

Round Spur Ranch

251.50 Acres

El Dorado County, CA

\$950,000



HAYDEN  OUTDOORS.

Round Spur Ranch

TOTAL ACRES:

251.50

PRICE:

\$950,000

COUNTY:

El Dorado County

CLOSEST TOWN:

Garden Valley, CA

Presented by



Rich Johnson

- 📍 Broker Associate, Licensed in CA
CA DRE #01427557
- ✉ Rich@HaydenOutdoors.com
- 📞 916.955.3032



HAYDEN OUTDOORS.
REAL ESTATE





Property Summary

Round Spur Ranch is a breathtaking 251.5 acre retreat located in El Dorado County and the heart of California's Gold Country. Just minutes from the historic gold discovery sites along the American River, the property consists of 2 legal parcels, and is a short 30 minute drive to the cities of Auburn to the north and Placerville to the south along Highway 49, and for the off-road enthusiast, the world-famous Rubicon Trail to the east.



Activities & Amenities

ATV/Off Road

Borders Public Lands

Equestrian/Horse Property

Hiking/Climbing

Hunting - Big Game

Hunting - Predator/Varmint

Hunting - Small Game

Hunting - Turkey

Orchard/Vineyard

Timber

State Hunting Unit: D3-5

Land Details

Address: 6281 Bear Creek Road, Garden Valley,
California 95633, USA

Closest Town: Garden Valley

Total Acres: 251.50

Zoning: RL-40

Elevation: 2400

Water Rights: Yes

Convey

Mineral Rights: Yes

Convey

Source of lot size: Assessor/Tax Data

Building Details

Homes: 2

Style of Home(s): Mobile

Bedrooms: 1

Full Bathrooms: 1

Basement: None

Parking Types:

Detached Garage

Outbuildings: 2



Land

This exceptional property provides excellent opportunity for on- or off-grid living. The property is comprised of two contiguous parcels totaling 251.5 acres. Parcel 1 is 157.8 acres and Parcel 2 is 93.7 acres. Both parcels are zoned RL-40 (40-acre- Rural Lands), allowing the property to be subdivided into multiple 40-acre minimum parcels*.

The land includes mild to moderately sloped ridgetops, and moderately steep canyons forested with a rich variety of trees, shrubs and grasses. Some of the tree species include Black Oak, Madrone, Live Oak, Douglas Fir, Ponderosa Pine, Sugar Pine, and Incense Cedar. Multiple year-round and seasonal creeks runs through both parcels ,and a seasonal pond is located on Parcel 2. A 5 +/- acre ridgetop orchard is planted in English Walnut on Parcel 2 and suitable for other crops as well (see Map).

The property has multiple access points: Bear Creek Road along the western boundary provides 1 non-gated and 2 gated driveways, Dewer Road (gated) at the south end of the property, and Round Spur (Forest Road 12N81B, gated) at the eastern boundary. The internal roads provide access throughout the property with most roads leading to El Dorado National Forest out the eastern gate.. There are several excellent ridgetop 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 and recreational vehicles, equipment and more. This seemingly untouched land includes rich habitat for a variety of wildlife and supplies a wide range of opportunities for the outdoor enthusiast.

*Subject to El Dorado County and other local zoning and development standards and guidelines.

See the Recreation section for more.





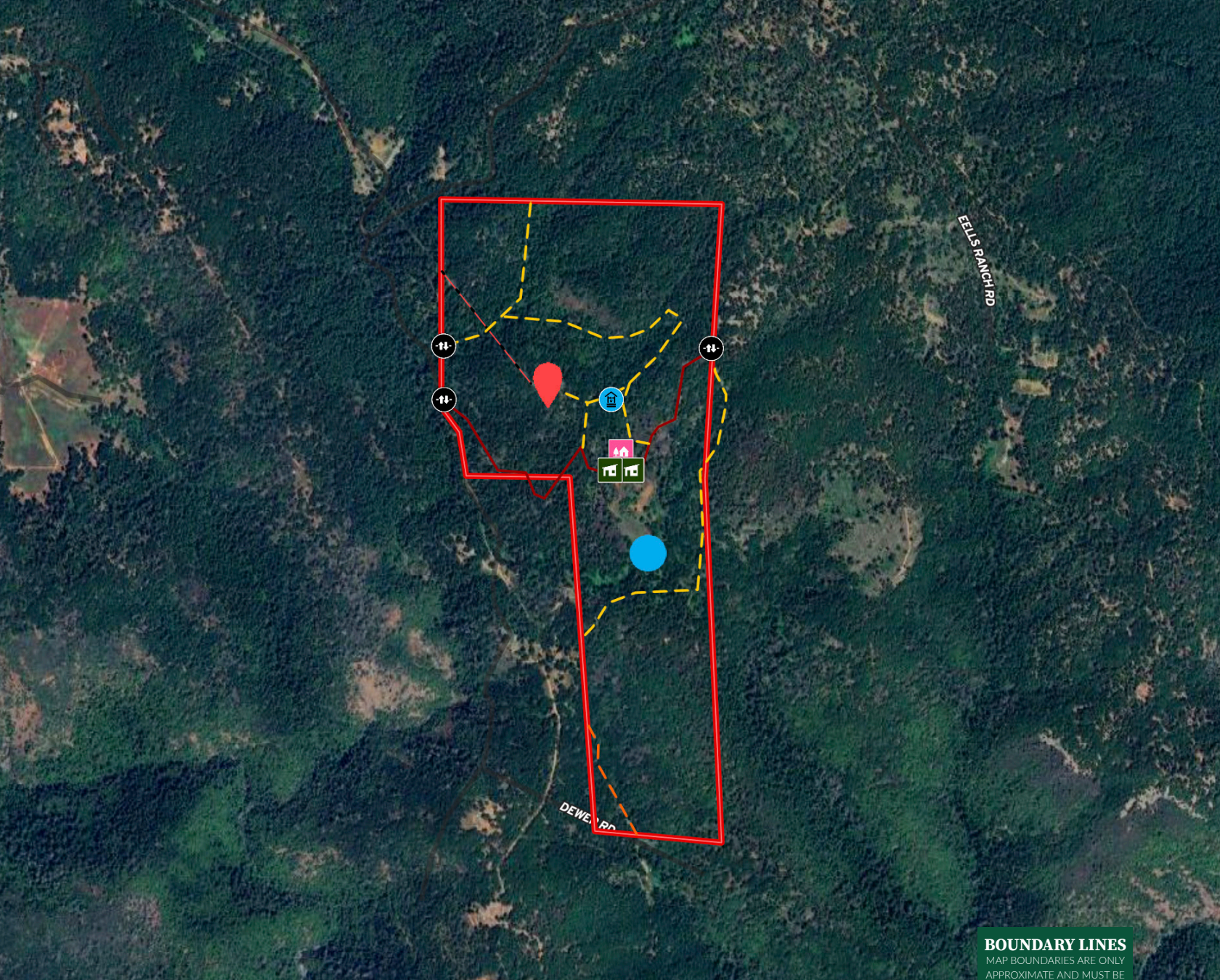
Improvements

The property includes a 50' vintage 1 bedroom-1 bath mobile home, a 35' mobile office trailer converted to a 1 bedroom- 1/2 bath cabin, a 16' camp trailer, a 10'X10' storage shed, and a garage consisting of two 40' storage containers with roof. Water to both parcels is provided by a private 220' well that was capable of producing over 100 gallons of water per minute when it was installed. Water is connected by underground service at the 50' mobile home, the 35' office trailer, and irrigation lines are run into the orchard. Power is provided at a 200A service drop at the primary ridgetop, with underground service to the well, and overhead service to the trailer compound. Primary legal access is via a gated driveway off Bear Creek Road with multiple access roads (historically used for logging) meander throughout the property.






Recreation

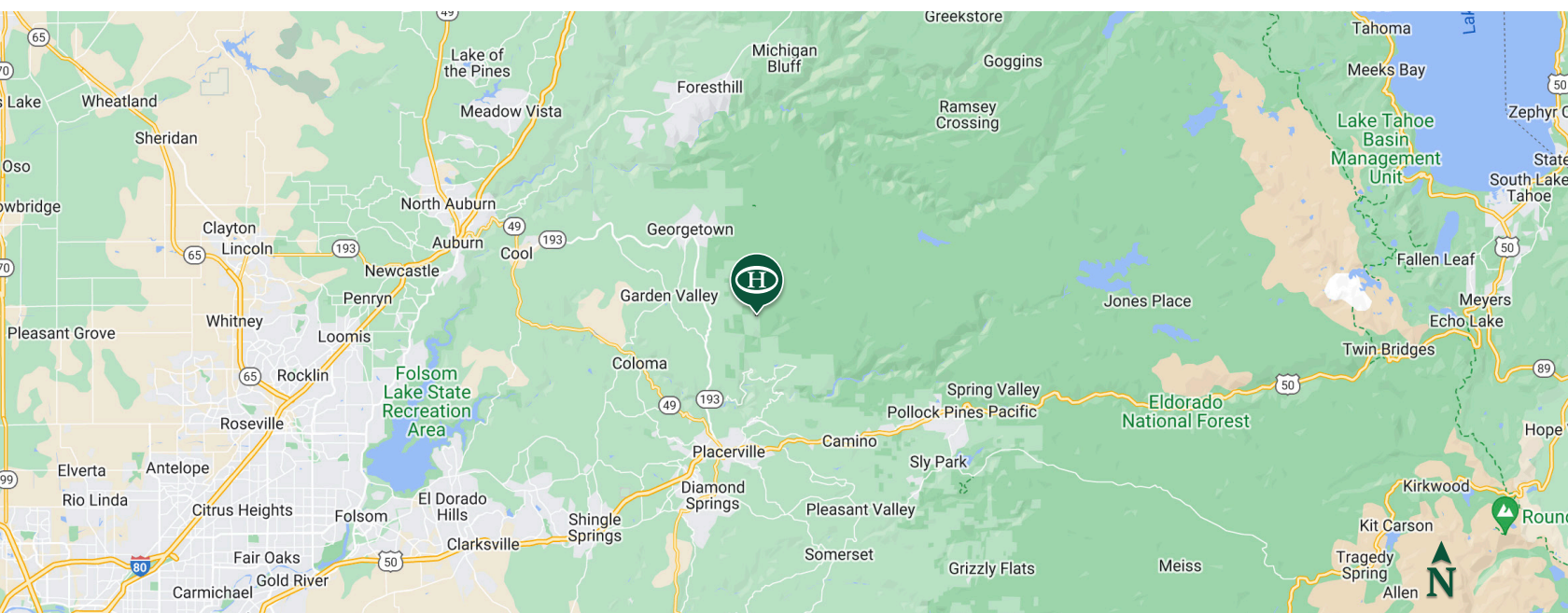
The mountain communities of El Dorado County provide year-around delight and adventure. Lake Tahoe is within a short drive east on US-50 or I-80 with world-class amenities at Heavenly Mountain Resort, Palisades Tahoe, Northstar California Resort, Sierra-at-Tahoe Resort, Kirkwood Mountain Resort, and more featuring some of the west's best powder skiing, is just over an hour away. The world-famous Rubicon Trail is nearby along with hundreds of miles of trails for your off-road adventures. The mighty American River and its branches and tributaries are only minutes away providing tremendous flyfishing opportunities along with white-water rafting and kayaking. There are a multitude of mountain lakes with a short drive including Stumpy Meadows Reservoir, Ice House Reservoir, Union Valley Reservoir, Jenkinson Lake and many more. The Sierra Nevadas provide endless outdoor recreation activities including white-water rafting, gold prospecting, hiking, biking, camping, hunting, fishing, boating, wine tasting, dining, golfing, winter snow sports, summer water sports and everything in between are found in every direction. A sportsperson's paradise with endless recreational opportunities. See the Resource Links for much more information.





BOUNDARY LINES
MAP BOUNDARIES ARE ONLY APPROXIMATE AND MUST BE VERIFIED FOR ACCURACY.

 Boundary  Cabin  Water Well  Shed / Shack  Gate





Agriculture

The property is heavily forested with potential timber harvest income with new tree growth since last logged over 30 years ago. The ridgetop orchard is planted in English Walnut and may be suitable for additional crops in the 3e soil classification (see Soils Report).

Water/Mineral Rights & Natural Resources

Water and mineral rights convey with the property.

Region & Climate

This private and secluded Garden Valley property is your gateway to El Dorado County adventures. Year-round sports, recreation, hunting and fishing are at your footsteps with numerous lakes, rivers, streams, campgrounds and public lands throughout the region. Sitting at just over 2,000 feet in elevation, the area provides excellent climate and weather for visitors and year-round residents. The quaint mountain towns nearby provide ample amenities including restaurants, shopping, farmers' markets, and artisan crafts.





History

Garden Valley, California lies between Georgetown and Coloma in El Dorado County, at the junction of Irish and Empire Creeks, and had a post office by 1852. It is said that the name was given because it was more profitable to grow vegetables there than to mine. However, it was a busy mining area by 1852.

Tucked in the heart of El Dorado County, Garden Valley is a peaceful and picturesque Californian community that offers an idyllic retreat from the bustling city life, while being comfortably nestled between Sacramento and South Lake Tahoe. It boasts a winning combination of serene surroundings of the countryside, the tranquil ambiance of a small-town, and scenic vistas of the landscape, characterized by undulating hills, extensive forests, and crystal-clear creeks.

The outdoor opportunities in and around Garden Valley are nearly limitless. The picturesque Coloma-Lotus Valley is rich in history, with class 3 rated South Fork of the American River offering unrivaled sports such as white-water rafting and kayaking. The landscape has numerous parks, extensive hiking and horseback riding trails, not to mention a variety of wineries and restaurants within a few minute's drive.

Location

Garden Valley also enjoys an enviable location near the historic city of Placerville, known for its outdoor activities set against the backdrop of farms, vineyards, and orchards. The strategic positioning gives you the most of two worlds: just an hour away from vast metropolitan delights in Sacramento and recreational possibilities in South Lake Tahoe. The city is around half a day's drive from San Francisco or Reno and a few minutes to Georgetown. The close proximity to Hwys 193, 49, and 50 also makes commuting and traveling significantly convenient.

*All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates makes no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics links or other items contained in any website, print, or otherwise linked to or from this website. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.



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."



"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

Scan to see more
testimonials





**HAYDEN
OUTDOORS®
REAL ESTATE**

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 Real Estate

501 Main St.#A, Windsor, CO 80550 | 970.674.1990 | www.HaydenOutdoors.com

DISCLAIMER: Hayden Outdoors Real Estate is a licensed real estate brokerage in multiple US states. For a complete list of states and territories, please visit HaydenOutdoors.com/About. © Copyright 2024 Hayden Outdoors Real Estate. All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates make no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics or other items contained in this magazine. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.



HAYDEN OUTDOORS.
REAL ESTATE



866.741.8323 · www.HaydenOutdoors.com