

SAN ANDREAS QUARRY RANCH



\$1,800,000

-Private Lake

-Calaveritas Creek

**-Fish, Hunt, Run Cattle, Farm,
Play, and/or Build**

802.92± Assessed Acres
Calaveras County, California



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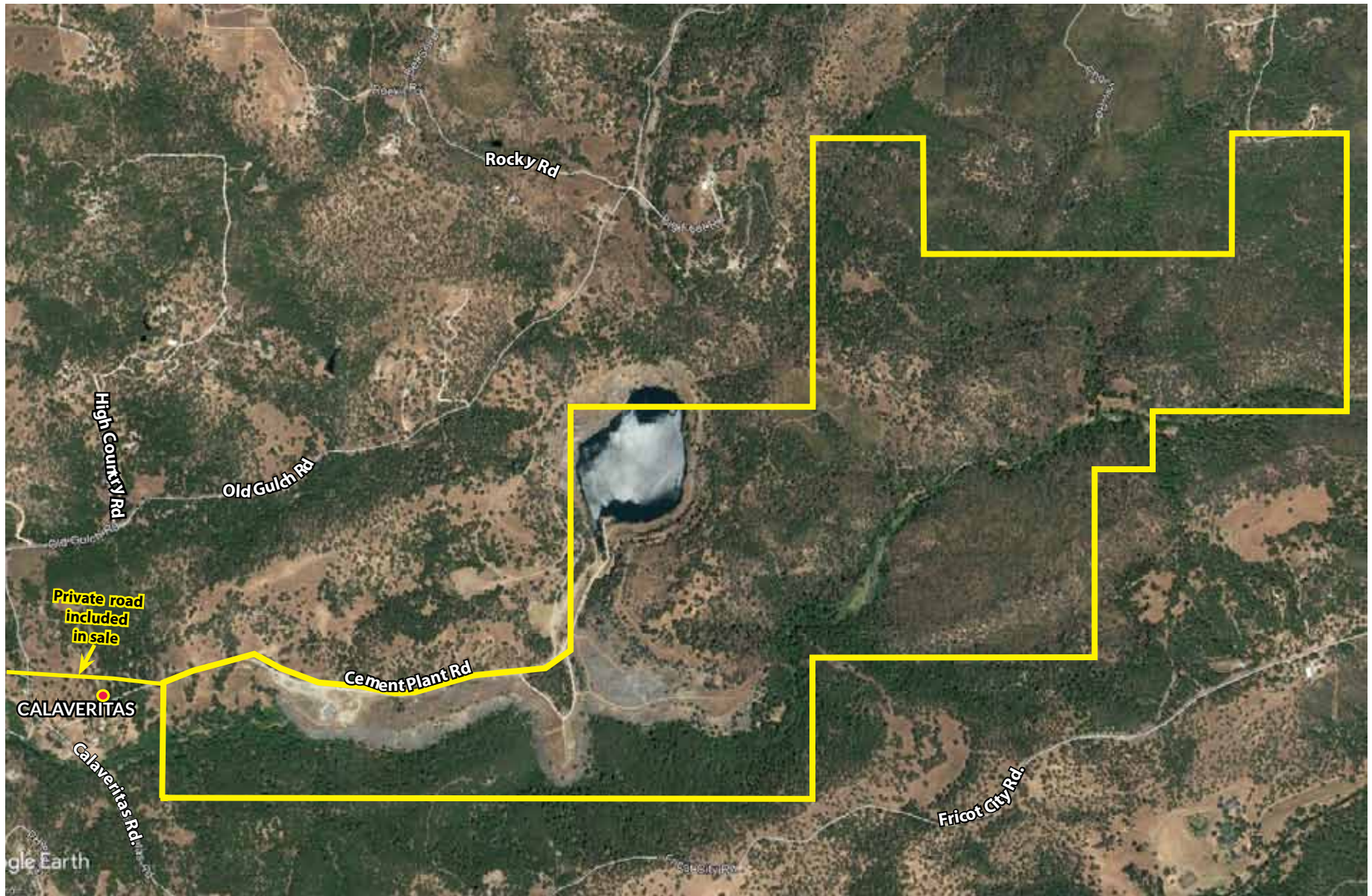
SAN ANDREAS QUARRY RANCH

802.92± ACRES Calaveras County, CA



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Location Aerial



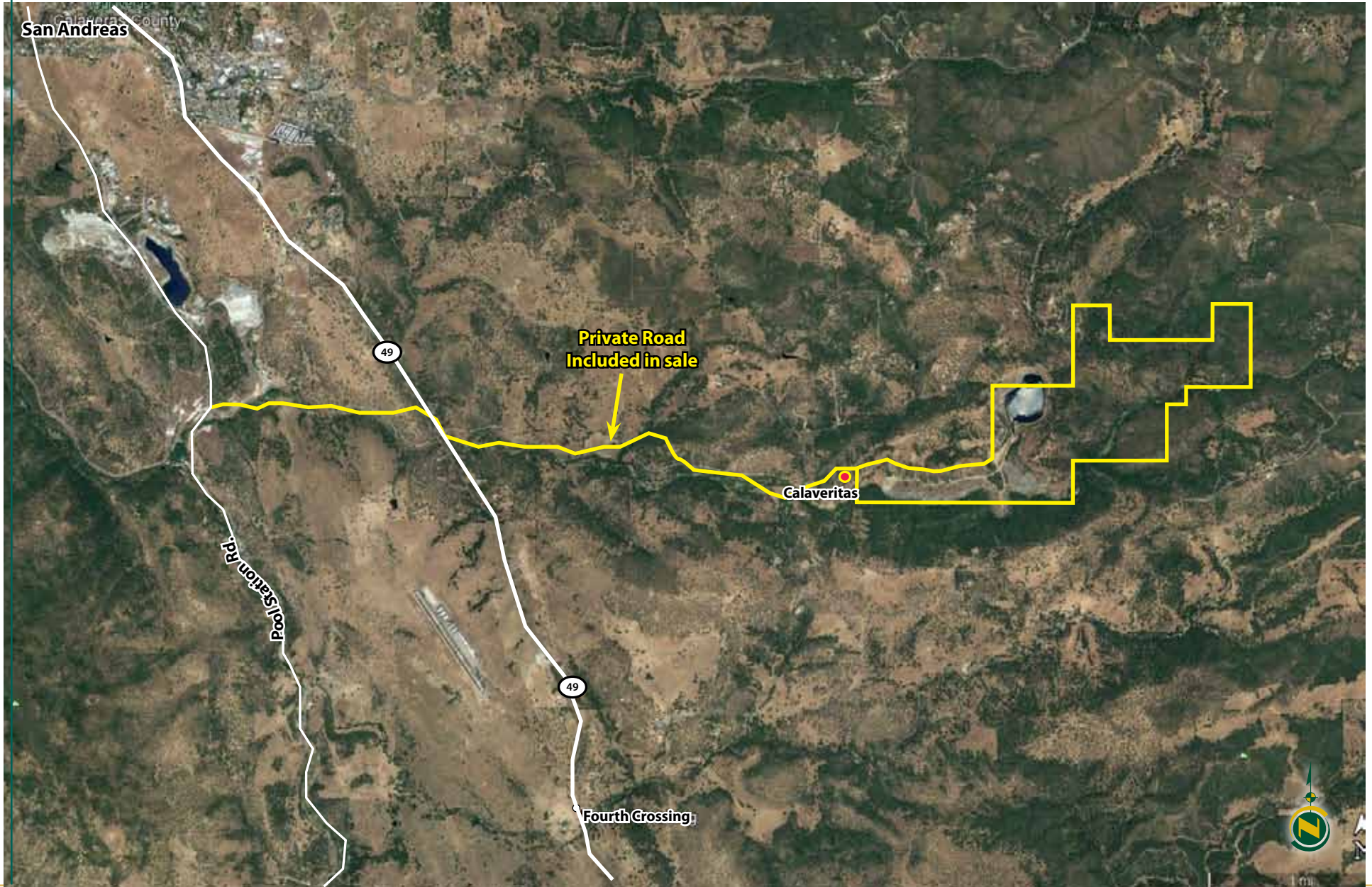
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Aerial



All information contained herein is deemed reliable but not guaranteed by seller nor broker and should be independently verified by potential buyers. We assume no liability for errors or omissions.

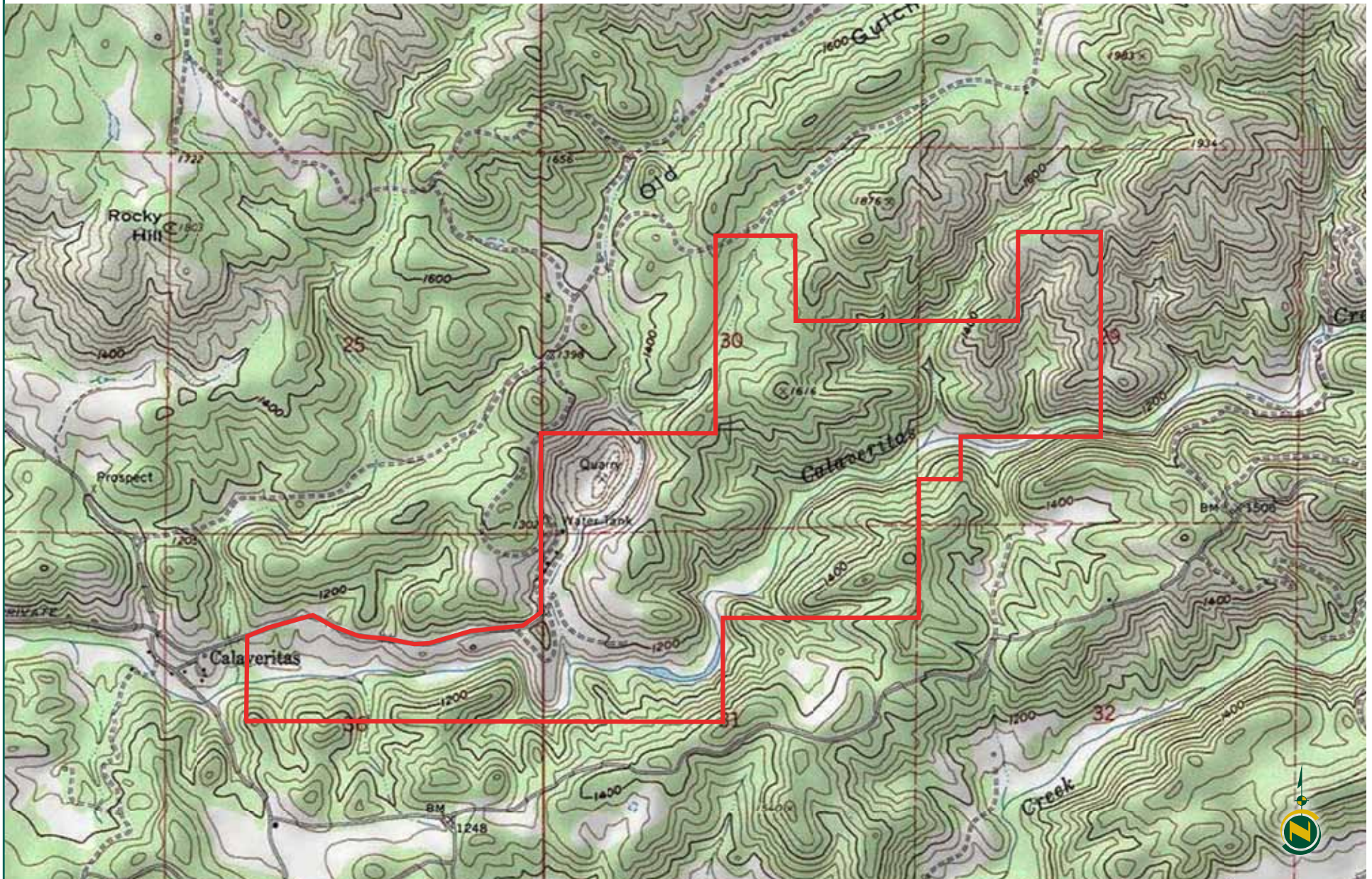
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Topography Map



Property Details

DESCRIPTION:

Once you experience sitting by the lake, fishing, barbecuing, or just enjoying the silence far from any roads, trains, buses, or other people, **YOU WILL NOT WANT TO LEAVE THIS RANCH.** The elevation ranges from 1,000-1,600 ft. with a wide range of slopes. The remaining rocks & boulders located near the retired quarry could be utilized or moved to create a landscape you envision. Recreational activities may include hiking, horseback riding, 4x4 vehicles, dirt bikes, fishing, and hunting. The lake is well stocked with bass, crappie, blue gill, and bait fish. Big game animals include deer, wild pig, and bear. Turkey, quail, and dove can also be found roosting on the land. Properties like this do not come available often.

LOCATION:

The entrance gate off Pool Station Road is 3± miles from the town of San Andreas and 15± miles from Angels Camp. Sacramento is only 1.5 hours and San Francisco or San Jose is only 2 hours and 15 minutes (without traffic). The address for the old quarry:
6634 Flintkote Hill Rd
San Andreas, Ca 95249

LEGAL & ZONING:

Calaveras County APN's: 038-013-006; 038-014-001; 038-016-004, 042; 038-017-001; 044-008-019, 020; 044-016-011; 044-017-003, 014, 016; 044-018-004; 044-019-002.

The current zoning is General Industrial and Vacant Land. *The county is rezoning the Industrial portion to Resource Production since the quarry is no longer operating.*

WATER:

The lake is 28± acres with ownership shared by one other landowner on the north side. There is a boat launch and a natural spring that keeps water in the lake for year around use. Calaveritas Creek is another water source that runs through a large portion of the property with seasonal flows.

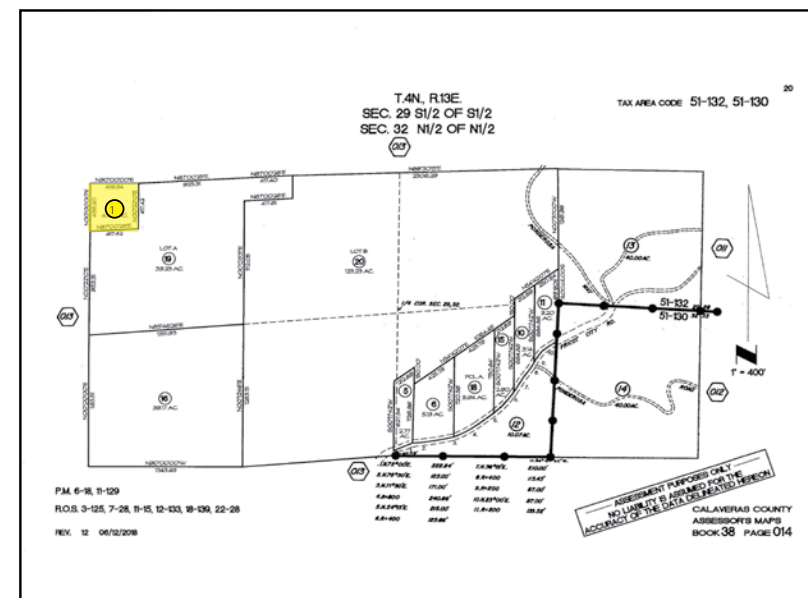
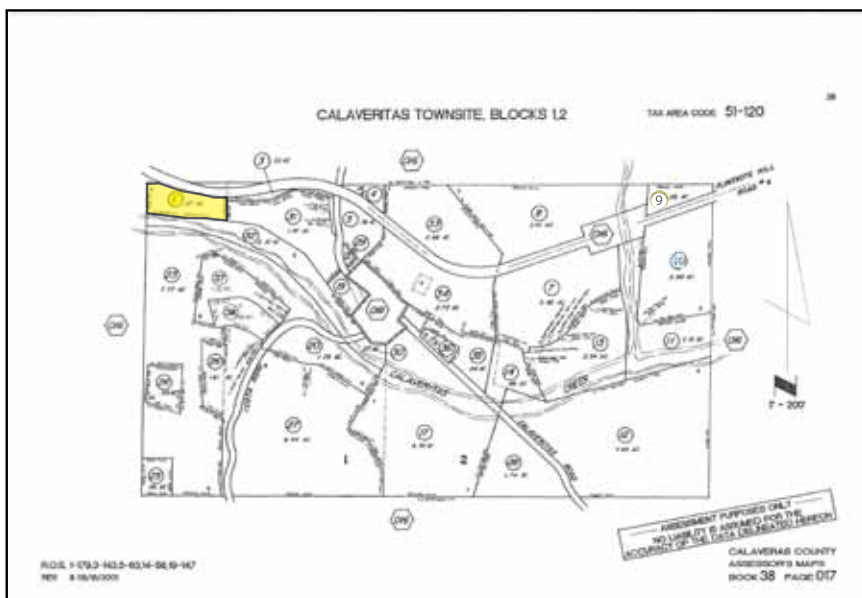
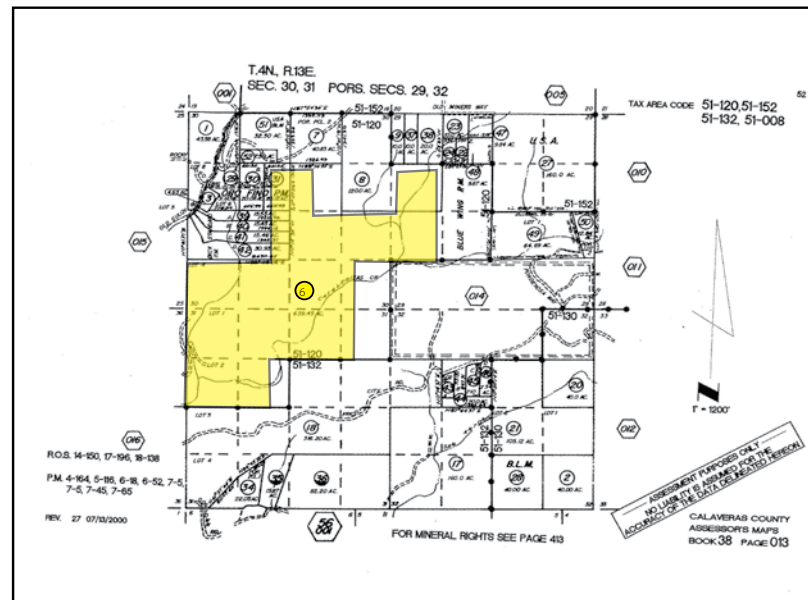
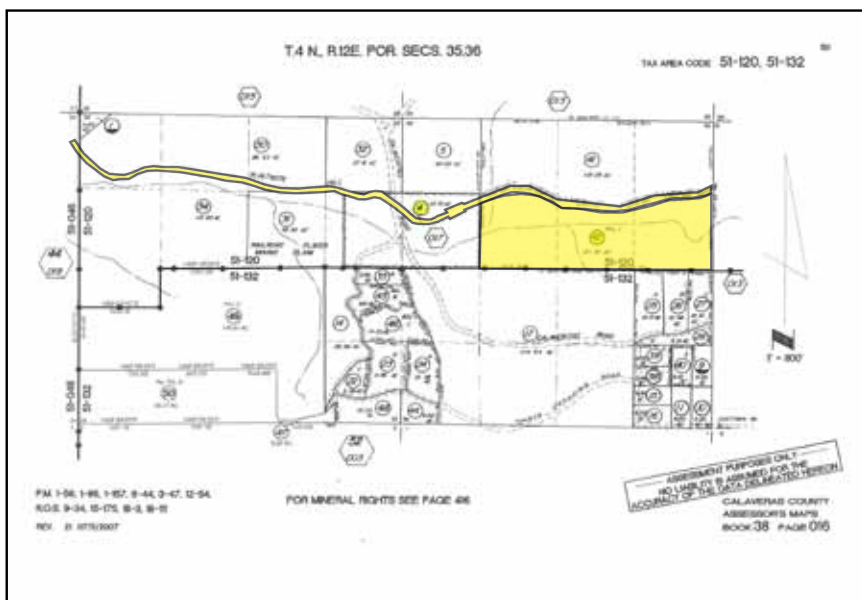
BUILDINGS/IMPROVEMENTS:

There is one overhang shelter by the lake and a few old shed buildings that provide no value. The property has access to power.

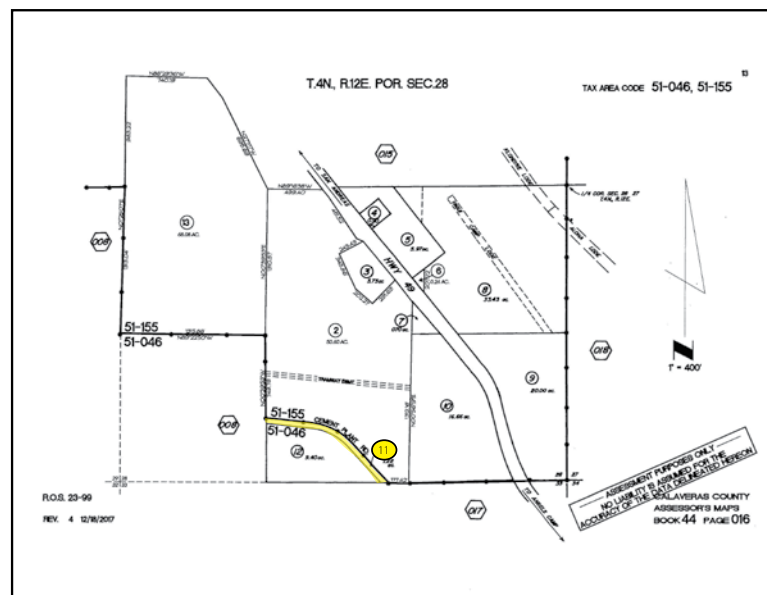
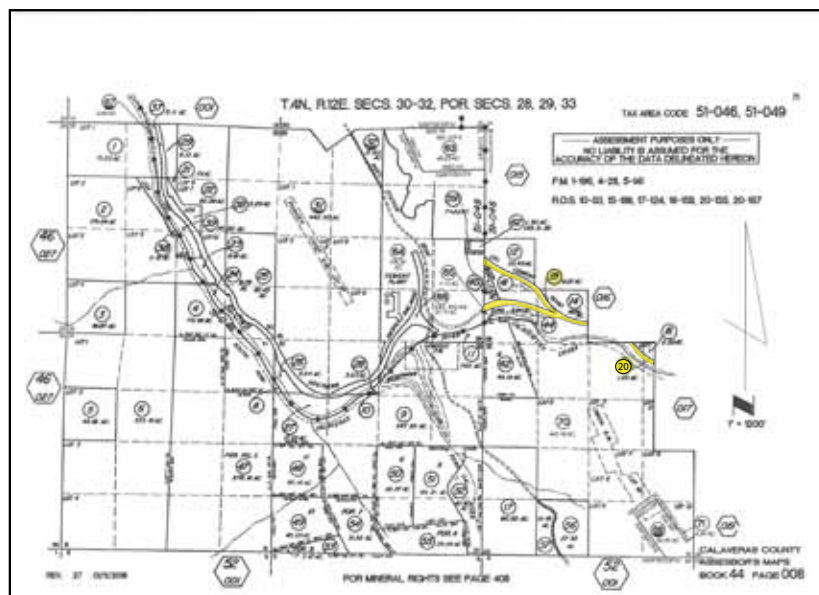
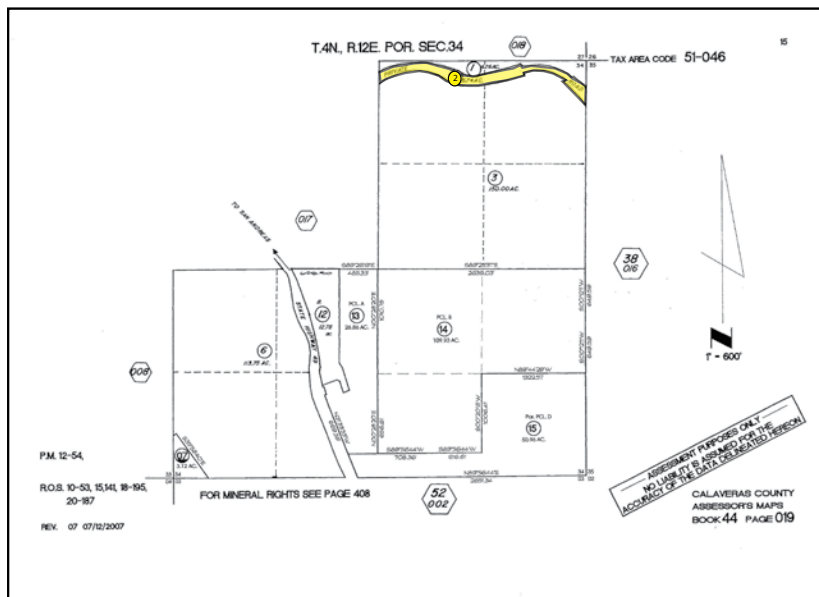
PRICE/TERMS: \$1,800,000 cash. Shown by appointment only.



Assessor's Parcel Maps



Assessor's Parcel Maps



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Property Photos



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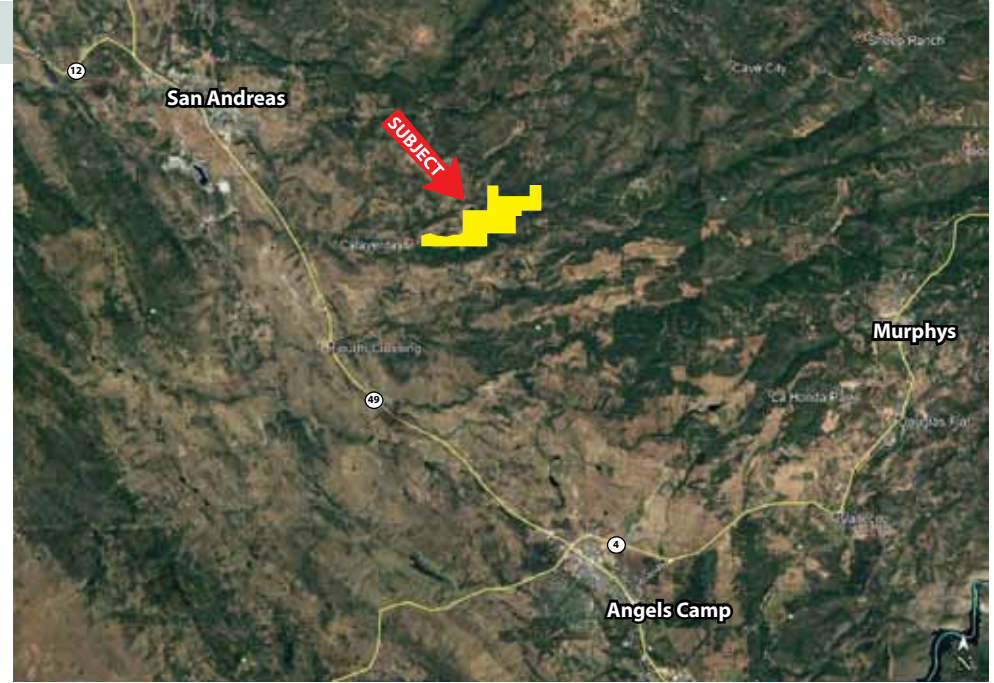


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WATER DISCLOSURE: The Sustainable Groundwater Management Act (SGMA) was passed in 2014, requiring groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. SGMA may limit the amount of well water that 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

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