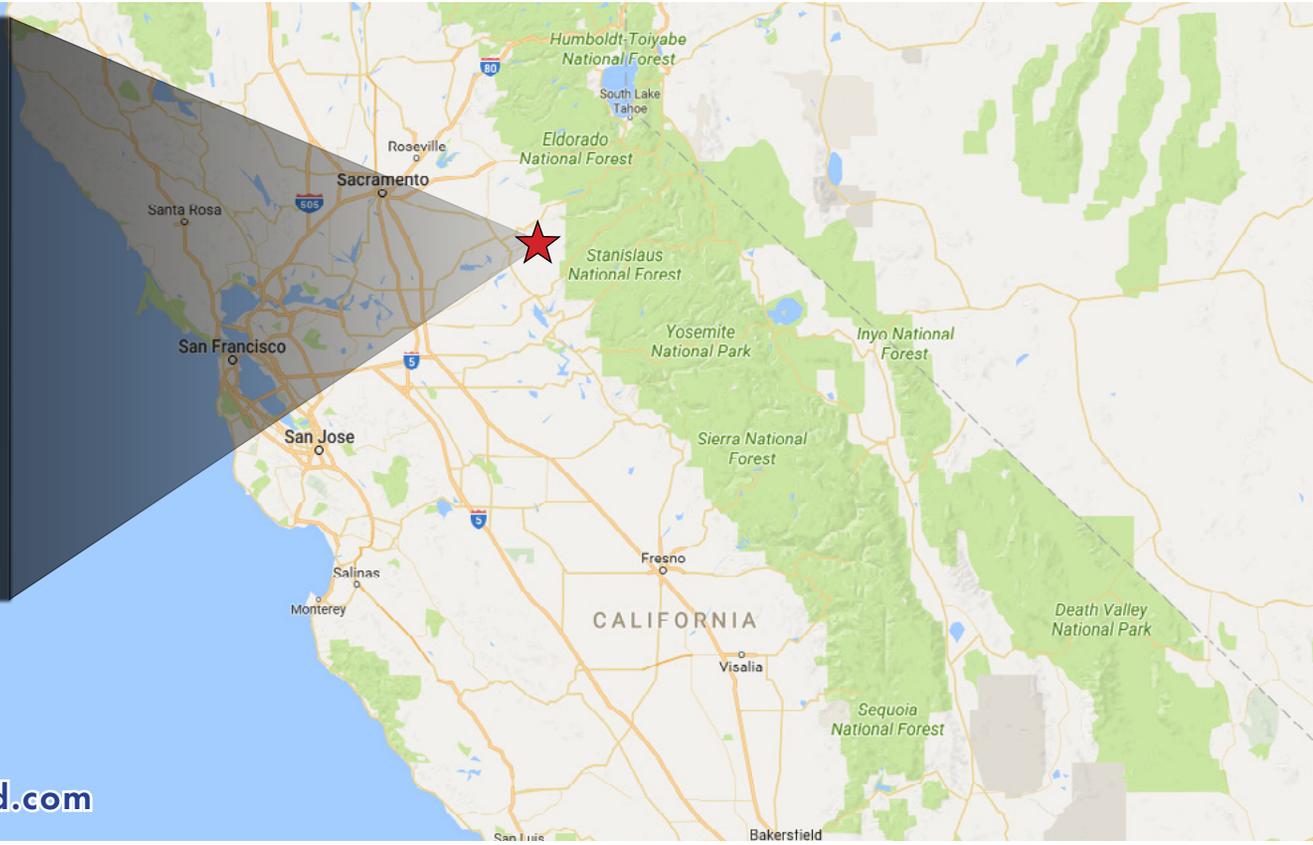
APN: 085-330-011
±56.36 ACRES



Property Photos ~ Calaveras River Hideaway, Calaveras County, CA



Property Summary ~ Calaveras River Hideaway, Calaveras County, CA



**For Sale: ±80.86 AC
\$140,000**

For Additional information visit www.Land.com

For More Information Contact:



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