

# Marshes Flat 326

326.48 Acres

Tuolumne County, CA

\$775,000



HAYDEN  OUTDOORS®



# Marshes Flat 326

TOTAL ACRES:

326.48

PRICE:

\$775,000

COUNTY:

Tuolumne County

CLOSEST TOWN:

Coulterville, CA

*Presented by*



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**HAYDEN OUTDOORS<sup>®</sup>**  
**REAL ESTATE**







### **Property Summary**

Marshes Flat Ranch is a striking 326.48-acre+ multi-parcel property in Tuolumne Co., 12-miles north of Coulterville and 18-miles south of Jamestown. This scenic ranch near Moccasin is located in the heart of the Motherlode on the western slope of the Sierra Nevada. Just 35-miles from Yosemite, this special property and its wildlife, views, and ag development versatility provides an ideal setting for your dream home, ranch or recreational retreat.





## 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  
Natural Spring  
Stream  
Wooded  
State Hunting Unit: D-6; See CA Fish  
and Wildlife for regulations.

## Land Details

Address: TBD Marshes Flat Road CA-49,  
Coulterville, California 95311, USA  
Closest Town: Coulterville  
Total Acres: 326.48  
Deeded Acres: 326.48  
Zoning: AE-37, Residential/AG  
Elevation: 1,750' - 2,250'  
Topography: Nearly flat to rolling hills and draws  
Vegetation: Native grasses, flowers,  
shrubs, deciduous and conifer trees  
Mineral Rights: Yes  
Income Type: Cattle grazing lease  
Source of lot size: Assessor/Tax Data

## Building Details

Outbuildings: 1  
Types of Outbuildings: Barn  
Other Improvements: Corrals,  
Chutes, Pens, Troughs  
Fence Type: Barbed Wire Ranch Fencing



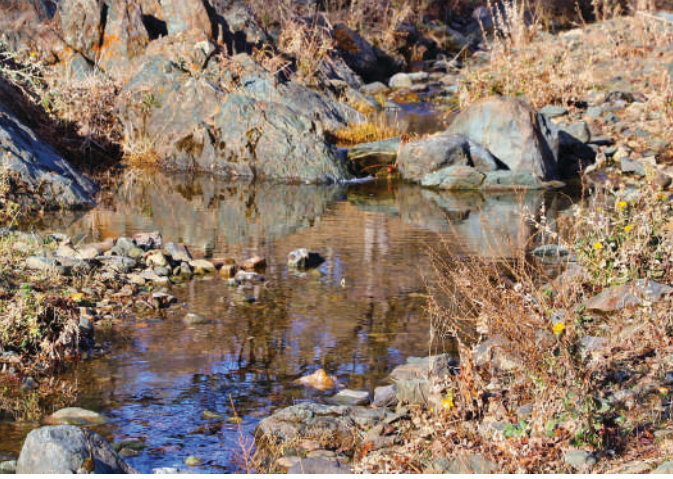


## Land

This versatile property is comprised of multiple contiguous parcels totaling approximately 326.48-acres. See the included property map for layout and details. 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 stunning terrain. The land ranges from nearly flat to gently rolling hills and varied topography throughout. 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 entire property provides amazing views within and beyond the property. This scenic 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 in the Williamson Act. Fences are “convenience” fences and do not necessarily denote property lines/boundaries, which are to be verified through title.







## Improvements

Portions of the property include ranch fencing and pens with cattle guards. Multiple livestock water troughs are fed year-round via natural sources. The ranch includes a year-round spring, barn, corrals, loading chutes and more.

## 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 just a 16-mile drive and Don Pedro Reservoir is a short 15-minutes away, both offering boating, water-sports and fishing for multiple species including bass, trout, panfish and more. 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 a mere 35-mile drive. Pinecrest and snow skiing at Dodge Ridge is east of Sonora up CA-108. 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 County historical points of interest are close, with the new Chicken Ranch Casino in Jamestown less than a half-hour drive.

## Agriculture

The property is well suited for horse and cattle grazing with additional farm/ag and residential opportunities.

## Water/Mineral Rights & Natural Resources

Multiple livestock water troughs are fed year around.







## General Operations

Property generates income via a cattle grazing lease.

## Region & Climate

The Marshes Flat and Moccasin area offer year-round residents and visitors exceptional climate and weather. The small community of Coulterville, a 12-mile drive to the south, is a monument to another time. Yosemite travelers can opt to take Highway 132, aka the Historic John Muir Trail, through town 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 sportspersons' paradise.











## History

Marshes Flat Ranch is nestled along the scenic route of Marshes Flat Road connecting the communities of Moccasin and Don Pedro. The area was once the 1850s escape route of the famous outlaw Joaquin Murrieta. Murrieta and his gang of riders traveled this route to reach their hangouts in Marsh's Flat and the now submerged Tuolumne River town of Indian Bar.\* The property is roughly midway between historic Coulterville and Jamestown in Tuolumne County. The Mother Lode 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.\*\*

*\*NAT Geo Scenic Byways*

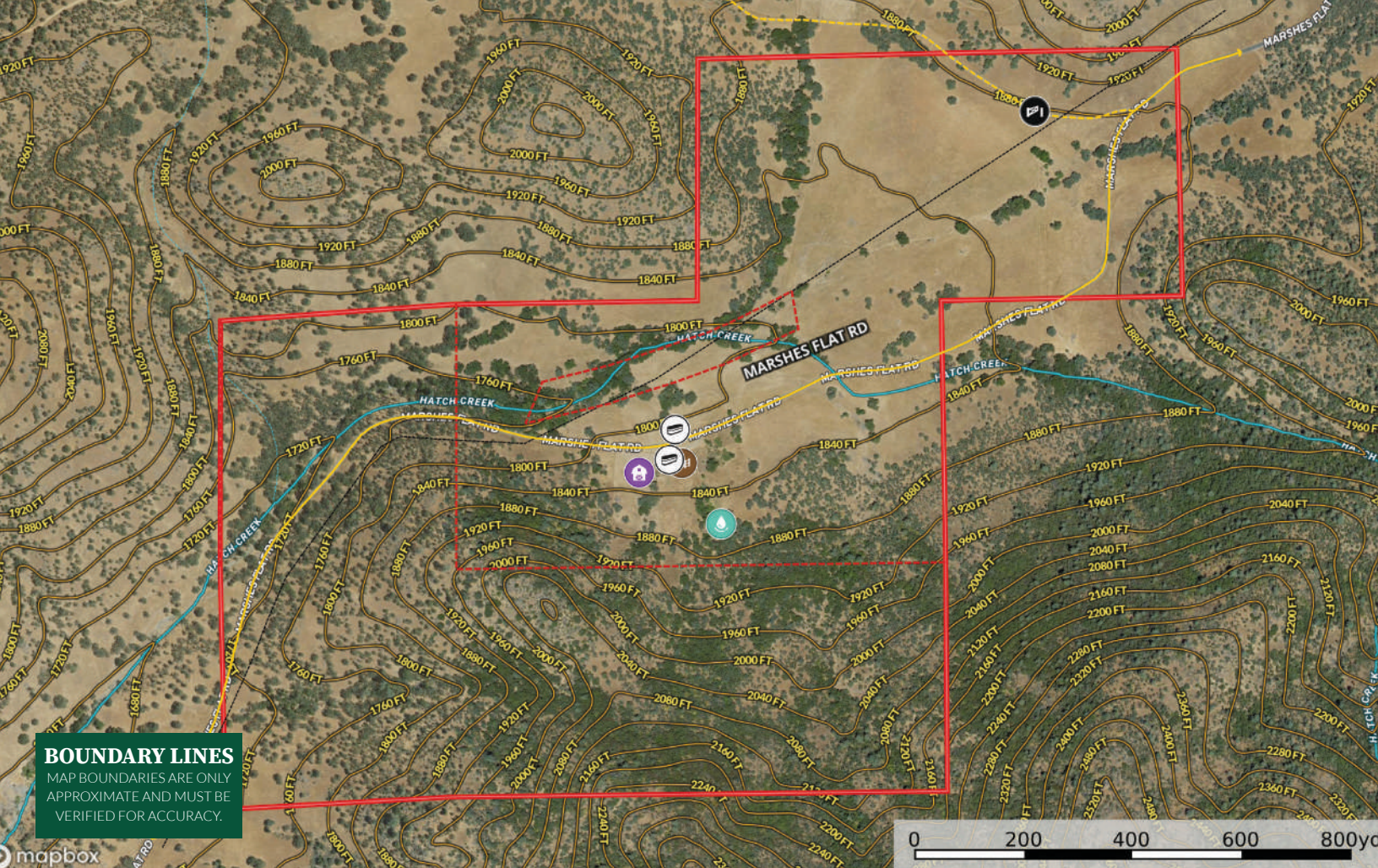
*\*\*Trails & Tales of Yosemite & the Central Sierra*

## Location

The ranch is located in a private area yet convenient to many nearby communities and resources. It is located 18-miles from Jamestown on CA-108 with Sonora less than 5-miles further east. Coulterville is 12-miles south on CA-49 with Greeley Hill just 10-mins further up CA-132. Oakdale is a 45-min drive west on CA-120/108. 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 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."



*"We worked with Kevin and he helped us sell a vacant piece of property. We've worked with our fair share of real estate agents over the years and have had good experiences and not so good experiences. Working with Kevin was definitely in the good experience category. He was very easy to work with, prompt, respectful, thorough and put together a very professional listing for our property. The end result was a smooth and quick sale of our property. I would not hesitate to work with Kevin again and would very strongly recommend him to anyone else looking for a n agent who has a lot of experience, knows the market and does the leg work to help in your real estate dealings."*

*-A.GALL & A. KAMPE*

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testimonials







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

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