

# Property Info ~ Mountain Ranch Home Site, Calaveras County, CA

Address: 8485 Mountain Ranch Road,

Mountain Ranch, CA 95246

APN: 036-008-151

Zoning: A-1 Agriculture. Residential allowed.

Elevation: Approximately 2,200 to 2,300 Feet.

Latitude: 38.2345228 Longitude: 120.5370814 MLS #: 222098224 ±41.27 Acres Acres:

Price: \$225,000

Improvements: Dirt road, well with water tank & Mobile trailer.

Terms: Cash or submit.



Description: Nice buildable parcel of land with nice local views near Senders Market in Mountain Ranch. Property has gated

access with older existing mobile home to remain with property. Improvements include electricity to building site, good quality well, 2,500 gallon water tank and interior roads. Close proximity to many recreational activities including boating on many lakes, hiking, gold panning, wine tasting, fishing and hunting opportunities. This property was

recently cleared of brush and trees from fire from years ago. Very good shape.

Directions: From Highway 49 & Highway 12 in San Andreas take Mountain Ranch Road about 9 miles to the town of Mountain

Ranch. Once in town keep straight ahead about 1/4 mile and property is on your left hand side or north side of the

road.

# Property Photos ~ Mountain Ranch Home Site, Calaveras County, CA









### Property Photos ~ Mountain Ranch Home Site, Calaveras County, CA



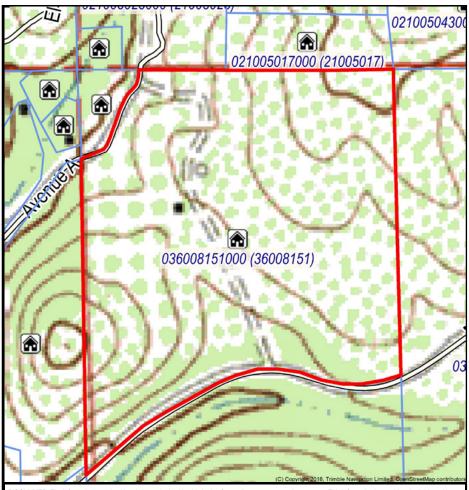






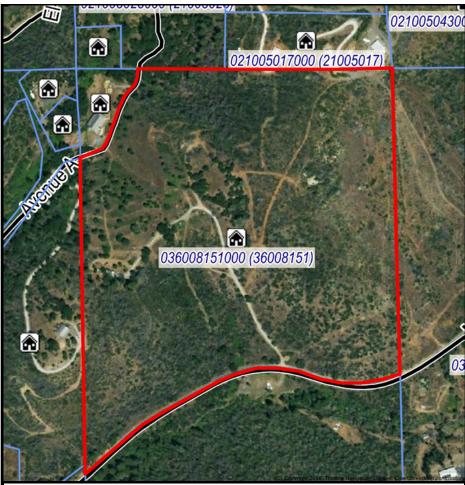
# Property Maps ~ Mountain Ranch Home Site, Calaveras County, CA

### **Topo Map**



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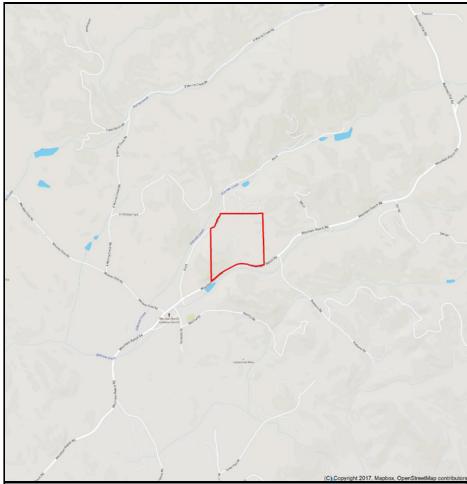
#### **Aerial Map**



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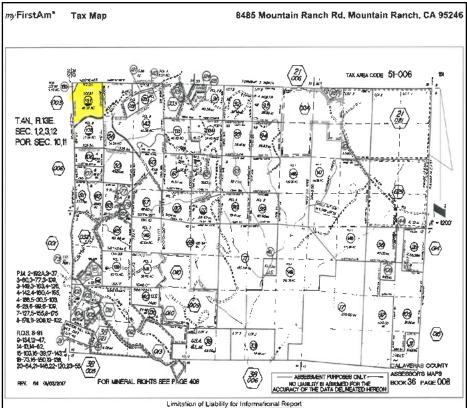
## Property Maps ~ Mountain Ranch Home Site, Calaveras County, CA

#### **Street Map**



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**APN:** 036-008-151 41.27 Acres

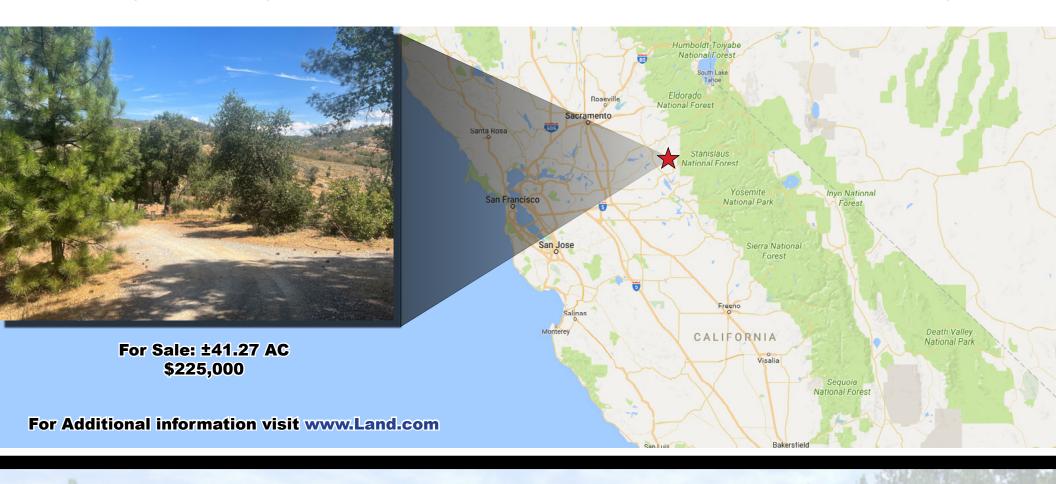


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8485 Mountain Ranch Rd. Mountain Ranch, CA 95246

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## Property Summary ~ Mountain Ranch Home Site, Calaveras County, CA



#### For More Information Contact:



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