

# Cedar Springs Estate

61.58 Acres

El Dorado County, CA

\$545,000



HAYDEN  OUTDOORS®



# Cedar Springs Estate

**TOTAL ACRES:**

61.58

**PRICE:**

\$545,000

**COUNTY:**

El Dorado County

**CLOSEST TOWN:**

Pollock Pines, CA

*Presented by*



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### Property Summary

Cedar Springs Estate is a pristine 61.58-acre single-parcel property four-miles from Pollock Pines, Ca. Located less than two-miles from Jenkinson Lake and the Sly Park Rec Area, this rare Sly Park property is in the heart of El Dorado County, a short 36-mile drive up US-50 to Lake Tahoe. With excellent development versatility, this R3A zoned property has great access, prime location and scenic setting for your dream home or recreational getaway.





## Activities & Amenities

ATV/Off Road  
Cycling/Mountain Biking  
Development Potential  
Equestrian/Horse Property  
Hiking/Climbing  
Mineral Rights  
Natural Spring  
Stream/River  
Timber  
Wooded  
State Hunting Unit: See CA Fish & Wildlife

## Land Details

Address: TBD Starkes Grade Road, Pollock Pines,  
California 95726, USA  
Closest Town: Pollock Pines  
Total Acres: 61.58  
Deeded Acres: 61.58  
Zoning: R3A  
Elevation: 3,540' - 3,820'  
Topography: Varied topography – see map  
Vegetation: Native deciduous and conifer trees,  
grasses, shrubs  
Estimated Taxes: \$4,600 - 2023  
Source of lot size: Assessor/Tax Data





## Land

This land provides excellent development opportunity. The exceptional property is comprised of a single parcel totaling 61.58-acres. Zoning is R3A (Three-acre Residential), allowing the property to be subdivided into multiple 3-acre minimum parcels. See the El Dorado County zoning and development standards and guidelines for more information. The land includes gently sloped to moderately flat areas, forested with a rich variety of trees (cedar, fir, pine, oak), shrubs and grasses. North Fork Clear Creek runs through the property. The property's primary access is off Starkes Grade Road at the northwest corner of the property. An internal ranch road provides easy access to and through key areas of this picturesque terrain. Several excellent building sites can be found 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. The property provides excellent views inside and beyond the property. This scenic land includes rich habitat for a variety of wildlife and supplies a wide range of opportunities for the outdoor enthusiast. There are good sites for a water well with electrical power nearby.



South Fork American River











Jenkinson Lake at Sly Park Rec Area

## Improvements

Spring Shed along North Fork Clear Creek

## Recreation

The Sly Park Recreation Area and Jenkinson Lake is a mere five mins away, providing extensive recreation activities and opportunities. The extensive world class mountain communities surrounding Lake Tahoe and all they provide year-around are but a short drive east on US-50. Kirkwood Mountain Resort, featuring some of the west's best powder skiing, is a little over an hour's drive. The endless outdoor recreation activities in the Sierra Nevada awaits your embrace. 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. The area is a sportspersons' paradise with endless recreational opportunities.

## Agriculture

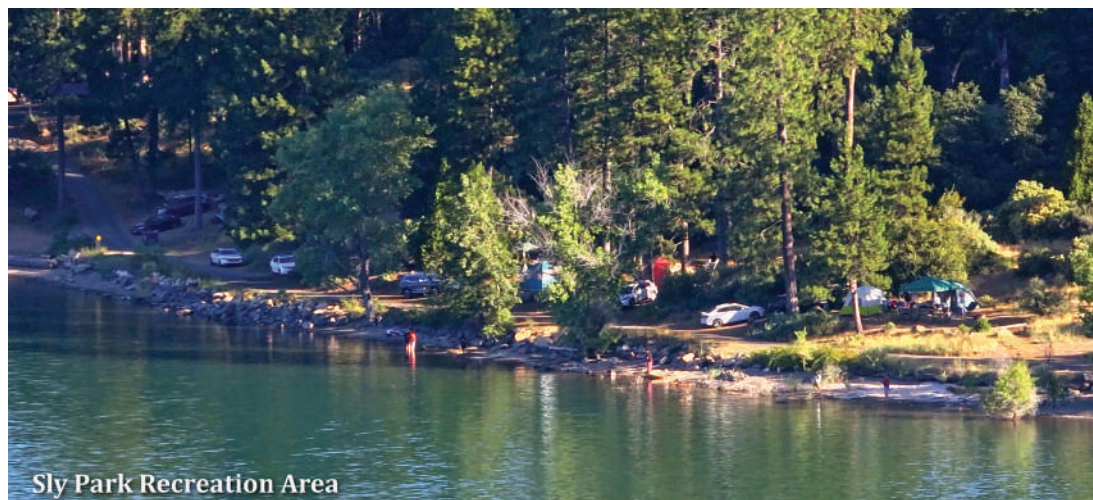
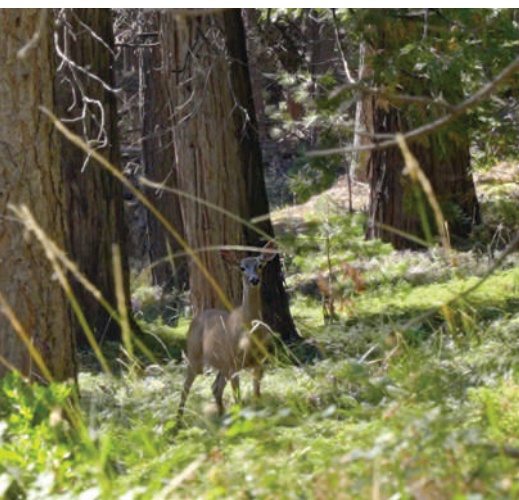
The property is well-forested and provides timber, grazing and other ag opportunities.

## Water/Mineral Rights & Natural Resources

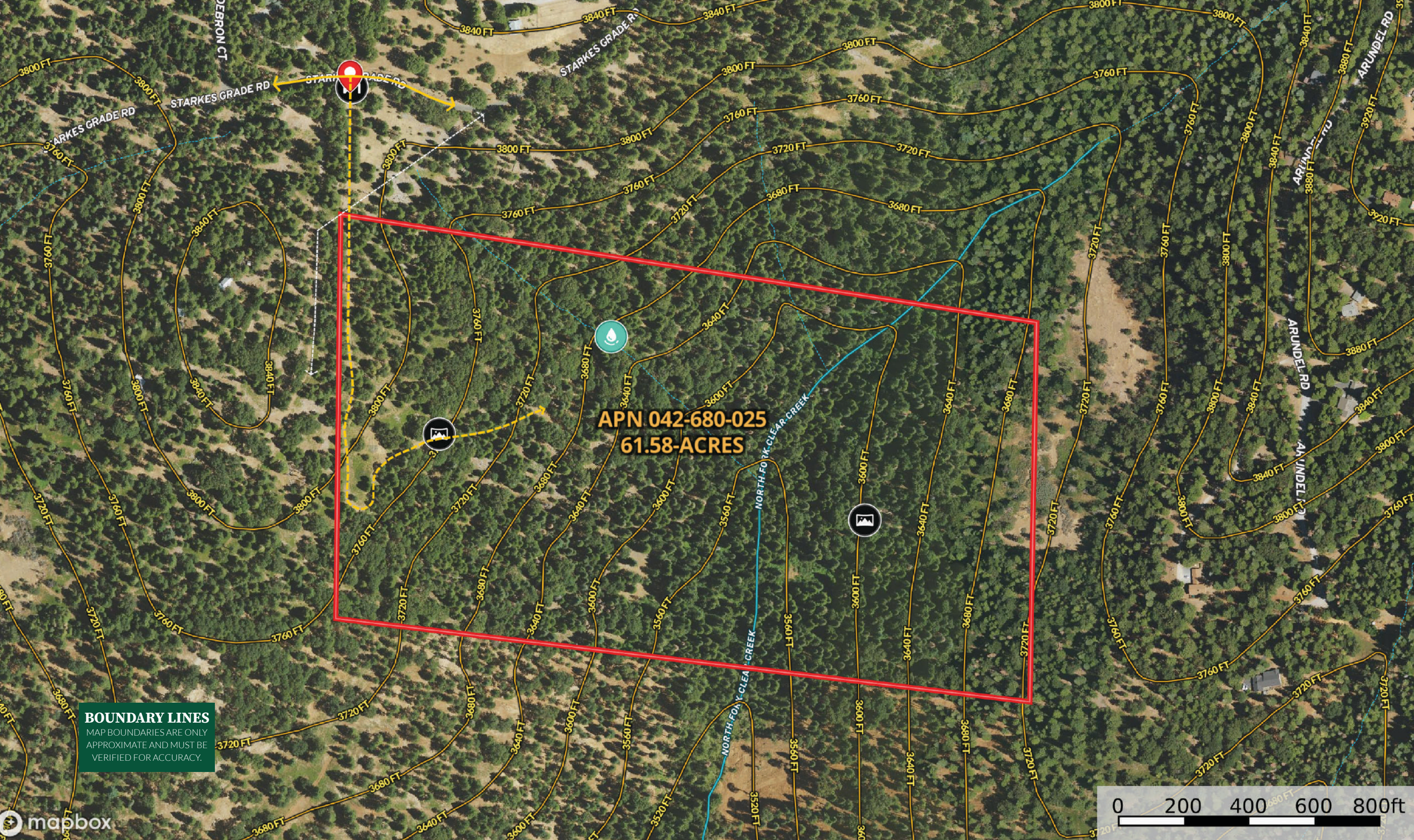
Yes

## Region & Climate

At just above 3,000' elevation, this private and secluded property is near the "center of the action" of El Dorado County. Year-round sports, recreation, hunting and fishing are at your footsteps with numerous lakes, rivers, streams, campgrounds and public lands throughout the region. The area provides excellent climate and weather for visitors and year-round residents. According to the Köppen Climate Classification system, Pollock Pines has a warm-summer Mediterranean climate, abbreviated "Csa" on climate maps.

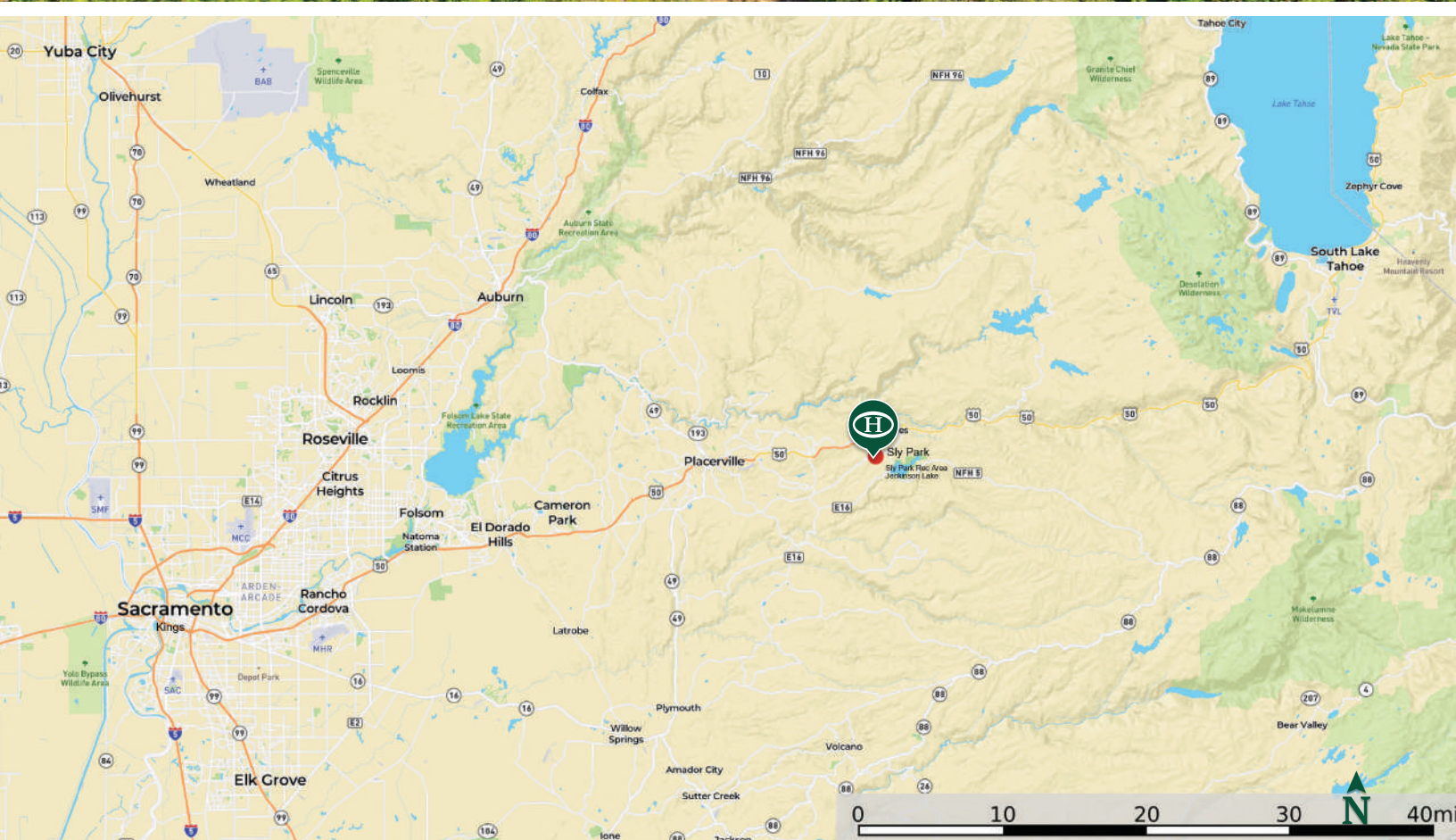






**BOUNDARY LINES**  
MAP BOUNDARIES ARE ONLY  
APPROXIMATE AND MUST BE  
VERIFIED FOR ACCURACY.

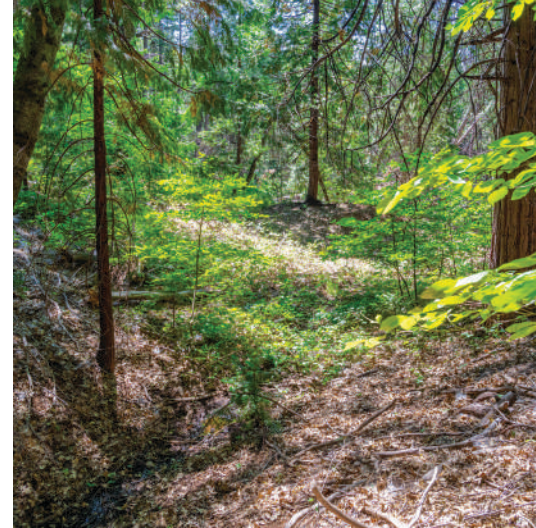








Jenkinson Lake



## History

Sly Park, near Pollock Pines, noted for its beautiful surroundings, has always been a favorite stopping place. Before Jenkinson Lake came to be, the area was a large, flower covered meadow with spring fed streams. This is where the Maidu and Miwok people came in the summer and fall to hunt and gather food. In 1848, part of the Mormon Battalion made its way to present day Sly Park area with its rich meadow lands and continued on to blaze the trail east. The earliest known settlers in Sly Park were Hiram O. Bryant and William Stonebreaker, who on June 24, 1853, each claimed 160 acres of adjoining land (just east of the present main dam) for agriculture and grazing. They built houses and outhouses and the place became known as Sly Park Ranch. In 1951, after 27 years of effort, the Bureau of Reclamation began to clear the area and build Sly Park Dam. Storage of water was started in November 1954, and the resulting 41,000-acre foot capacity lake was named after Walter Jenkinson who persevered to make it a reality. This helped solve the need for water in the area by the El Dorado Irrigation District. One of the original Pony Express stations (Twelve Mile House) was located in Pollock Pines. A stopping place for stages and teams of the Comstock, it became a relay station of the Central Overland Pony Express. Pollock Pines was primarily a lumber community. The town is named for H.R. Pollock, who operated a lumber mill in the area in the early 1900s. The first post office opened in 1936. The name celebrates the Pollock family, who were early settlers.

## Location

Cedar Springs Estate is within the Sly Park Hills area, just 5-miles from the heart of nearby historic Pollock Pines and 5-minutes from the exceptional Sly Park Recreation Area and Jenkinson Lake. Placerville is a 15-minute drive to the west on US-50 and Sacramento a mere 45 minutes further. Lake Tahoe and the surrounding Sierra Nevada wonderland is just 36-miles east on US-50. Pollock Pines and the other neighboring towns and communities provide excellent shopping, dining, recreation, golfing and more.









# 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 regard 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."



*"Just a little note to say "thank you" for all your time, energy and hard work. ... You have gone over and above what is expected of you and our entire family is very appreciative!"*

*- JUDY KAMPER*

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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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