

Greeley Hill Forest Vista

40.84 Acres | Tuolumne County, CA | \$250,000



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Greeley Hill Forest Vista

TOTAL ACRES:

40.84

PRICE:

\$250,000

COUNTY:

Tuolumne County

CLOSEST TOWN:

Coulterville, CA

Presented by



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Property Summary

Nestled in the Sierra Nevada mountains, the Greeley Hill Forest Vista is a 40.84-acre gem in Tuolumne County. This two-parcel property includes quality timber, excellent hunting land, well-maintained access roads, multiple springs and nearby power. With outstanding views of the Sierra, several building pads, and easy access to Groveland, Greeley Hill and Coulterville, this property is ready for your dream home, retreat or getaway.



Activities & Amenities

ATV/Off Road
Borders Public Lands
Mountain Biking
Development Potential
Hunting
Mineral & Water Rights
Natural Spring
Seasonal Stream
Timber
Wooded
State Hunting Unit: See CA Fish
and Wildlife for regulations

Land Details

Address: TBD Wagner Ridge Road,
Coulterville, California 95311, USA
Closest Town: Greeley Hill
Total Acres: 40.84
Deeded Acres: 40.84
Zoning: RE-2, RE-5, A-20
Elevation: 3,380' - 3,760'
Topography: Varied / Rolling
Vegetation: Native deciduous and
conifer trees, grasses, shrubs
Timber Land Acres: 40.84
Mineral & Water Rights: See Title
Estimated Taxes: \$1,819.34 - 2025
Source of lot size: Assessor/Tax Data



Land

The scenic and versatile **surveyed land** ranges from 3,380' to 3,760' in elevation and has convenient, **well-maintained access** from multiple directions. The drive to the property features tree-covered rolling hills, valleys and scenic views of the **Sierra Nevada**. The property includes good quality conifer timber, a variety of deciduous trees, and has also been masticated. Trees include Sugar Pine, Ponderosa Pine, Incense Cedar, Mountain Dogwood, Black Oak, Canyon Oak, California Live Oak and Douglas Fir. Located in the **Stanislaus National Forest**, this property has ideal habitat for **quail, deer and other wildlife** and provides a wide range of opportunities for the outdoor enthusiast. The land has multiple **year-around springs**, a **seasonal creek** and several ideal **building pad** areas. . The views inside and beyond the property are spectacular, with beautiful flowering plants, including Lupine, Indian warrior, Manzanita, Baby Blue Eyes, Jeffrey Shooting Star, Wild Rose, California Poppy, Mariposa Lily, Western Azalea, Mountain Dogwood, Toyon and more. Electrical power is close to the property boundary. **Zoning is favorable:** APN 066-450-008, 2.47-acres, RE-2; APN 066-450-013, 38.37-acres, RE-5/A-20. Total of 40.84-acres. The property is not currently enrolled in the Williamson Act.









Recreation

Outdoor activities are plentiful on the property and in the surrounding hills, mountains, lakes, rivers of the Sierra Nevada. **Lake McClure** is just a 30-minute drive away and the immensely popular **Don Pedro Reservoir** is also nearby, offering boating, watersports and fishing. The **Tuolumne and Merced Rivers** flow down from the Sierras and provide excellent fly-fishing and recreation. About 21-miles east you will find yourself at the west entrance to **Yosemite**, one of the most picturesque National Parks in the country. Closer to the property, the historic community of **Groveland** provides a step back in time with a variety of lively shops, restaurants, hotels with premier golf, dining and recreation at nearby **Pine Mountain Lake**.

Agriculture

The property has **high quality healthy timber**.

Region & Climate

The region has a rich history in the **gold mining era** and continues to provide a welcome feeling in **Greeley Hill, Groveland** and in the other neighboring communities in Tuolumne and Mariposa County. The area provides enjoyable climate, shopping, entertainment, dining and other **resources** to residents and visitors. Centrally located, the area boasts some of the most sun-days in the region and is lower than the heavier winter snow found at the higher elevations to the east. The average annual precipitation is about 6.32 inches, with the first frost typically occurring in late November. Summer is typically warm and dry, with high temperatures near 90 degrees.





History

The **Greeley Hill** area has a rich history, with reminders of the **gold mining era, timber industry and ranching**. The region continues to provide a friendly, mountain community feel in Greeley Hill and the other neighboring communities in Tuolumne and Mariposa County. Greeley Hill is located along the historic **John Muir Trail**, a beautiful route to **Yosemite**. Nearby Groveland was originally part of a small placer mining area discovered by James D. Savage, a California pioneer of 1846. Savage founded the towns of **Big Oak Flat** and **Groveland**, then collectively known as Savages Diggings in 1849. In 1874, the Big Oak Flat Road to Yosemite was completed as a tourism and freight route linking the San Joaquin River docks in Stockton and the Yosemite Valley.

Location

This property is in the Greeley Hill community area, close to several regional towns and communities: **6-miles to Greeley Hill, 9.3-miles from Groveland**, a 25-minute drive to Coulterville, 36-miles to Sonora, 55-miles to Oakdale, and **21-miles to Yosemite National Park**. Greeley Hill is in the northern part of Mariposa County, along County Road J-132 (Greeley Hill Rd.) which follows the famous John Muir Trail route. The property is very near the county line and is in Tuolumne County, east of **Historic Coulterville**.

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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 regards 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.

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"I highly recommend Kevin Brunk for your real estate needs. He was the most professional and knowledgeable real estate agent I have ever had the pleasure working with. He sold our property in a timely manner and did a great job communicating along the way. It was a seamless transaction. Thanks Kevin."

- BROOKS DANIELSON

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