

## ALAMEDA DEER CAMP

DEL VALLE ROAD, LIVERMORE CA 94550

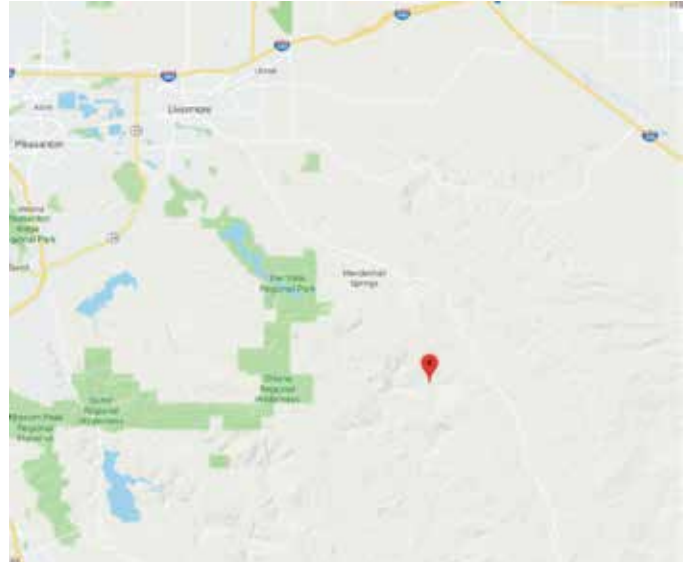
### PROPERTY DISCIPTION:

#### \$300,000 for 50% ownership.

Located in Alameda County, this 644.2 acre land parcel is in the south hill area of Livermore and accessed via an easment over adjoining properties from Del Valle and Manning roads. Within 2 hours of the surrounding major cities (Modesto, San Jose, Sacramento and San Francisco) this property is a great getaway for small game, deer, coyote and turkey hunting. The land's rich soils and rolling hills provide opportunities for agricultural and recreational development.

The property borders N3 cattle company on the West and South property boundary. The N3 Cattle Ranch at approximately 51,000 acres currently is being considered for California's newest State Park.

Current partnership agreement allow each landowner and a guest to hunt the property. Guests must be accompanied by a landowner at all times.



### SPECIFICATIONS:

**APN:** 099A-2850-002

**Topography:** Rolling moderate to steeply sloping terrain

**Access:** Existing dirt/gravel roadway over adjoining parcels from Mendenhall Road. (Current title report does not reflect access easement)

**Water:** Springs & Ponds on property for water supply. (no wells)



### CONTACT



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**Taxes:** The subject property is under a Williamson Act Contract. Taxes will remain low at the close of escrow.

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