

American View Estate

103.50 Acres

El Dorado County, CA

\$350,000



HAYDEN  OUTDOORS.

American View Estate

TOTAL ACRES:

103.50

PRICE:

\$350,000

COUNTY:

El Dorado County

CLOSEST TOWN:

Garden Valley, CA

Activities & Amenities:

ATV/Off Road
Equestrian/Horse Property
Hiking/Climbing
Mineral Rights
Water View
Wooded
State Hunting Unit: Deer Hunt Zone D5

Land Details:

Address: 6400 Mt Murphy Road,
Garden Valley, California 95633, USA
Total Acres: 103.50
Zoning: AG
Elevation: 1,600
Mineral Rights: Yes
Mineral rights convey
Source of lot size: Assessor/Tax Data

Building Details

Exterior Features:

- River Views
- Leveled Build Site
- 300 foot Water Well

Property Summary

American View Estate is a 103.5-acre property located in Garden Valley, El Dorado County on the Georgetown Divide. Perched high above the South Fork of the American River, the property provides expansive views of the Marshall Gold Discovery State Historic Park, the communities of Coloma and Lotus, and surrounding Sierra Nevada Foothills.

Land

This unique property features a leveled home site, 300-foot water well, and rolling upland meadows dotted with rocky outcroppings, mature oaks, pines, and variety of native shrubs. Several seasonal streams traverse the property towards the river including Gambler Creek and Little Gambler Creek. The property provides an excellent opportunity to build your dream home on view acreage. This land includes rich habitat for a variety of wildlife and supplies a wide range of opportunities for the outdoor enthusiast.

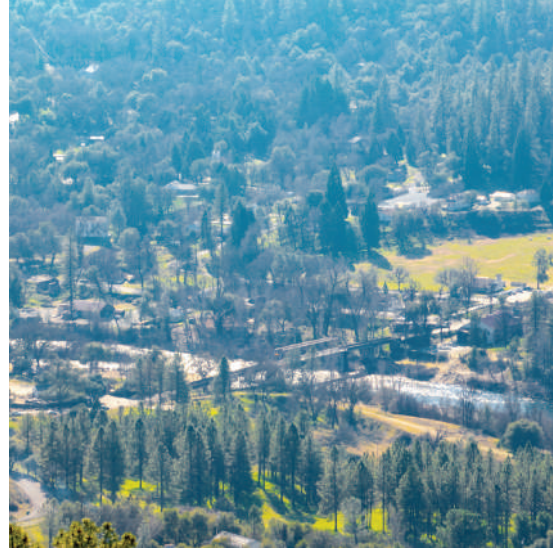
Recreation

The South Fork of the American River and its branches and tributaries are a short drive away providing white water rafting adventures and tremendous flyfishing opportunities. In addition to the Marshall Gold Discovery State Historic Park, the Auburn State Recreation Area is only minutes away providing access to over 100 miles of hiking and equestrian trails including the Western States Trail, as well as Class IV and V whitewater rafting and kayaking along the North and Middle Forks of the American River. The Sierra Nevada and Foothills provide endless outdoor recreation activities including 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 sports person's paradise with endless year-round recreational opportunities.

Region & Climate

Sitting at just over 1,600 feet in elevation, the area provides excellent climate and weather for visitors and year-round residents. The quaint mountain and foothill towns nearby provide ample amenities including restaurants, breweries, shopping, farmers' markets, and artisan crafts.



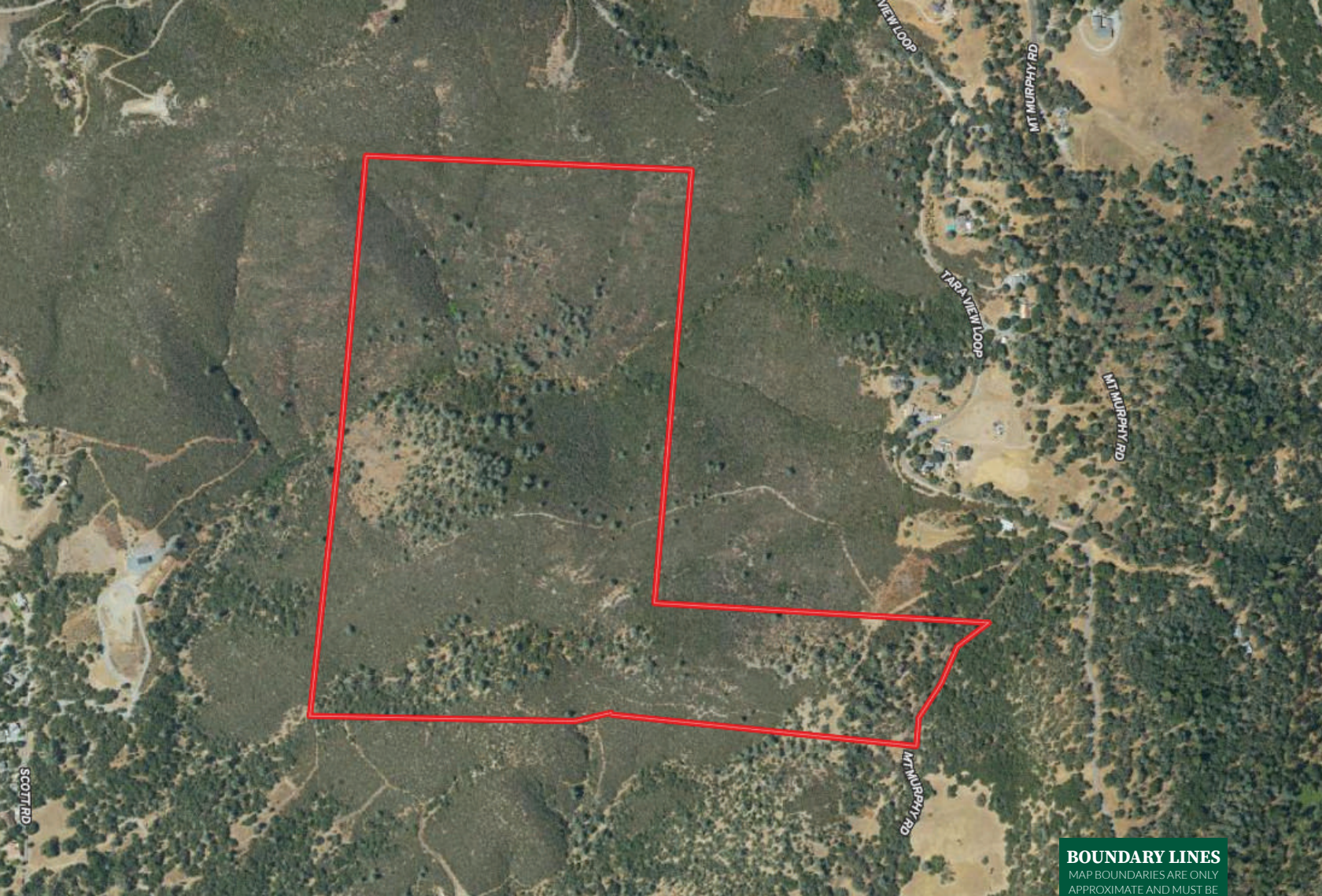


Location

The foothill and mountain communities of El Dorado County and nearby Placer County, provide year-around delight and adventure. Within a 30 minute drive to the cities of Auburn to the north and Placerville to the south along Highway 49, the landscape is rich in California history. The State Capital of Sacramento as well as the Sacramento International Airport is only 1 hour away via I-80 or US HWY 50 westbound, and to the east, the high mountain passes of the Sierra Nevada and the Lake Tahoe basin .

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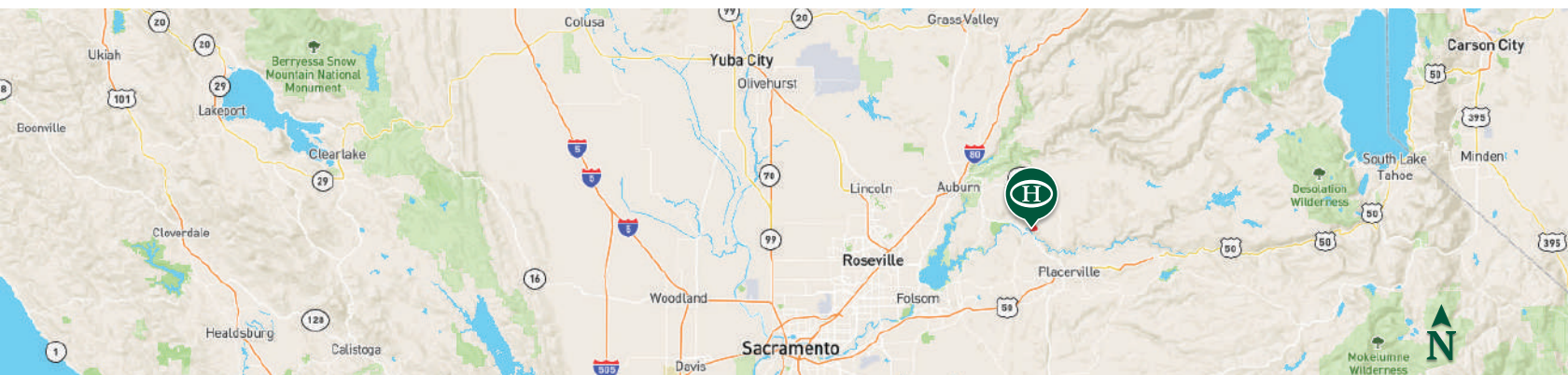




 Boundary

BOUNDARY LINES

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



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