

# Calaveras Rafter P Ranch

667.50 Acres

Calaveras County, CA

\$2,300,000



HAYDEN  OUTDOORS.



# Calaveras Rafter P Ranch

TOTAL ACRES:

667.50

PRICE:

\$2,300,000

COUNTY:

Calaveras County

CLOSEST TOWN:

Valley Springs, CA

*Presented by*



**Kevin Brunk**

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### **Property Summary**

Just south of New Hogan Lake, you'll find the Calaveras Rafter P Ranch, a breathtaking property in Valley Springs. Nestled in California's Gold Country, this 667-acre multiple parcel property has prime livestock grazing and hunting land, spectacular views, numerous ponds, creeks and many ranch amenities. Excellent water and development opportunities with a postcard setting, this property is ready for your home, ranch or recreational getaway.







## **Activities & Amenities**

ATV/Off Road  
Cattle/Ranch  
Cycling/Mountain Biking  
Development Potential  
Equestrian/Horse Property  
Farm/Crops/Ag  
Hiking/Climbing  
Hunting - Big Game, Predator/Varmint,  
Small Game, Turkey, Upland Birds, Waterfowl  
Income Producing  
Mineral Rights  
Natural Spring  
Multiple Ponds  
Multiple Streams  
Water View  
Wooded  
State Hunting Unit: See CA Fish & Wildlife

## **Land Details**

Address: TBD Hogan Dam Road, Valley  
Springs, California 95252, USA  
Total Acres: 667.50  
Deeded Acres: 667.50  
Zoning: AP  
Source of lot size: Unknown

## **Building Details**

Fence Type: Barbed wire ranch fencing





## Land

This scenic and versatile property has a healthy population of oaks, pines and other trees with panoramic views of the surrounding foothills, mountains and nearby New Hogan Lake. The property is accessed by a well maintained ranch road off Hogan Dam Road. The property includes fertile grazing land with springs, numerous year-around and seasonal ponds and three creeks. A blend of deciduous and evergreen trees, grasses and seasonal wildflowers dot the landscape. The land has rich habitat and water for livestock, deer, quail, turkey, dove and other wildlife. A working windmill with solar capability brings water from the well to multiple water storage tanks, which feed livestock water troughs. The property is currently enrolled in the Williamson Act.













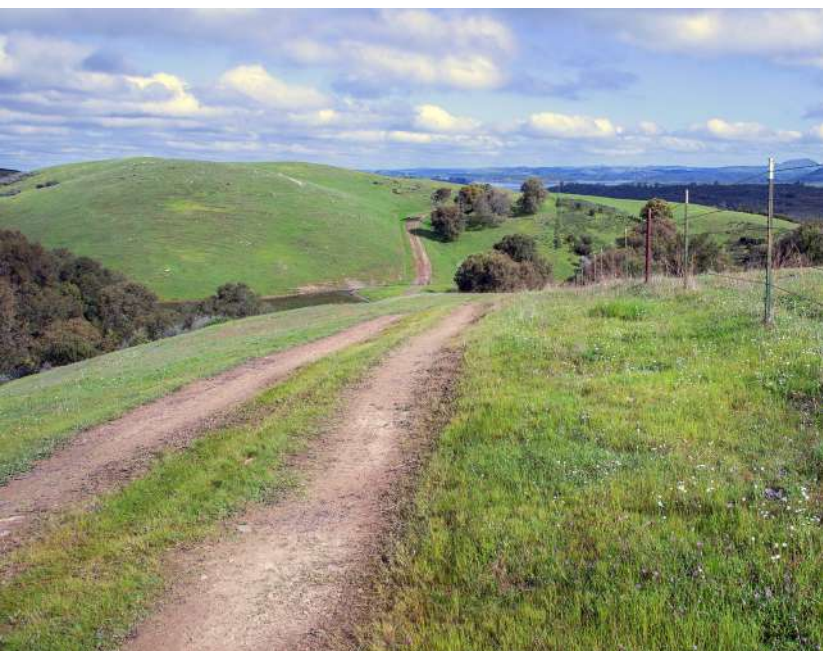


### **Improvements**

A mining stamp mill remains on the property.

### **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. The Calaveras River is less than two-miles away and New Hogan Lake is a five-minute drive to the north. Just further is Camanche Reservoir, Pardee Lake and the Mokelumne River, providing excellent fishing, boating, camping and hiking. La Contenta Golf Club is just to the east of the property in Valley Springs. A wide array of spectacular wineries are in Calaveras County including the popular Murphys. An hour's drive east finds you at the renowned Calaveras Big Trees State Park with snow skiing at the nearby Mt. Reba / Bear Valley Ski Resort.

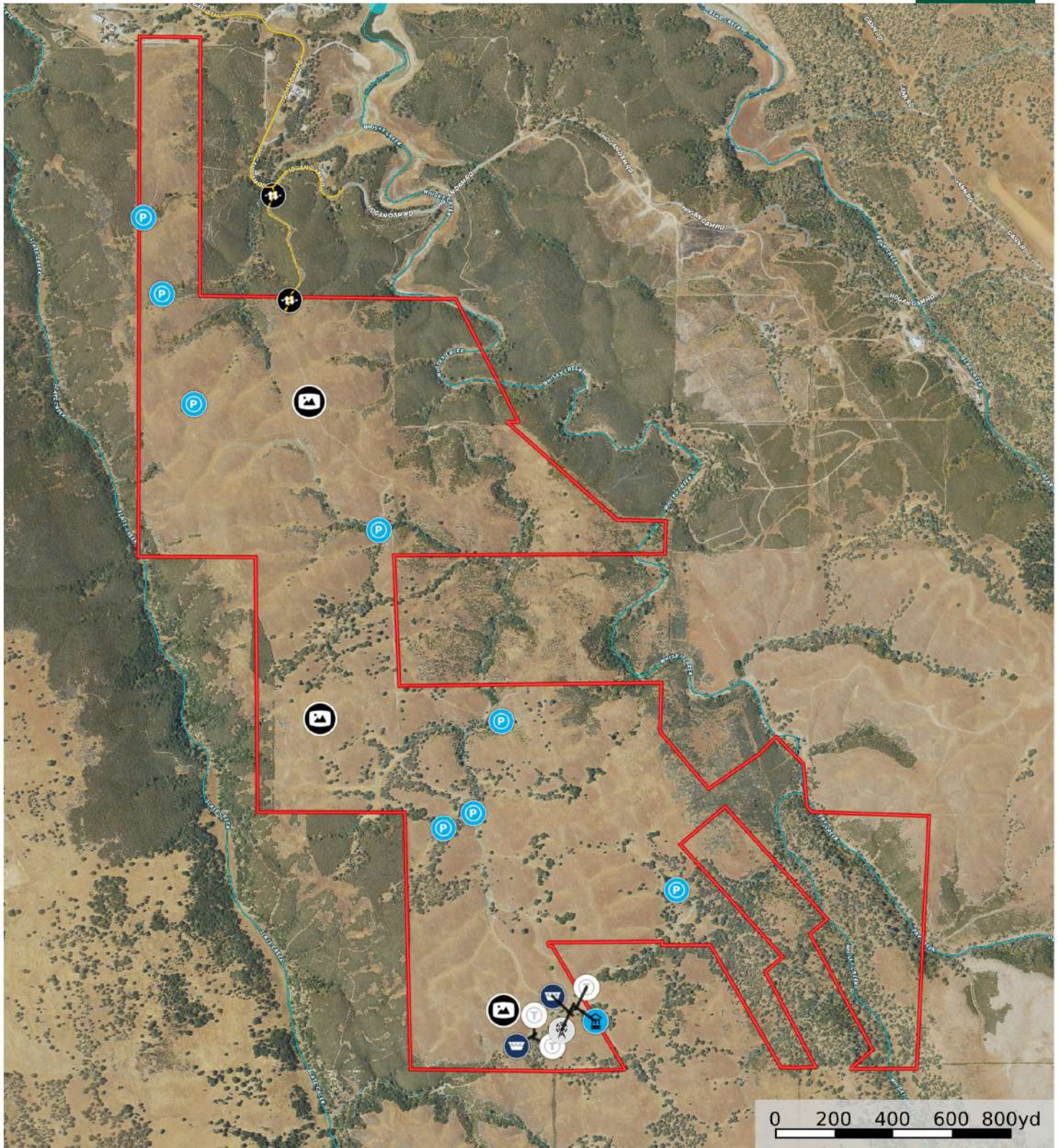








**Calaveras Rafter P Ranch**  
Calaveras County, California, 667.5 AC +/-



- |                      |                    |      |      |          |      |        |                              |                    |                   |
|----------------------|--------------------|------|------|----------|------|--------|------------------------------|--------------------|-------------------|
| Panoramic View       | Water Storage Tank | Pond | Gate | Windmill | Well | Trough | Property Access / Ranch Road | New Hogan Dam Road | Property Boundary |
| Stream, Intermittent | River/Creek        |      |      |          |      |        |                              |                    |                   |

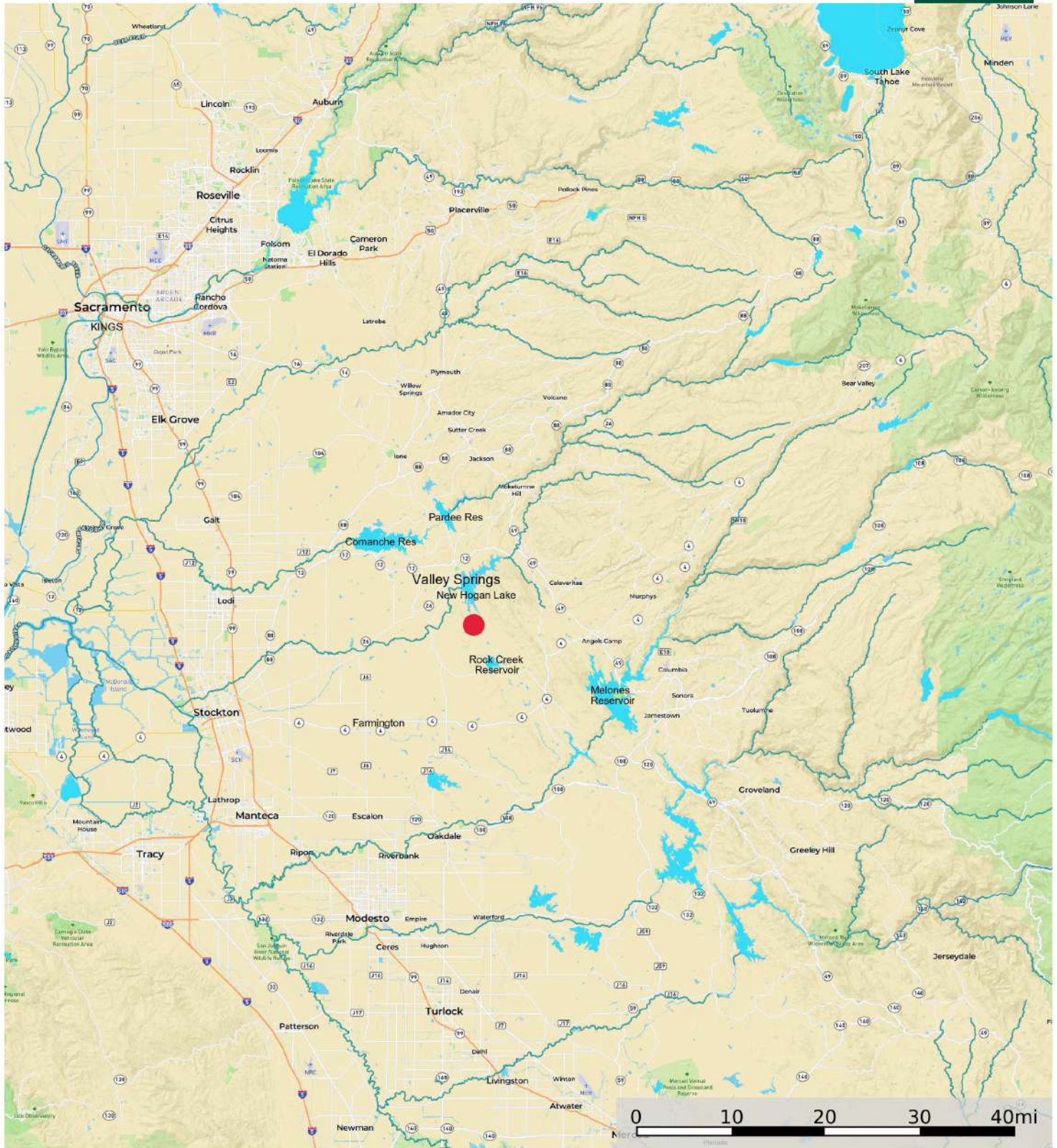
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The information contained herein was obtained from sources deemed to be reliable. Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.

Map is for illustrative purposes only - property boundaries and other features to be verified through title.



**Calaveras Rafter P Ranch**  
Calaveras County, California, 667.5 AC +/-



Stream, Intermittent    River/Creek    Water Body    Property Location

**Regional Map**

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### **Agriculture**

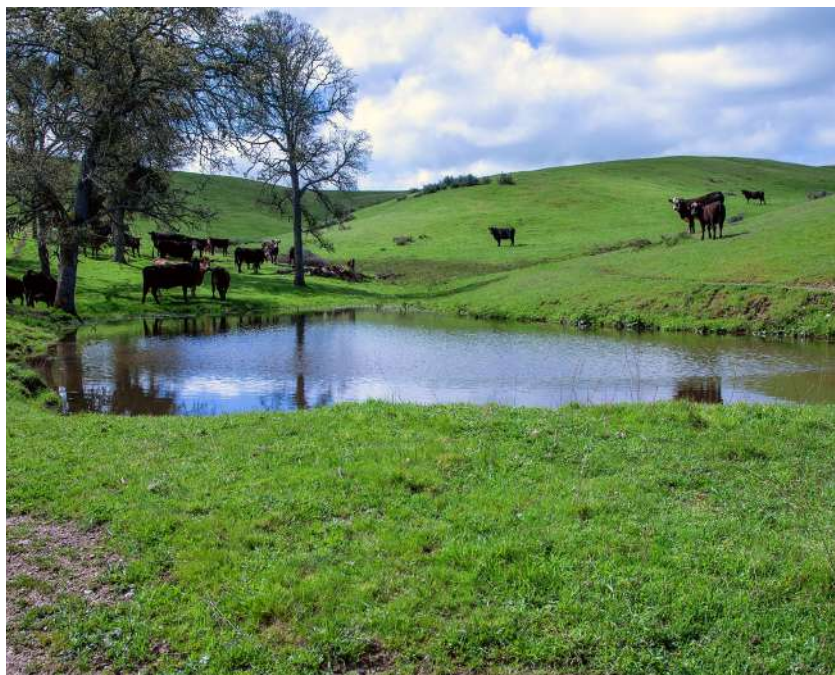
With its fertile soil and water, the property is well suited for horse and cattle grazing with additional farm/ag opportunities.

### **Water/Mineral Rights & Natural Resources**

Mineral rights – See Title

### **Region & Climate**

Valley Springs and the neighboring communities in Calaveras County offer year-round residents and visitors exceptional mediterranean west coast climate and weather. The area receives an average of 271 sun days and 28 days of rain. Summer temps hit the upper 90s and occasional crest the century mark, with coastal / delta breezes providing cooling relief. Winter daytime temps average in the 50s and 60s with evening temps dipping to freezing on occasion.



















## History

**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. Valley Springs was not a gold rush town, though it served as a resting point for many miners. Prior to Anglo settlements, the area also served as a waypoint for native Mi-Wuk and Yokut tribes traveling from lower to higher elevations. Evidence of prehistoric settlements have not been found in Valley Springs, however grinding stones found in Valley Springs indicate that Native Americans passed through it.

Sources: Calaveras History and Sierra Nevada Geotourism

## Location

Valley Springs is a short drive from the ranch with the charming Jackson and Amador a short drive northeast. Sacramento International Airport is less than a 1.5-hr drive to the northwest. Shopping, entertainment and ranch & home resources are readily available in Valley Springs and other 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 bring buyers to purchase our properties. We offer cooperating 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."



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*- RICK STEINER, SELLER/BUYER*

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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 Real Estate**

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