

Blacks Creek Ranch

440.00 Acres | Tuolumne County, CA | \$849,000



HAYDEN  OUTDOORS.

REGAL RANCH

Blacks Creek Ranch

TOTAL ACRES:
440.00

PRICE:
\$849,000

COUNTY:
Tuolumne County

CLOSEST TOWN:
Coulterville, CA

Presented by



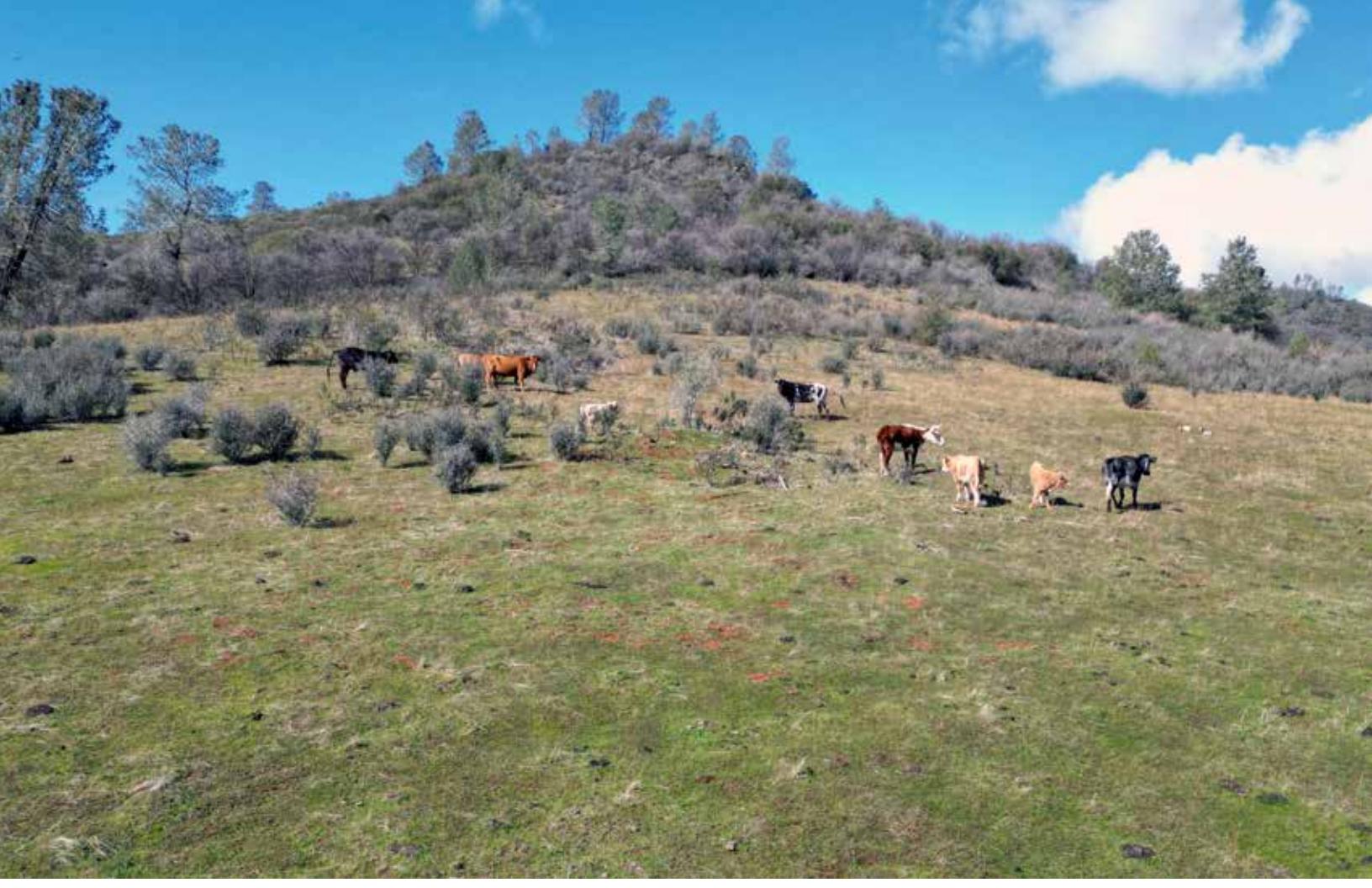
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HAYDEN OUTDOORS[®]
REAL ESTATE





Property Summary

Blacks Creek Ranch is a 440-acre multi-parcel property in Tuolumne Co., 5.0-miles northwest of Coulterville and 16-miles south of Groveland. This scenic ranch is located in the heart of the Motherlode on the western slope of the Sierra Nevada, one hour from Yosemite. This beautiful property, near many lakes and rivers, has abundant wildlife, views and agricultural versatility. It's an ideal setting for your ranch, home or recreational retreat.



Activities & Amenities

ATV/Off Road
Borders Public Lands
Cattle/Ranch
Cycling/Mountain Biking
Development Potential
Equestrian/Horse Property
Hiking/Climbing
Hunting - Big Game, Predator/Varmint, Small Game, Turkey & Upland Birds
Income Producing
Mineral Rights
Natural Spring
Stream/River

State Hunting Unit: Deer Hunting Unit D-6

Land Details

Address: Blacks Creek Road,
Coulterville, California 95311, USA

Closest Town: Coulterville

Total Acres: 440.00

Deeded Acres: 440.00

Zoning: AE-37, AP

Elevation: 2,100-2,760'

Topography: Flat to gently rolling hills

Vegetation: Native grasses, shrubs, oaks, pines and other trees

Mineral Rights: Yes

Income Type: Livestock grazing

Estimated Taxes: \$804.26 - 2022



Land

This property is comprised of two separate and contiguous parcels in the Williamson Act. The land is forested with a variety of deciduous and conifer trees, including numerous oak and pine species. Many types of native grasses, shrubs and other under-story plants populate this picturesque property. The ranch includes well-maintained roads traveling throughout the beautiful and fertile terrain. The land ranges from nearly flat along the "valley" portion of the property to gently rolling hills and varied topography throughout (see map). Moccasin Creek and other streams provide water, along with a year-around spring. The property includes two separate parcels: 280-acres and 160-acres, totaling approx. 440-acres, nearly all surrounded by public BLM land. There are several excellent building sites on the property that could be developed for a variety of uses, including: homes, outbuildings, cabins, recreational retreat facilities, storage for off-road/ranch/recreational vehicles, equipment, livestock/horse barns, corrals and more. The property provides amazing views within and beyond the property. This scenic land, which borders public land, includes rich habitat for livestock, quail, deer, turkey and other wildlife and supplies a wide range of opportunities for the outdoor enthusiast. The property is not fully fenced. Fences are "Convenience" fences and do not necessarily denote property lines/boundaries, which are to be verified through title. See *Recreation* section.





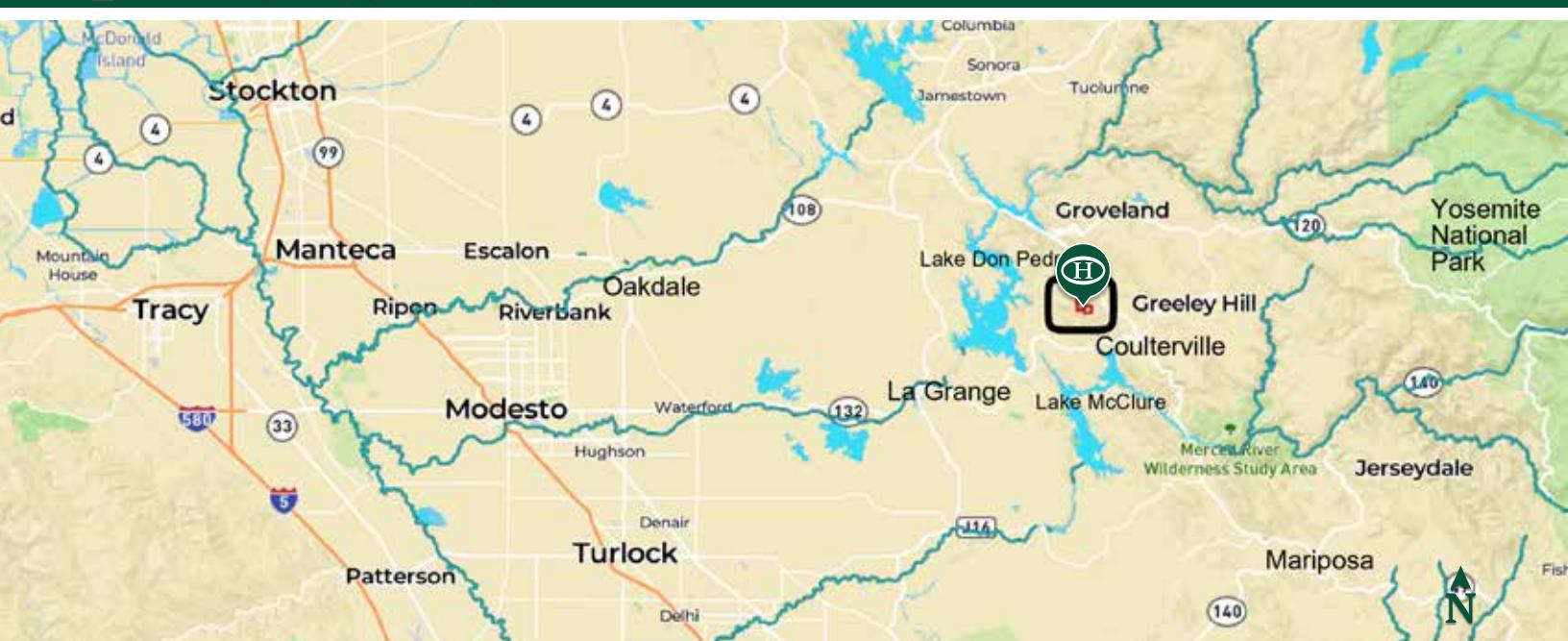
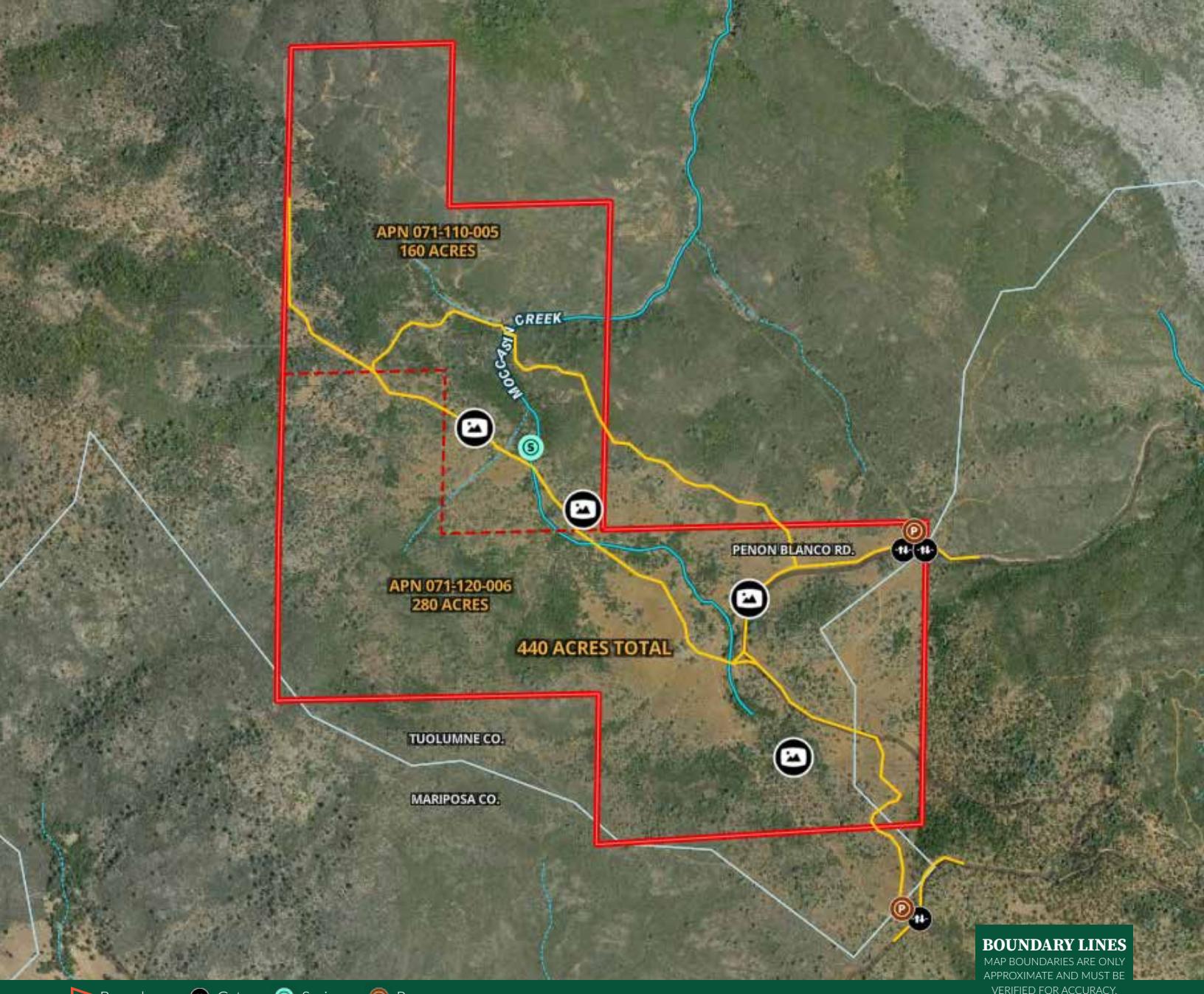


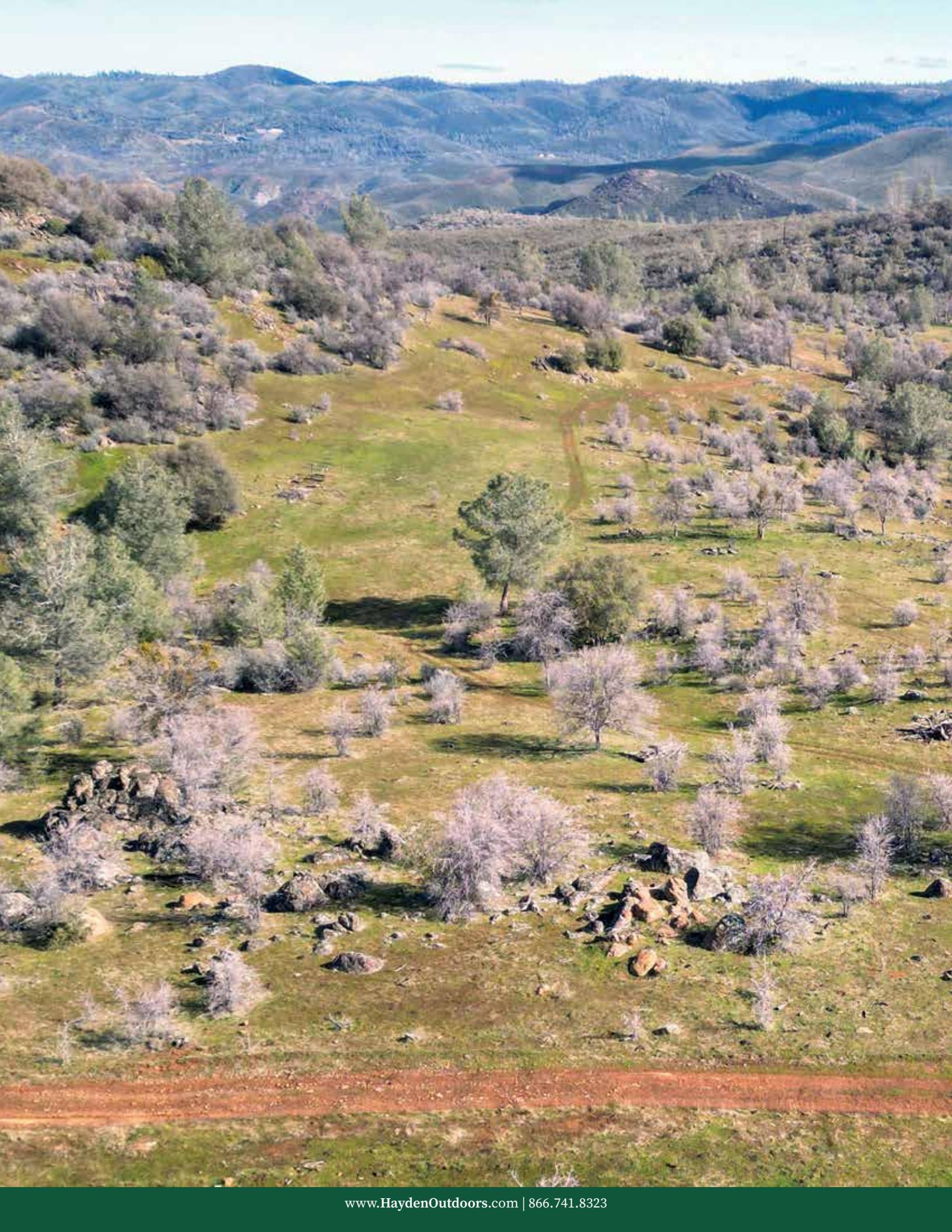


Recreation

Outdoor activity opportunities on the property and in the region include hiking, hunting, fishing, off-road, biking, wildlife viewing, horseback riding and more. Other activities are available in the surrounding hills, mountains, lakes, rivers and streams of the Sierra Nevada. Horseshoe Bend Recreation Area at Lake McClure is a short drive and Don Pedro Reservoir is nearby, both offering boating, water-sports and fishing. The nearby Tuolumne and Merced Rivers and tributaries/streams flow down from Yosemite and the Sierra providing excellent fly-fishing, as well on the Stanislaus and Tuolumne Rivers. Yosemite, one of the most unique and picturesque National Parks in the US, is less than an hour drive with snow skiing at Dodge Ridge east of Sonora. The West's best lakes, rivers and streams of the foothills and Sierras surround the area, with the stunning scenery of the Gold Country, Yosemite and Sonora Pass. Excellent golfing can be found in Sonora and Oakdale, with spectacular wineries in Tuolumne and Calaveras Counties. Columbia State Park and numerous other Tuolumne and Mariposa County historical points of interest are nearby.











Agriculture

The property is well suited for horse and cattle grazing with additional farm/ag opportunities. See **Land** section.

General Operations

Property generates income via cattle grazing leases.

Region & Climate

The Coulterville area offers year-round residents and visitors exceptional climate and weather. Yosemite travelers can opt to take Highway 132, aka the Historic John Muir Trail, through Coulterville and along a scenic, laid back route to the Sierra wonderland, or travel the equally nearby CA-120 entrance leading you through the charming historic town of Groveland and into a sportsperson's paradise.





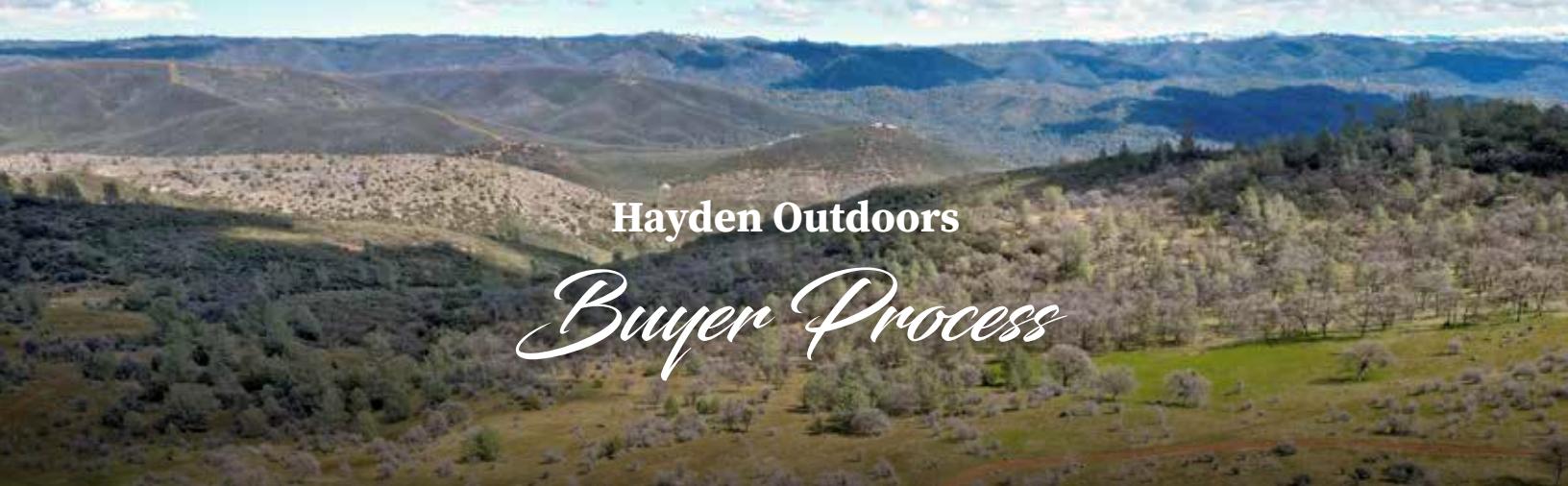
History

The property is on the southern edge of Tuolumne County. The region has a rich history in the gold mining era and continues to provide a "Gold Country" feel in the surrounding nearby communities. The Mother Lode is a narrow belt of land in east-central California ranging in elevation between 700 and 3,000 feet. Called La Veta Madre (The Mother Vein) by Mexican miners, it snuggles along the western slope of the Sierra Nevada for about 250 miles between Mariposa and Sierra City and encompasses some of the most beautiful scenery in the state. From gently rolling, chaparral-covered foothills, alive with wildflowers in the spring and lion-colored grasses in summer, to slender river gorges and wooded valleys, the scenery offers pure visual delights. See Region & Climate section for more.

Location

Blacks Creek Ranch is located in a private area yet convenient to many nearby communities and resources. It is located 5-miles from Coulterville, 16-miles from Groveland on CA-120, and a 30-min drive from Jamestown and Sonora on CA-108. Oakdale is 45-miles away and the Sacramento International Airport is just over a 2-hr drive to the northwest. Shopping, entertainment and ranch and home resources and supplies are available in several nearby communities.





Hayden Outdoors

Buyer Process

BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

PROPERTY SHOWINGS: With regards to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

REPRESENTATION OF OFFERS: Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

BROKER PARTICIPATION: Hayden Outdoors welcomes outside brokers to promote and sell our properties. We offer industry commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

EQUAL HOUSING: Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."



"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

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THE BRAND THAT SELLS THE *Land*®

Hayden Outdoors is a family-owned real estate company and brokerage with a background in the cattle and ranching business. In 1976, Leo Hayden founded the company as the Property Exchange, working with farms and ranches for sale near Hays, Kansas. The brokerage moved to Goodland, Kansas in 1981 and became Hayden Inc. In the late 1990's, Leo was joined by his two sons, Dax and Seth, to help grow the business in multiple states. In 2003, Hayden Outdoors was formed to represent sellers and buyers on farm, ranch, and recreational properties in the Great Plains and Rocky Mountains.

The team at Hayden Outdoors has grown and prospered to include over 200 brokers, agents, and an excellent full-time staff supporting the sale of rural land. Hayden Outdoors represents the finest farms, legacy properties, working ranches, hunting lands and recreational properties from coast to coast.

Over time, we have built our team to be composed of brokers and agents with experience and knowledge in their markets and an affinity to "Do what they say they will". Hayden Outdoors is about honesty and integrity with customers and a rich sense of land stewardship. We understand land, water, habitat, livestock, wildlife, minerals and what is necessary to maximize value for our clients. **We truly love the great outdoors!**

We are blessed to work with the owners and buyers of the farms, ranches and other fine recreational properties we represent, because it is still the diversity of owners over the years that make these places so special.

At Hayden Outdoors, we're proud to say that we only work with the **best** brokers and agents who are experienced farmers, ranchers & outdoor enthusiasts.

Hayden Outdoors, LLC

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