

## Property Info ~ Tuolumne Timber & Forest Land, Tuolumne County, CA

Address: On Buchanan Road & Forest Highway 2N11,

Tuolumne City, Ca

(Approx. 8.2 Miles SE of Tuolumne City)

052-150-08 & 062-260-09 APN:

Zoning: Timeberland Preserve Zone (TPZ), allows for

one single family home per legal parcel.

Elevation: Approximately 3,200 - 3,800 Feet

Latitude: 37.941685

Longitude: -120.158955

MLS #: 20057977

Acres: ±72.17 Acres

\$200,000 Price:

Cash or submit. Terms:

One natural spring and 3 separate ponds, Improvements:

one of which is year round pond with fish in it.

(3) 5,000 gallon water storage tanks & (3)  $\pm 120$  Sq.Ft. Storage Sheds.

2 parcels of land totaling 72.17 acres. Zoned Timberland Preserve Zone (TPZ) which allows one single family home Description:

> per legal parcel. Many tree are planted. Natural spring and 3 separate ponds. One year round pond with fish in it. 3 small storage sheds 120 sq ft each and three 5,000 gallon water storage tanks. 2 large clearings. Beautiful hard to find property adjacent USA owned land for added enjoyment & use. About 9 miles from Black Oak Casino. Most farm

animals allowed.

Directions: From Tuolumne City take Carter Road from Tuolumne City Road 1/4 mile & turn rt on Buchanan Rd. Go to bottom of

hill 2.3 miles where Buchanan Rd crosses river & stay right. Go 5.5 miles to property.



# Property Photos ~ Tuolumne Timber & Forest Land, Tuolumne County, CA

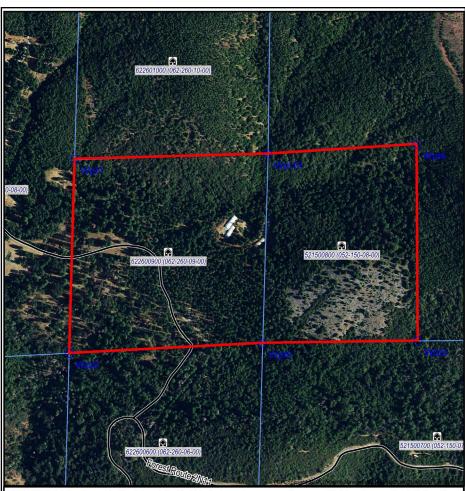


## Property Maps ~ Tuolumne Timber & Forest Land, Tuolumne County, CA

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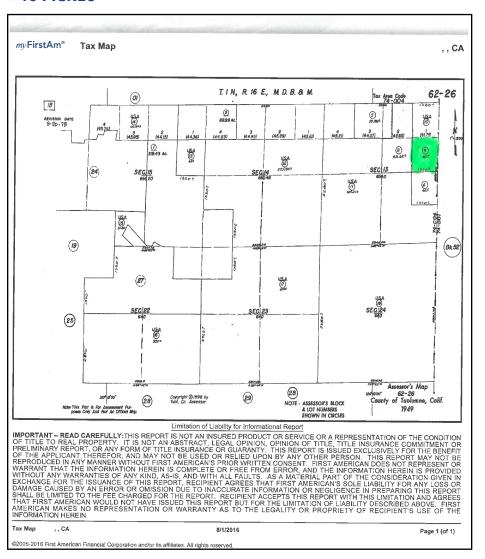
### **Aerial Map**



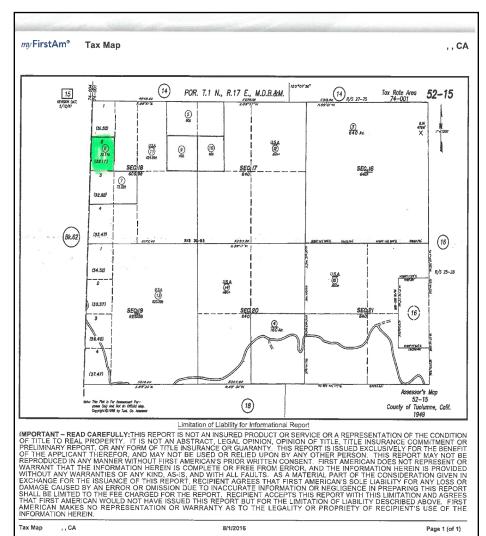
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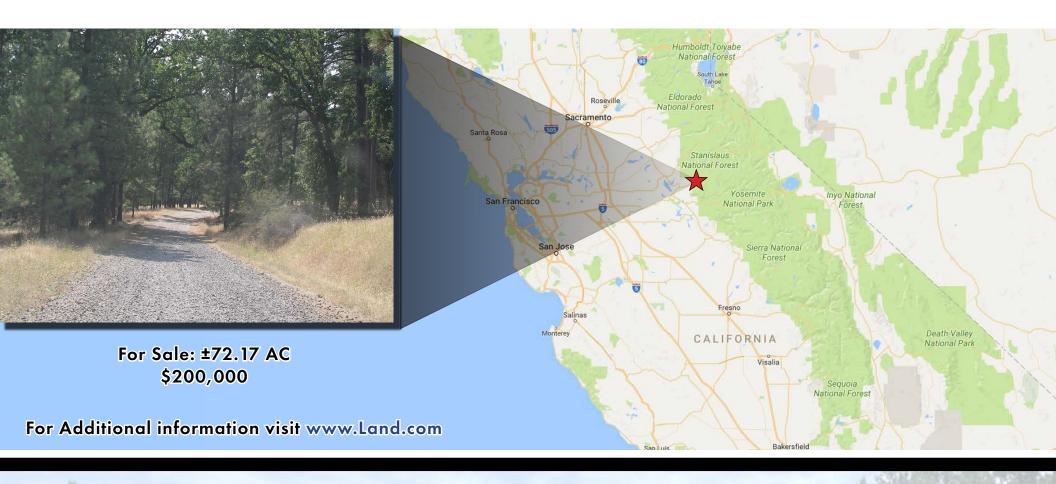
APN: 062-260-09 ±40 ACRES



APN: 052-150-08 ±32.17 ACRES



### Property Summary ~ Tuolumne Timber & Forest Land, Tuolumne County, CA



#### For More Information Contact:



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