

Six Bit Vista Retreat

40.00 Acres

Tuolumne County, CA

\$630,000



HAYDEN  OUTDOORS.

Six Bit Vista Retreat

TOTAL ACRES:

40.00

PRICE:

\$630,000

COUNTY:

Tuolumne County

CLOSEST TOWN:

Chinese Camp, CA

Presented by



Kevin Brunk

📍 Real Estate Agent, CA Lic #02139744

✉ KevinBrunk@HaydenOutdoors.com

📞 209.604.2912



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Property Summary

Six Bit Vista Retreat is a 40-acre property near the town of Chinese Camp in historic Tuolumne County. Minutes from CA-120, this turnkey property includes a home, barns, creek, outbuildings and more. In the scenic Red Hills area, the property offers public road access, great water sources and striking views of the area foothills. This quiet retreat property is centrally located between Groveland and Oakdale with many recreational opportunities.



Activities & Amenities

ATV/Off Road
Borders Public Lands
Cycling/Mountain Biking
Equestrian/Horse Property
Hiking/Climbing
House
Hunting - Big Game, Predator/Varmint, Small Game, Turkey, Upland Birds & Waterfowl
Irrigation
Mineral & Water Rights
Off Grid Power
Outbuilding/Barn/Shed/Shop
Solar
Stream
Water View
State Hunting Unit: See CA Fish & Wildlife

Land Details

Address: 9000 Six Bit Ranch Road,
Chinese Camp, California 95309, USA
Closest Town: Chinese Camp
Total Acres: 40.00
Deeded Acres: 40.00
Zoning: AE-37
Elevation: 1,000' - 1,280'
Topography: Varied, flat to sloped
Vegetation: Native trees, grasses and shrubs
Water/Mineral Rights: Yes
Source of lot size: Other

Building Details

Homes: 1
Style of Home(s): Two story ranch-style
Finished Sq. Ft.: 1,868
Bedrooms: 3 | Full Bathrooms: 2
Parking Types: Detached Garage & Carport
Outbuildings: 7
Types of Outbuildings:
Garage/Carport Storage Building
Solar Battery/Storage Building
Well Control Building
Upper Barn/Outbuilding
Creekside Barn/Outbuilding
Mid-Level Barn/Outbuilding
Home-Level Barn/Outbuilding
Fence Type: Barbed wire and other ranch fencing
Heating Systems: Wood Stove
Foundations: Raised Foundation
Waterfront Features: Creek
Exterior Features: 475-sq. ft. covered porch / deck
160-sq. ft. screened-in porch



Land

This property ranges from 1,000' – 1,280 and is adjacent to public land on three sides. The property has convenient, well-maintained access via Red Hills Road and Six Bit Ranch Road. The gravel driveway to the ranch center features tree-covered rolling hills, valleys and expansive vistas. A second internal road provides access to a hilltop pad and another outbuilding, providing expansive vistas of the area. The property includes a beautiful creek along Six Bit Gulch winding through the lower meadow area and ending in nearby Lake Don Pedro. A quartz mine is on site and a variety of native conifers, other trees and vegetation populate the land. APN: 064-190-002-000





Improvements

This off-grid property includes:

HOME: 1,868-sq. ft. two-story main home. Includes kitchen with pantry storage, dining area, great room, laundry/misc. room, first floor bedroom with closet, first floor bathroom, two second floor bedrooms with additional loft areas, second floor closet, second floor bathroom, 160-sq. ft. screened indoor/outdoor porch room and a fully covered 475-sq. ft. deck. The home has many windows providing outstanding views throughout. The home is solar powered with battery and generator back-up. The water well includes a large 3,000 storage tank. A septic system and propane tank also serves the home.

GARAGE/CARPORT STORAGE BUILDING: 560-sq. ft. 28'x20' detached wood garage/carport storage building with separate connected storage room, located near the entrance to the home.

SOLAR BATTERY/STORAGE BUILDING: 96-sq. ft. 8'x12' lockable enclosed wood framed building for solar battery and other storage.

WELL CONTROL BUILDING: 64-sq. ft. 8'x8' wood building for water well controls and misc. use.

UPPER BARN/OUTBUILDING: 700-sq. ft. 44'x16' multi-use wood outbuilding.

CREEKSIDE BARN/OUTBUILDING: 780-sq. ft. multi-use wood outbuilding.

MID-LEVEL BARN/OUTBUILDING: 280-sq. ft. 28'x10' multi-use wood outbuilding.

HOME-LEVEL BARN/OUTBUILDING: 700-sq. ft. multi-use wood outbuilding.

OTHER: The land is fenced and cross fenced with internal ranch roads, gates and other features and equipment. The main driveway gate is a solar powered automatic unit.

Buildings, structures, square-footages and other details are approximate.





Recreation

The property is located in the Gold Rush foothills at the foot of the Sierra Nevada mountains, rich with a variety of outdoor recreation opportunities. Six Bit Vista Retreat is in the Red Hills Recreation Area, a region of 7,100 acres of public land located between Chinese Camp/CA-120 and La Grange Road to the southwest. The Red Hills are noticeably different from the surrounding countryside. The serpentine-based soils in the area support a unique assemblage of plant species. Included among the thorny buckbrush and foothill pine is a rich variety of annual wildflowers. In the Red Hills buckbrush and other shrubs provide browse and seeds for mule deer, jackrabbits, coyotes, bobcats and fox. Approximately 88 bird species have been observed in the Red Hills, including mourning dove, ash-throated flycatcher, scrub jay, wren-tit, plain titmouse, bushtit, Bewick's wren and house finch. Valley quail and mourning dove are the major game birds in the Red Hills. An abundant insect population supports insectivorous birds including western kingbirds, ash-throated flycatcher, tree swallows, barn swallows, black phoebes, and others. Raptors include the red-tailed hawk, Cooper's hawk, prairie falcon, and great horned owl. Fish-eating birds seen in the Red Hills include the belted kingfisher and great blue heron. Roadrunners can also be found. Wintering bald eagles roost along the shores of Don Pedro Reservoir and have been observed where Six Bit Gulch enters the lake. Other outdoor activity opportunities on the property and in the region include hunting, fishing, off-roading, mountain biking, hiking, camping, wildlife viewing, horseback riding and more. Other activities are available in the surrounding hills, mountains, lakes, rivers and streams of the Sierra Nevada. 45-miles east on CA-120 you will find yourself in Yosemite, one of the most unique and picturesque National Parks in the US. The popular fishing and boating at Lake Don Pedro Moccasin Point Marina is only 9-miles away. The nearby Tuolumne, Stanislaus and Merced Rivers provide excellent fly-fishing as well. Closer to the property, the historic communities of Jamestown, Sonora and Groveland provide a step back in time with a variety of lively shops, restaurants, hotels with premier golf, dining and recreation.







Region & Climate

Chinese Camp and the neighboring communities in Tuolumne and Stanislaus County offer year-round residents and visitors exceptional climate and weather. The region, in the middle of Gold Country, boasts some of the most sun-days in the area by being above the fog line and below snowfall areas. Chinese Camp Elementary School, Grades: 3-6, Distance: Approx. 1.3-miles; Jamestown Elementary School, Grades: K-8, Distance: Approx. 7.2-miles; Sonora High School, Grades: 9-12, Distance: Approx. 10.2-miles.

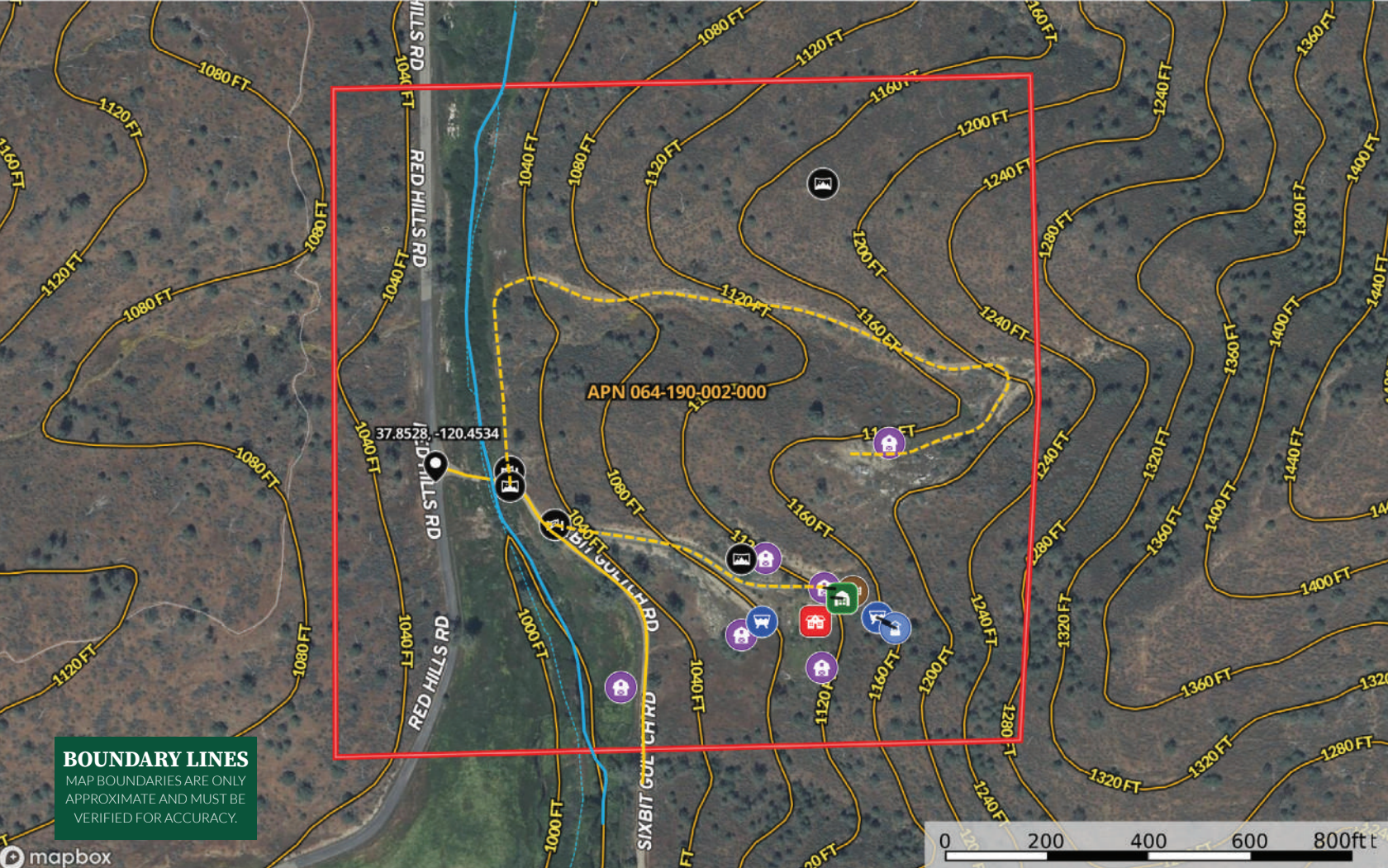
History

Chinese Camp is the remnant of a notable California Gold Rush mining town. Between 1849 and 1882, thousands of Chinese immigrants arrived in the area to look for good fortune on the legendary "Gold Mountain." The settlement was first known as "Camp Washington" or "Washingtonville" and one of the few remaining streets is Washington Street. Some of the first Chinese laborers arriving in California in 1849 were driven from neighboring Camp Salvado and resettled here, and the area started to become known as "Chinee" or "Chinese Camp" or "Chinese Diggings". At one point, the town was home to an estimated 5,000 Chinese. Source: Wikipedia

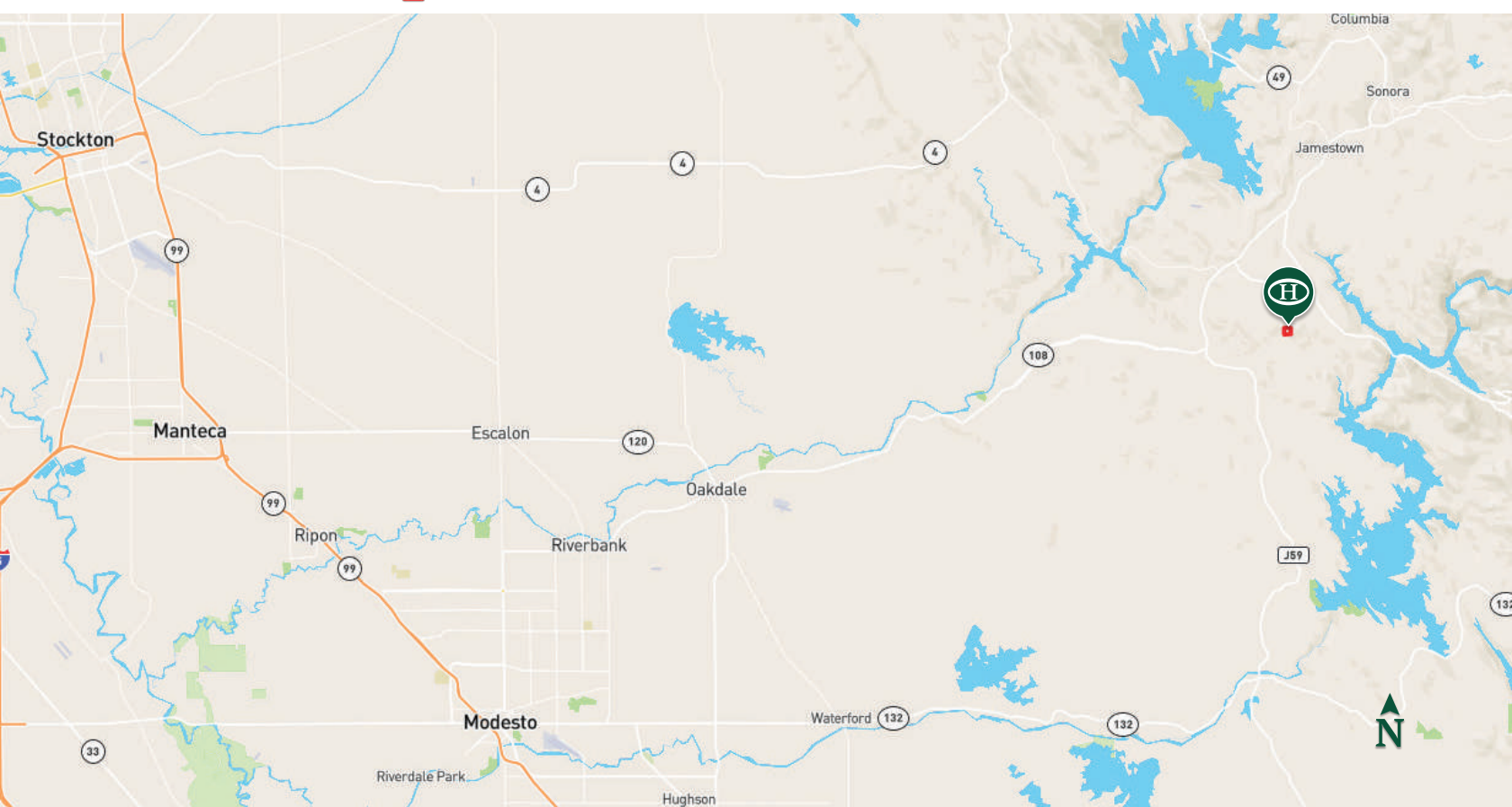
Chinese Camp is a registered Historical Landmark. Reportedly founded about 1849 by a group of Englishmen who employed Chinese as miners, Chinese Camp was headquarters for stage lines in early 1850s and for several California Chinese mining companies. Much surface gold was found on hills and flats. The first Chinese tong war in the state was fought near here between the Sam Yap and Yan Woo Tongs. Source: California State Parks

Location

Chinese Camp is in Tuolumne County along the scenic CA-120. The property is 11-miles from Sonora, 9-miles to Moccasin Point Marina at Don Pedro Lake, 18-miles to Groveland, 25-miles to Oakdale and 42-miles to Yosemite national Park. These towns and nearby communities provide plentiful shopping, dining and other resources and amenities to residents. Numerous international airports are a few hours' drive to the west and north. The Chinese Camp post office is 2.1-miles from the property.



- Panoramic View
- 37.8528, -120.4534
- Solar Battery Bldg
- Well
- Water Storage Tank
- Solar Panel Array
- Main House
- Barn / Outbuilding
- Gate
- Internal Roads
- Six Bit Ranch Road
- Boundary
- Stream, Intermittent
- River/Creek









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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 an 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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