

# Wallace Oaks Estates

41.23 Acres

Calaveras County, CA

\$398,000



HAYDEN  OUTDOORS.

# Wallace Oaks Estates

TOTAL ACRES:

41.23

PRICE:

\$398,000

COUNTY:

Calaveras County

CLOSEST TOWN:

Wallace, CA

*Presented by*



## Kevin Brunk

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**HAYDEN OUTDOORS.**  
**REAL ESTATE**



## **Activities & Amenities**

ATV/Off Road

Development Potential

Hiking/Climbing

Hunting - Small Game, Upland Birds,  
Varmint, Waterfowl, Turkey

Mineral Rights

Wooded

Cattle/Horse Property

Multiple Ponds

Fence Type: Barbed Wire Ranch Fencing

## **Land Details**

Address: TBD CA-12, Wallace,  
California 95254, USA

Closest Town: Wallace

Total Acres: 41.23

Deeded Acres: 41.23

Zoning: R-1

Elevation: 200'-310'

Topography: Flat to gently sloped

Vegetation: Native trees and grasses

Mineral Rights: Yes

See Title

Estimated Taxes: \$3,252 - 2023

Source of lot size: Assessor/Tax Data

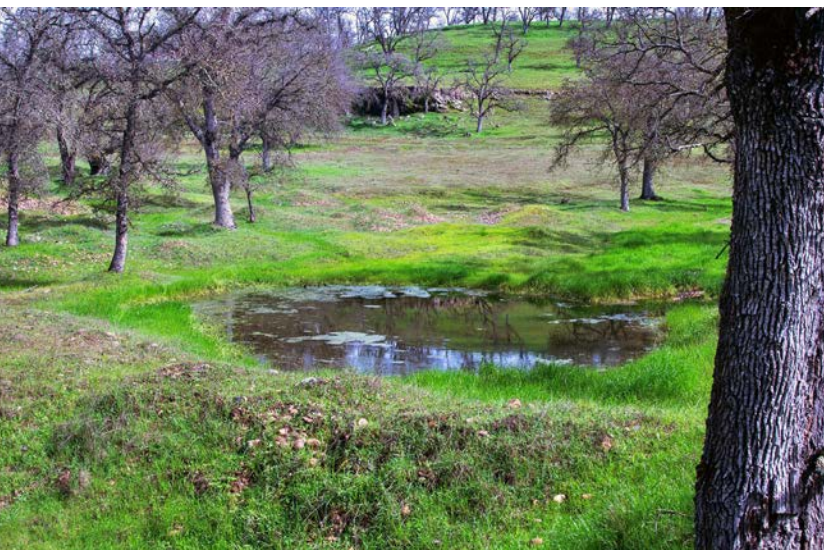


### **Property Summary**

Wallace Oaks Estates is a scenic property between Valley Springs and Lockeford in Calaveras County. With a private yet central location in California's noted Gold Country region, this 41-acre property has prime livestock grazing and hunting land, spectacular views, easy access and a complement of features. Water, trees, development opportunities, favorable zoning and a picturesque setting is ideal for your home, ranch or recreational getaway.

### **Land**

This beautiful property is studded with blue oaks and other trees with postcard views of the property and surrounding foothills. Located just five minutes from the popular Camanche Reservoir, access to the land is on CA-12 with internal ranch roads throughout the property. Overlooking Bear Creek to the west, the property includes fertile grazing land, native trees, grasses and seasonal wildflowers. The land provides rich habitat and water ponds for livestock, deer, quail, turkey and other wildlife. Forty-five contiguous separate parcels, each with their own APN, make up the property. Not currently enrolled in the Williamson Act.





### **Recreation**

This property and the surrounding Mother Lode region provides many outdoor activity opportunities such as horseback riding, hiking, fishing, hunting, cycling, wildlife viewing and more. Activities are plentiful in the surrounding hills, mountains, lakes, rivers and streams of the foothill communities, Central Valley and Sierra Nevada. Camanche Reservoir is just a few minutes away with New Hogan Lake and Pardee Reservoir just a few miles to the east. The Mokelumne River and other plentiful waterways provide excellent fishing, boating, camping and hiking. For the wine enthusiast, a wide array of spectacular wineries is a short drive to the east in the Lodi appellation. Excellent shopping, dining and entertainment venues and homeowner and ranch resources surround this centrally located property.

### **Agriculture**

With its fertile soil and water, the property is well suited for horse and cattle grazing with additional farm/ag opportunities.

### **Region & Climate**

Wallace and the neighboring communities in Calaveras and San Joaquin County offer year-round residents and visitors exceptional climate and weather.

### **Location**

Wallace is 20-miles to the west with Valley Springs 9-miles to the east. Stockton Airport is 33-miles away and Sacramento International Airport is 59-miles to the northwest.





## History

**WALLACE:** Just on the Calaveras County side of the border with San Joaquin Co., was the creation of the San Joaquin and Sierra Nevada Railroad and was named for John Wallace, the railroad's chief engineer/surveyor. When the narrow gauge SJ&SN arrived in October 1882 on its way east from Lodi, the railroad honored Wallace—who located the line—by naming the town after him. The nearby place called Catts Camp, a Gold Rush mining camp and waystation founded by Samuel Catts, then disappeared. Wallace, in turn, would decline as the railroad moved on to Burson and then Valley Springs. Of historical note is that Wallace has a connection to Charles Darwin and the theory of evolution. John Wallace's younger brother, Alfred Russel Wallace, was one of the most famous naturalists of his time. Other than Darwin, he was the man most responsible for developing and popularizing the theories of evolution and natural selection in the 19th century. Though John Wallace never lived in Wallace, the town is the only inhabited place on the globe named after a member of his family.



**VALLEY SPRINGS:** Since the Gold Rush, the West Calaveras area has been Calaveras County's Gateway to the Mother Lode. From stage stops along the route from Stockton to the San Joaquin & Sierra Nevada Railroad from Lodi that established Wallace, Burson and finally Valley Springs in 1884,





the western section of the county has provided access to business and visitors to the Mother Lode. The area has also boasted its own resources, whether gold in Jenny Lind and Paloma, copper in Campo Seco or agriculture throughout the region. With Camanche, New Hogan, and Pardee reservoirs, the Tri-Dam area has most recently become a magnet for boating, fishing and camping. Today, while still a rural community, a residential real estate boom has made West Calaveras and Valley Springs a place to go to instead of a place to go through. Originally named Spring Valley and settled shortly after the discovery of gold in Coloma in 1849, Valley Springs served as a waypoint for travelers and prospectors heading to San Andreas to the east, Jenny Lind, and Copperopolis to the south, and Lone, Jackson, and Sutter Creek to the north.

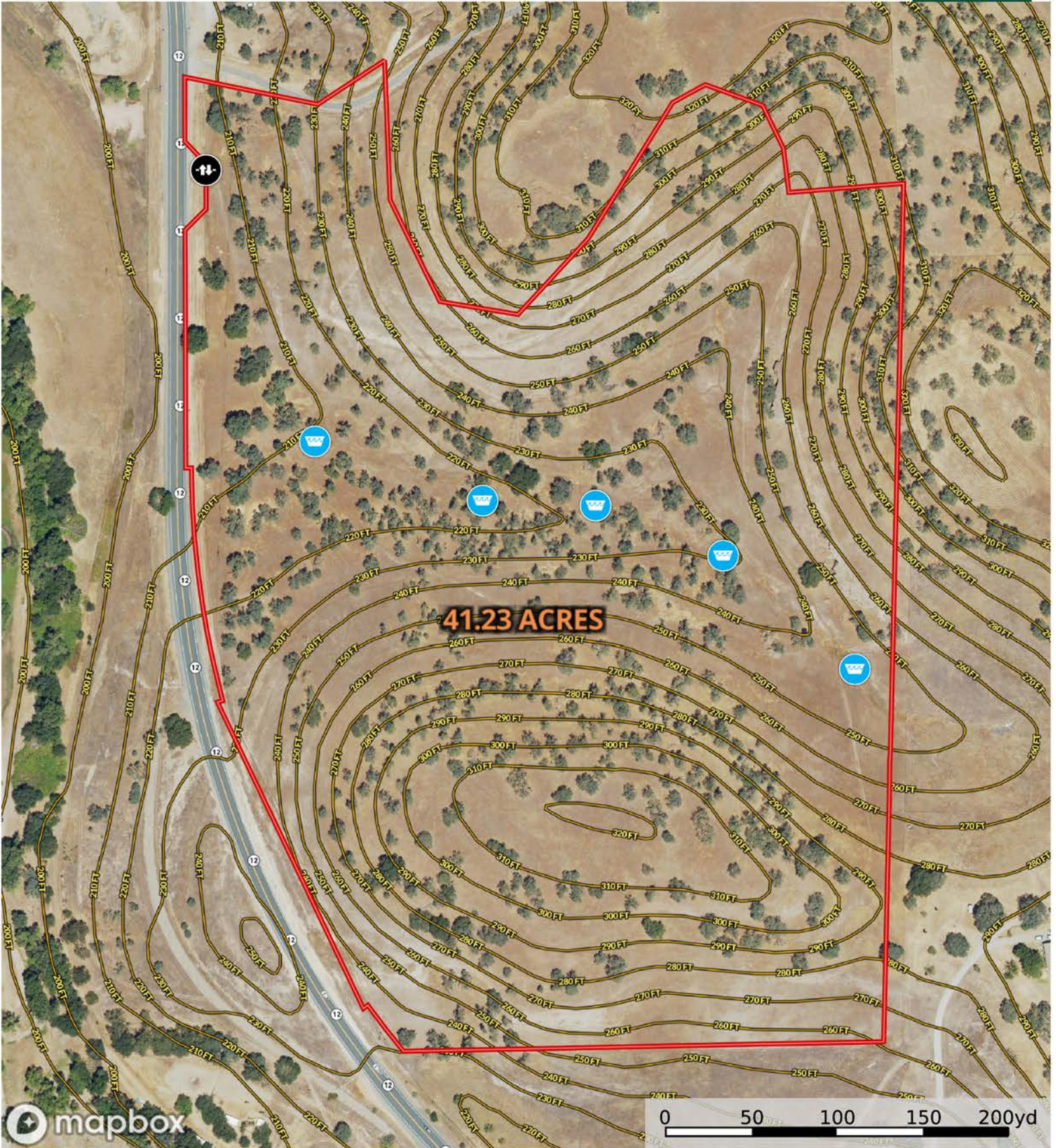
Source: Calaveras History and Sierra Nevada Geotourism

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Pond    Gate    Overall Property Boundary

Map is for illustrative purposes only

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# Wallace Oaks Estates

Calaveras County, California, 41.23 AC +/-



- Overall Property Boundary
- Stream, Intermittent
- River/Creek
- Property Location - Wallace, CA

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# 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.

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*- RICK STEINER, SELLER/BUYER*

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