

# Blue Oaks Vista

27.43 Acres | Tuolumne County, CA | \$325,000



HAYDEN  OUTDOORS.



# Blue Oaks Vista

TOTAL ACRES:

27.43

PRICE:

\$325,000

COUNTY:

Tuolumne County

CLOSEST TOWN:

La Grange, CA

*Presented by*



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### **Property Summary**

Blue Oaks Vista is a 27-acre property bordering Lake Don Pedro in Tuolumne County. This gem has sweeping views over Lake Don Pedro and the tree-covered hills surrounding the lake. Minutes from highway-132, this stunning property is nestled in a highly desirable location with paved public road access. Centrally located between La Grange and Coulterville, this property has prime development opportunity and is ready for your dream home or retreat.





## Activities & Amenities

ATV/Off Road  
Boating/Sailing/Rafting  
Borders Public Lands  
Cycling/Mountain Biking  
Development Potential  
Equestrian/Horse Property  
Fishing  
Hiking/Climbing  
Mineral & Water Rights  
Lake  
Water View  
Waterfront  
State Hunting Unit: See CA Fish & Wildlife

## Land Details

Address: TBD Hoyito Circle,  
La Grange, California 95329, USA  
Closest Town: La Grange  
Total Acres: 27.43  
Deeded Acres: 27.43  
Zoning: A-20  
Elevation: 850' - 1,060'  
Topography: Varied  
Vegetation: Native Oaks, conifers,  
grasses, shrub, wildflowers  
Water & Mineral Rights: See Title  
Estimated Taxes: \$1,479.7 - 2024  
Source of lot size: Survey

## Building Details

Other Improvements: Entrance gate  
Fence Type: Ranch fencing - partial  
Waterfront Features: Lake Don Pedro



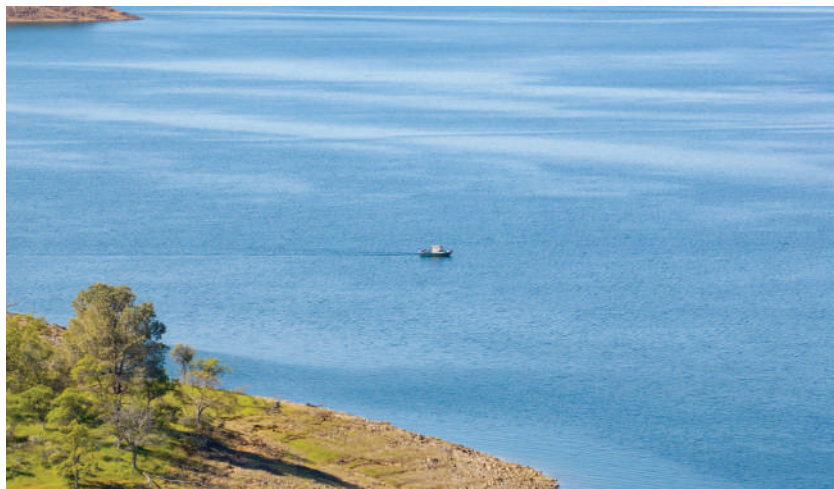


## Land

The scenic and versatile surveyed land ranges from 850 feet to 1060 in elevation and has convenient, well-maintained access from Hoyito Circle. The drive to the property features tree-covered rolling hills, valleys and scenic views of the spectacular Lake Don Pedro. Fleming Creek runs along the southwest side of the land ending in the lake. A wonderful collection of Blue Oaks dot the landscape, along with other native trees, vegetation and grasses. The property also has high quality and rich habitat for horses, livestock and area wildlife. Blue Oaks Vista provides ideal building sites for homes, cabins, vacation rentals, recreational facilities and more. Electrical power is ~150'.

## Recreation

Numerous outdoor activities are available on the property and in the area including boating, fishing, water sports, hunting, camping and more. Endless recreational activities can be found in the surrounding lakes, rivers and hills of the gold country and the mighty Sierra Nevada Mountains. The property is ideally located a short drive from La Grange, 10-minutes to the Fleming Meadows Marina at Lake Don Pedro, and a 15-minute drive east to historic Coulterville. Lake Don Pedro provides some of the best and most popular recreation areas in the region. There are dozens of bass fishing tournaments annually on the lake with kokanee, trout, sunfish, catfish adding to the incredible fishing. Groveland and Yosemite National Park are located to the east, and the Central Valley to the west.







## **Agriculture**

The property has high quality rich habitat for horses, livestock and wildlife.

## **Region & Climate**

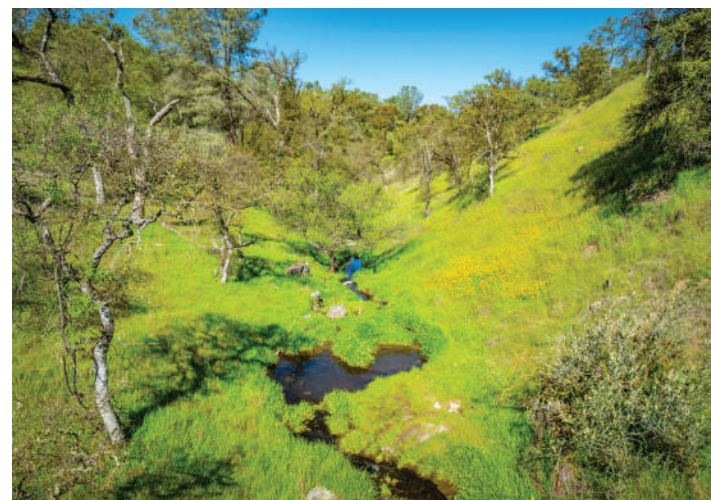
La Grange, Coulterville, Oakdale and the neighboring communities in Tuolumne, Mariposa and Stanislaus Counties offer year-around residents and visitors exceptional climate and weather. Centrally located, the area boasts some of the most sun-days in the region.

## **History**

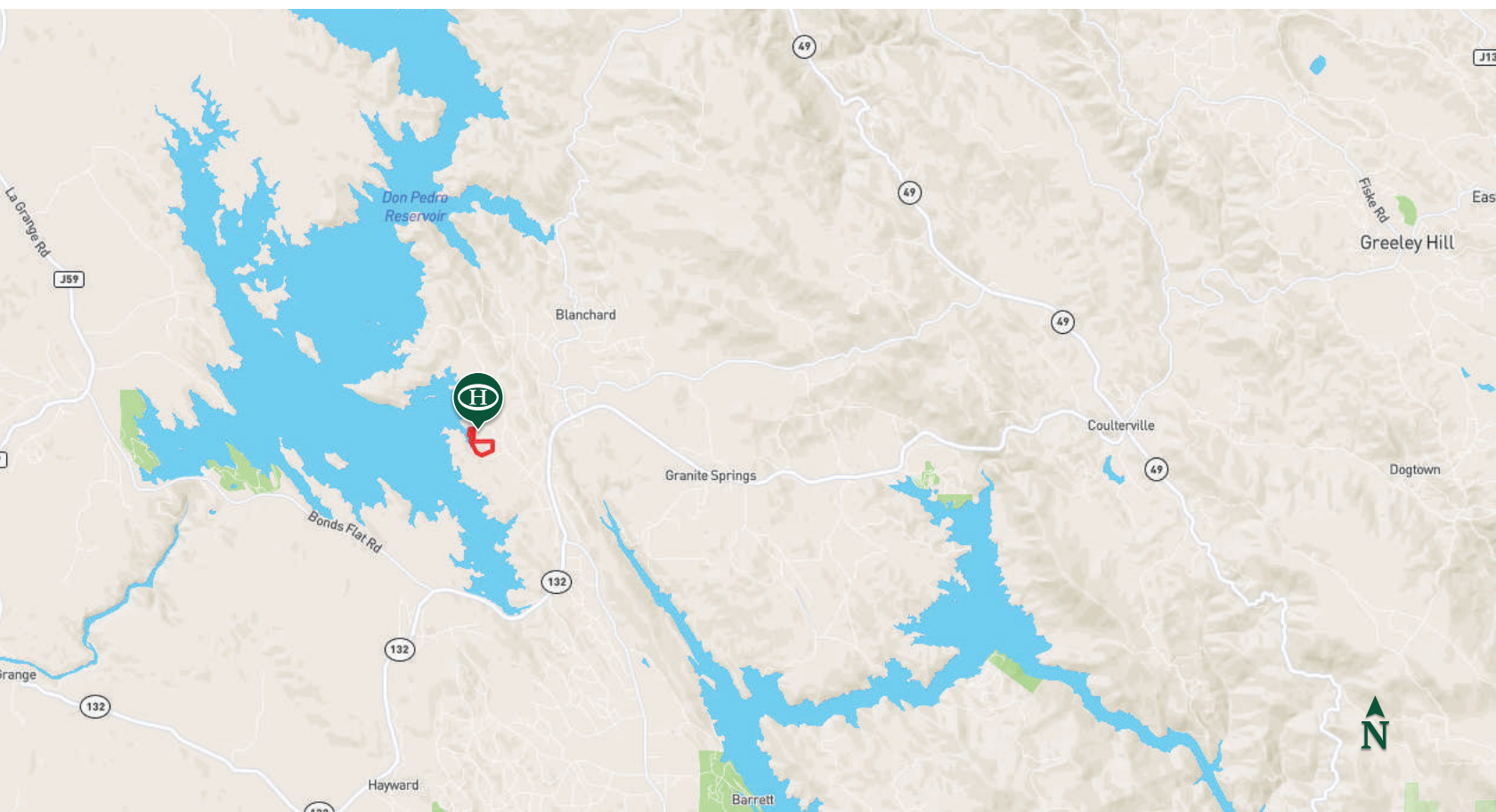
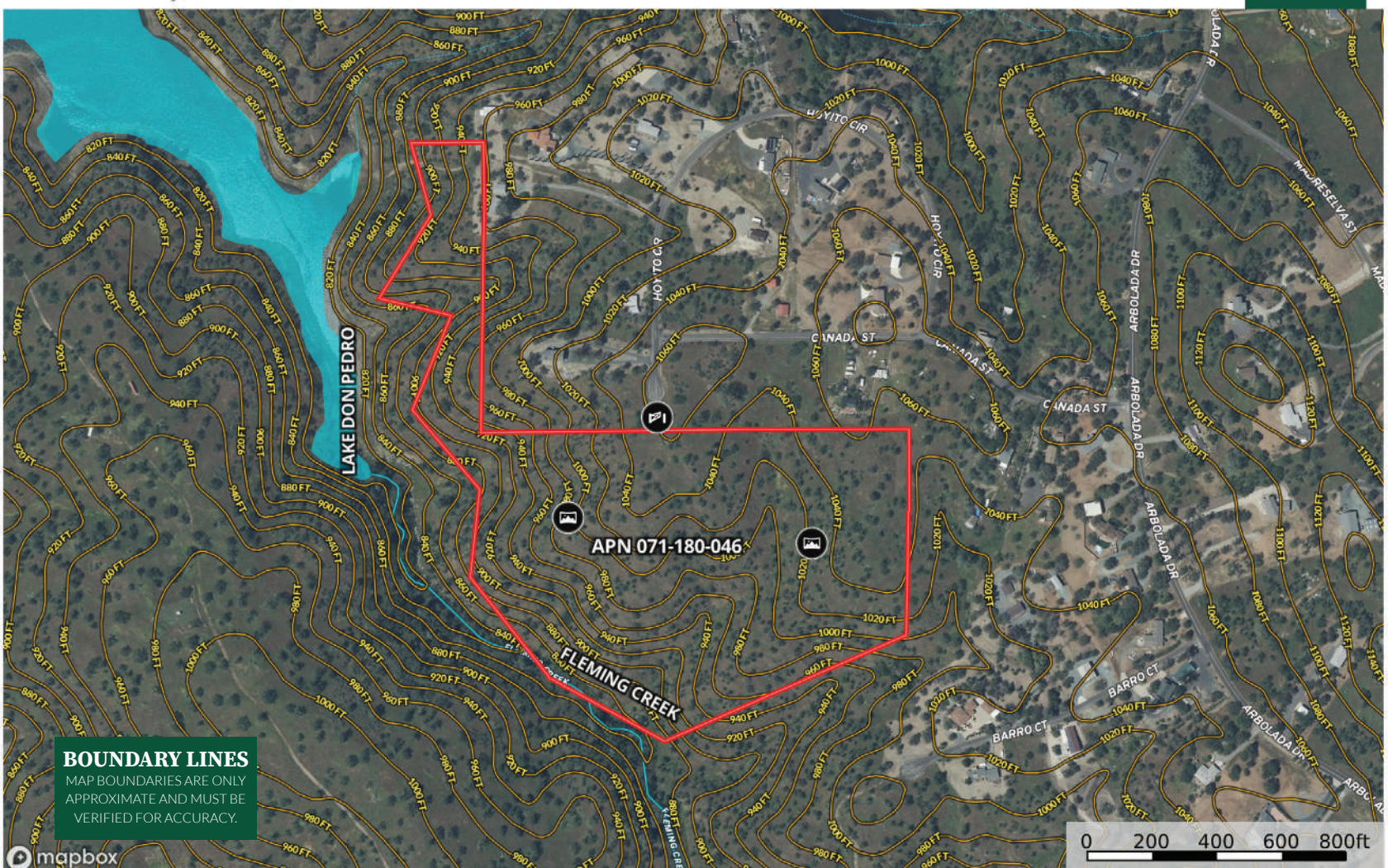
Lake Don Pedro, aka Don Pedro Reservoir, was originally developed in 1923 primarily as storage for irrigation water. After the new dam was completed in 1971, the capacity grew to over 2 million acre-feet of valuable water source. The lake and facilities provide first class water sports recreation, power generation, and flood control. It is one of Central California's largest lakes, and provides three primary recreation areas, with camping, boating, marina and swimming: Fleming Meadows, Blue Oaks and Moccasin Point. Don Pedro's popularity is evident in the lovely private and secluded neighborhoods and the extensive lake activities. See the Recreation Description Section and Resource section for more information, attachments and links.

## **Location**

This property is in the Lake Don Pedro community area, close to several regional communities: 15-miles from La Grange, less than 20-minute drive to Coulterville, 25-miles to Groveland, , 25-miles to Groveland, 45-minute drive to Sonora, 44-miles to Oakdale, 1-hour drive from Turlock, less than an hour's drive from Merced, 44-miles to Yosemite National Park, 2-hour drive to San Francisco Bay Area. The nearby towns and communities provide plentiful shopping, dining and other resources and amenities to residents, along with close access to Yosemite National Park. Numerous international airports are a few hours' drive to the west, north and south.















# 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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