

HOGAN LAKEVIEW PROPERTY
±162.60 AC - FOR SALE

6 PARCELS
CALAVERAS COUNTY

PURCHASE PRICE: ~~\$895,000~~

REDUCED PRICE: \$610,000



TRI *Outdoor Properties*

LAND BROKERAGE | Recreational • Agricultural • Conservation

A Division of TRI Commercial Real Estate Services, Inc.

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Property Photos ~ Hogan Lakeview Property, Calaveras County, CA



Property Info ~ Hogan Lakeview Property, Calaveras County, CA

Address: State Highway 12
Cross Street: Double Springs Road
APN: 040-006-017; 040-006-028; 046-021-002;
046-021-003; 046-021-004; 046-022-003
Zoning: A1 and U for Unclassified. 40 acre minimum
Elevation: Approximately 800 to 900 feet
Latitude: 38.212173
Longitude: -120.747959
MLS #: 19034446
Acres: **±162.60 Acres**
Price: **\$610,000**

Improvements: Interior road
Terms: Cash or submit.



Description: Need the perfect “bug out” property. Consider Valley Springs. Easy freeway access from the Bay area and Central Valley and only 5 minutes to major services. Feels very remote but near golf and other attractions. This property is ideal for an “off-grid” opportunity but has power to the site. 162.6 acres of lake front property with fantastic lake views of Hogan Lake near Valley Springs in Calaveras County. 5 separate parcels that are adjacent to each other. Plenty of wildlife including deer and wild turkeys. Fishing and boating opportunities on Hogan Lake with many other lakes and streams nearby. Tour the historic 49 trail and historic mining towns with many antique shops and plenty of wine tasting nearby. Tour the area’s caverns and enjoy a zip line fun and adventure. Two casinos for added entertainment are close by. Check out the amazing Lake views.

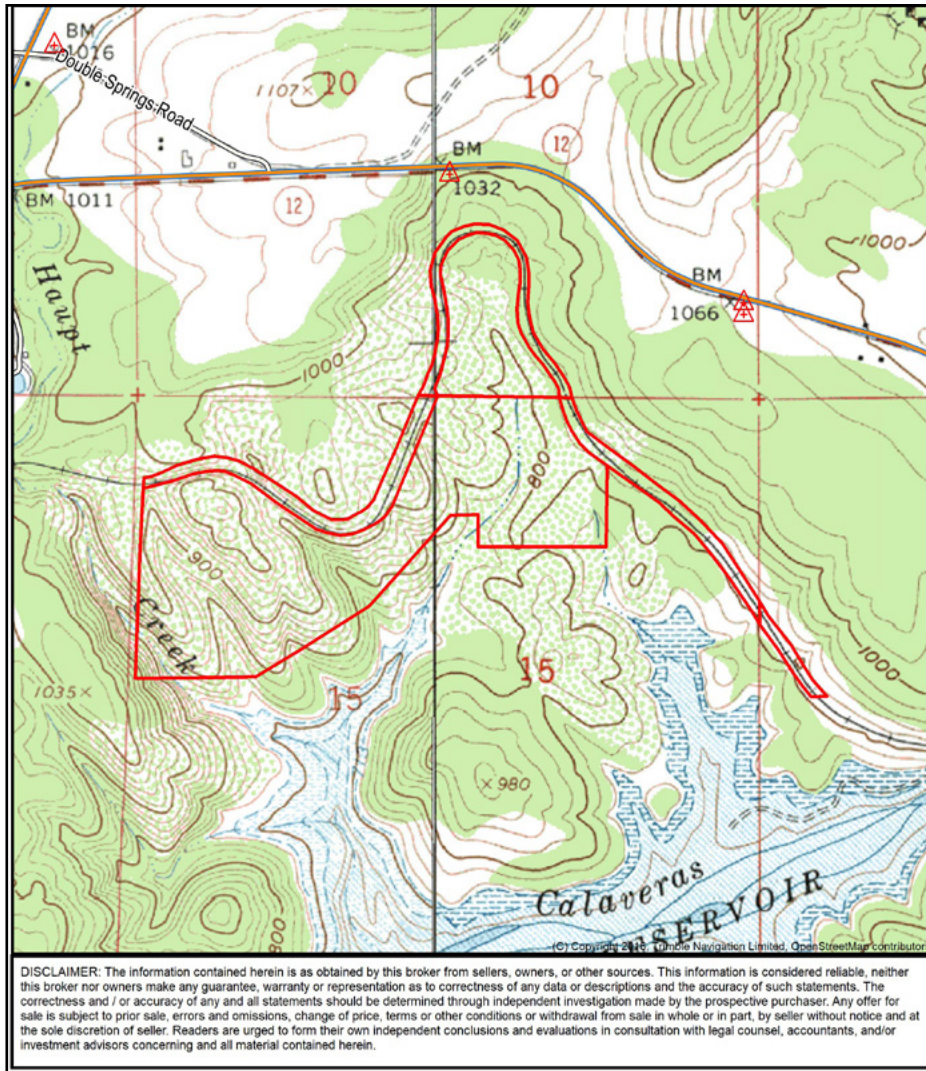
Directions: Take Highway 12 east to the town of Valley Springs. Continue east on Highway 12 approximately 2 miles to property located on the right hand side of the Highway. Property is accessed through a locked gate. A TRI Outdoor Properties sign marks the gate.

Property Photos ~ Hogan Lakeview Property, Calaveras County, CA

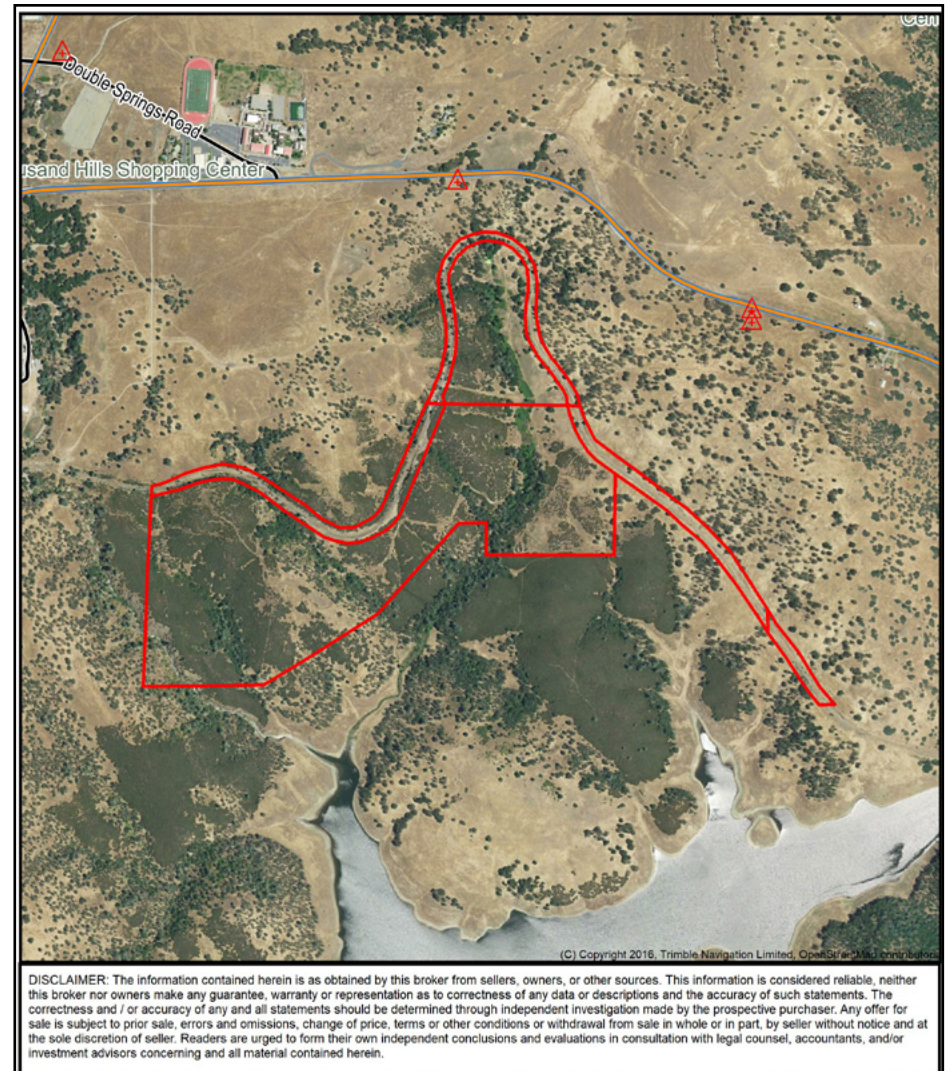


Property Maps ~ Hogan Lakeview Property, Calaveras County, CA

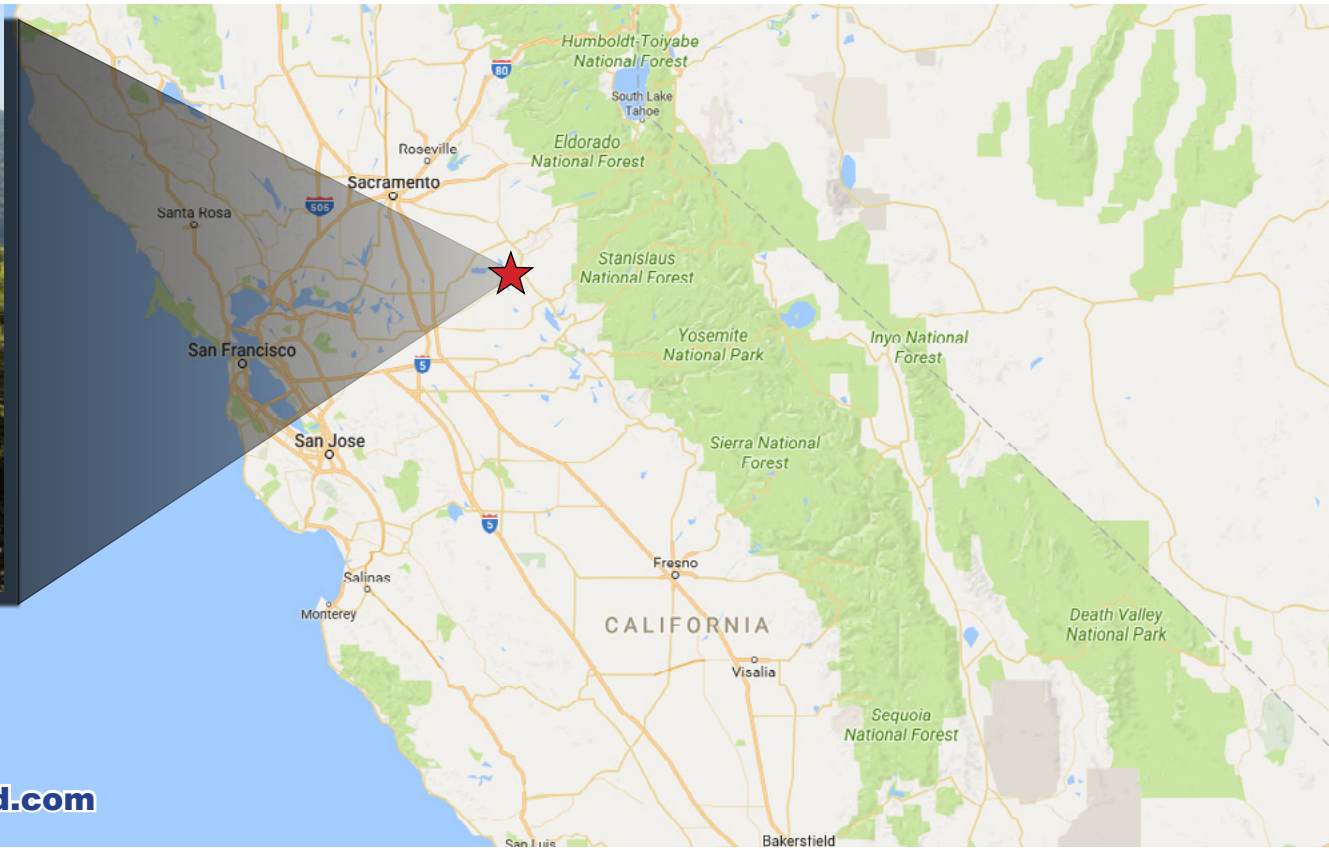
Topo Map



Aerial Map



Property Summary ~ Hogan Lakeview Property, Calaveras County, CA



**For Sale: ±162.60 AC
\$610,000**

For Additional information visit www.Land.com

For More Information Contact:



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