

Lazy Buck-125

125.68 Acres

El Dorado County, CA

\$1,250,000



HAYDEN  OUTDOORS.

Activities & Amenities

ATV/Off Road
Cattle/Ranch
Conservation Easement
Cycling/Mountain Biking
Equestrian/Horse Property
Farm/Crops/Ag
Hiking/Climbing
Hunting - Big Game, Small Game,
Turkey & Upland Birds
Irrigation
Mineral Rights
State Hunting Unit: D5

Land Details

Address: 0 Palace Lane, Placerville,
California 95667, USA
Closest Town: Placerville
Total Acres: 125.68
Zoning: RL-40
Elevation: 2440
Topography: Rolling Hills
Vegetation: Oak
Water Rights: Yes
Mineral Rights: Yes

Building Details

View: Creek, Mountain, Private,
Scenic & Wooded



About This Property

Incredible opportunity to own over 125 acres of rolling, oak-covered hills in south El Dorado County. Just minutes from Historic Downtown Placerville, the park-like property features amazing ridge top views of the snow-capped peaks to the East, Consumnes River Canyon, and vineyards of the Fairplay Wine Region to the South, and points beyond. The south-facing rolling hills provide sun-warmed grasslands and cool shade under the majestic oaks.

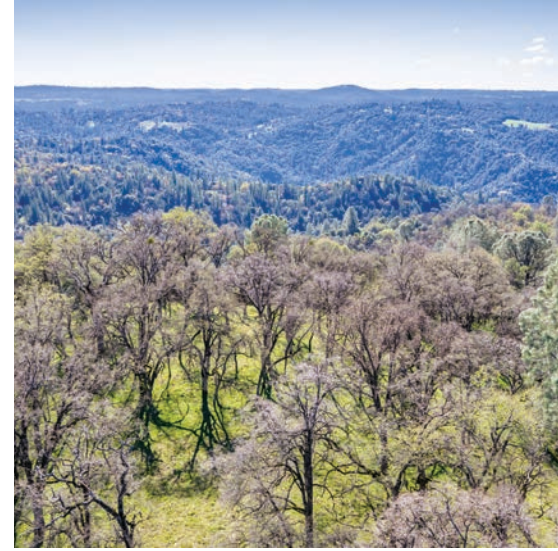
Land

The Lazy Buck-125 consists of 125.68 acres of oak woodlands zoned RL-40 with a lot split possible into 3 approximately 40 acre parcels. With hilltop locations throughout, favorable build sites provide extensive view potential of the surrounding Sierra Nevada Foothills and Consumnes River Canyon. The grassy hills and meadows offer plenty of forage for livestock and wildlife.

Assessors parcel number: 046-022-002-000

Improvements

The property contains a system of unpaved roads and trails for access to the south-facing hilltops, Primary gated access is from the paved and private Palace Lane , with additional gated access from Bucks Bar Road on the east boundary and Ranch Road on the west. El Dorado Irrigation District's Crawford Ditch traverses the property and provides access to residential and irrigation water. The property is fenced along the west, south, and east boundary lines.



Recreation

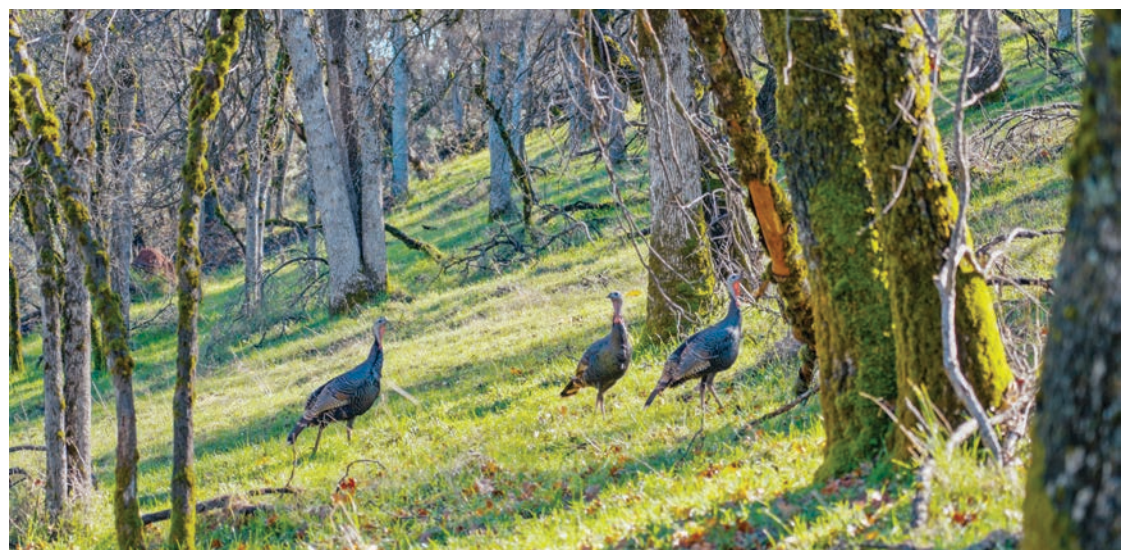
El Dorado County offers premier year-round outdoor recreation, featuring whitewater rafting on the American River, skiing/snowboarding at South Lake Tahoe resorts (Heavenly, Kirkwood, Sierra-at-Tahoe), and extensive hiking in the Desolation Wilderness. Key spots include the Rubicon Trail for OHV, Sly Park for boating/camping, and Cronan Ranch for biking, with abundant fishing and gold panning opportunities.

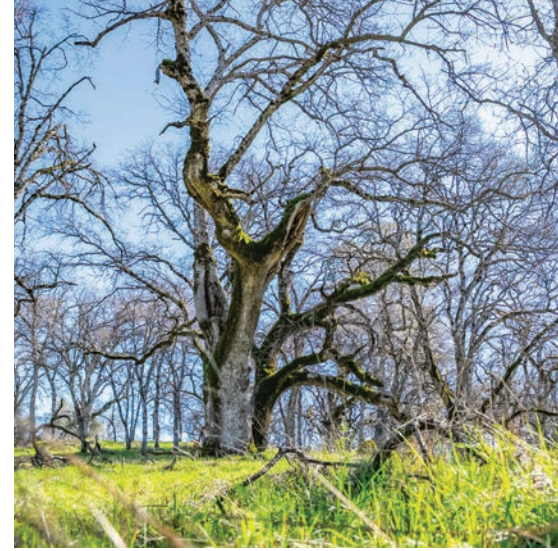
Water Activities & Fishing

- South Fork American River: Famous for whitewater rafting, kayaking, and fishing.
- Lake Tahoe: Offers swimming, boating, kayaking, and paddleboarding.
- Loon Lake & Jenkinson Lake: Popular for boating, fishing, and swimming, with camping available at Sly Park Recreation Area.
- Lake Natoma: Known for crew races, sailing, and kayaking.

Hiking, Biking & Trails

- Desolation Wilderness: Nearly 64,000 acres of alpine forest and granite peaks, perfect for hiking and backpacking (permit required).
- Cronan Ranch Regional Trails Park: Features 12 miles of trails for hiking, biking, and horseback riding along the American River.
- El Dorado National Forest: Offers extensive hiking, horseback riding, and cycling trails.
- Rubicon Trail: World-renowned for off-highway vehicle (OHV) access.
- Folsom Lake State Recreation Area: Features a 32-mile bike path.





Camping & Parks

- Sly Park Recreation Area: Features 191 campsites, hiking, and equestrian trails.
- Henningsen Lotus Park: 51-acre park with a boat launch and beach area on the American River.
- Pioneer Park: Features an equestrian arena and sports fields.
- El Dorado Hills Community Park: Includes a skate park, dog park, and aquatic center.

Winter Sports

- Skiing/Snowboarding: Access to top-tier resorts, including Heavenly, Kirkwood, and Sierra-at-Tahoe.
- Snowshoeing/Cross-Country Skiing: Available in the Eldorado National Forest and Desolation Wilderness.
- Wine Tours and Tasting: El Dorado County and nearby Amador County are home to a multitude of of vineyards and tasting rooms for the wine-lover.

Additional Activities

- Gold Panning: Available in various rivers, particularly near Coloma.
- Rock Climbing: Popular at Lover's Leap.
- Picnicking: Numerous sites in the national forest and county parks.
- Apple Hill: Located near Placerville, offering seasonal, family-friendly orchard activities.





Agriculture

Currently used for cattle grazing, the property has plenty of forage and water access for livestock including cattle, horses, goats, and sheep. The surrounding area is well known for wine grapes with the Fairplay Wine Region and Amador's Shandoah Valley just a short drive away.

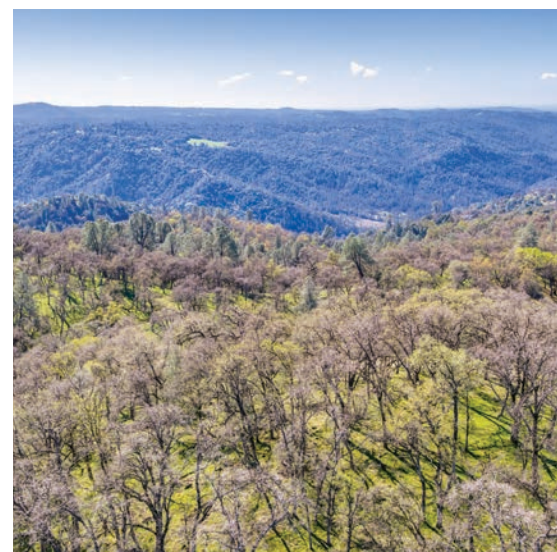
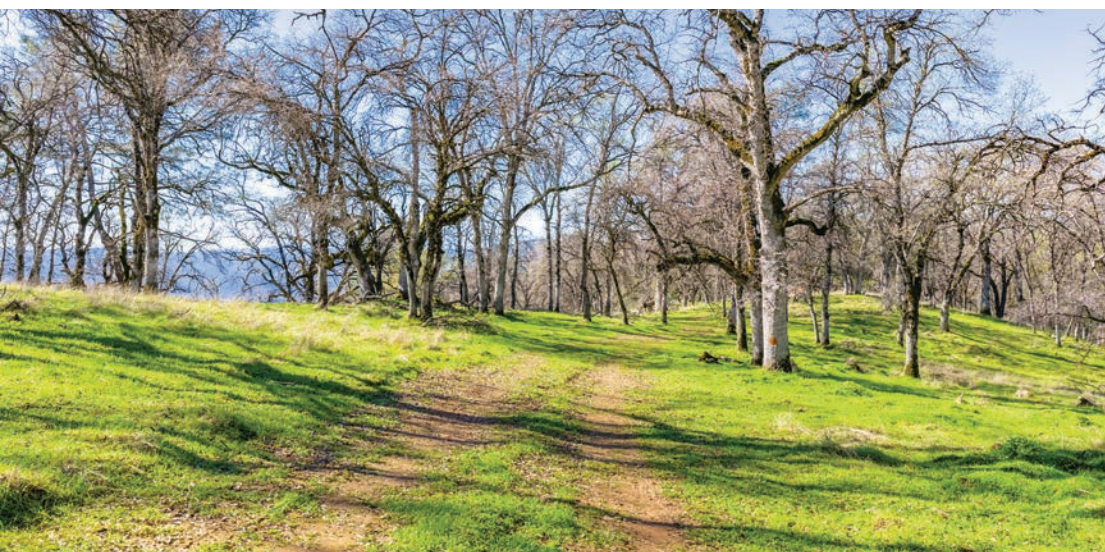
Region & Climate

Placerville area features a Mediterranean climate with four distinct seasons, characterized by hot, dry summers and cool, wet winters, typically avoiding heavy valley fog. Located around 2,000 ft elevation, it experiences average July highs around 93°F and January lows near 32°F–38°F. Annual rainfall averages roughly 38 inches, with light, infrequent snow..

Location

The Lazy Busk-125 is 15 minutes from downtown Placerville and US-50, and less than 1 hour from California's Capital City, Sacramento. The Sacramento International Airport is approximately 1 hour away. A short drive to the east is El Dorado National Forest and the ski areas of Lake Tahoe.

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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.

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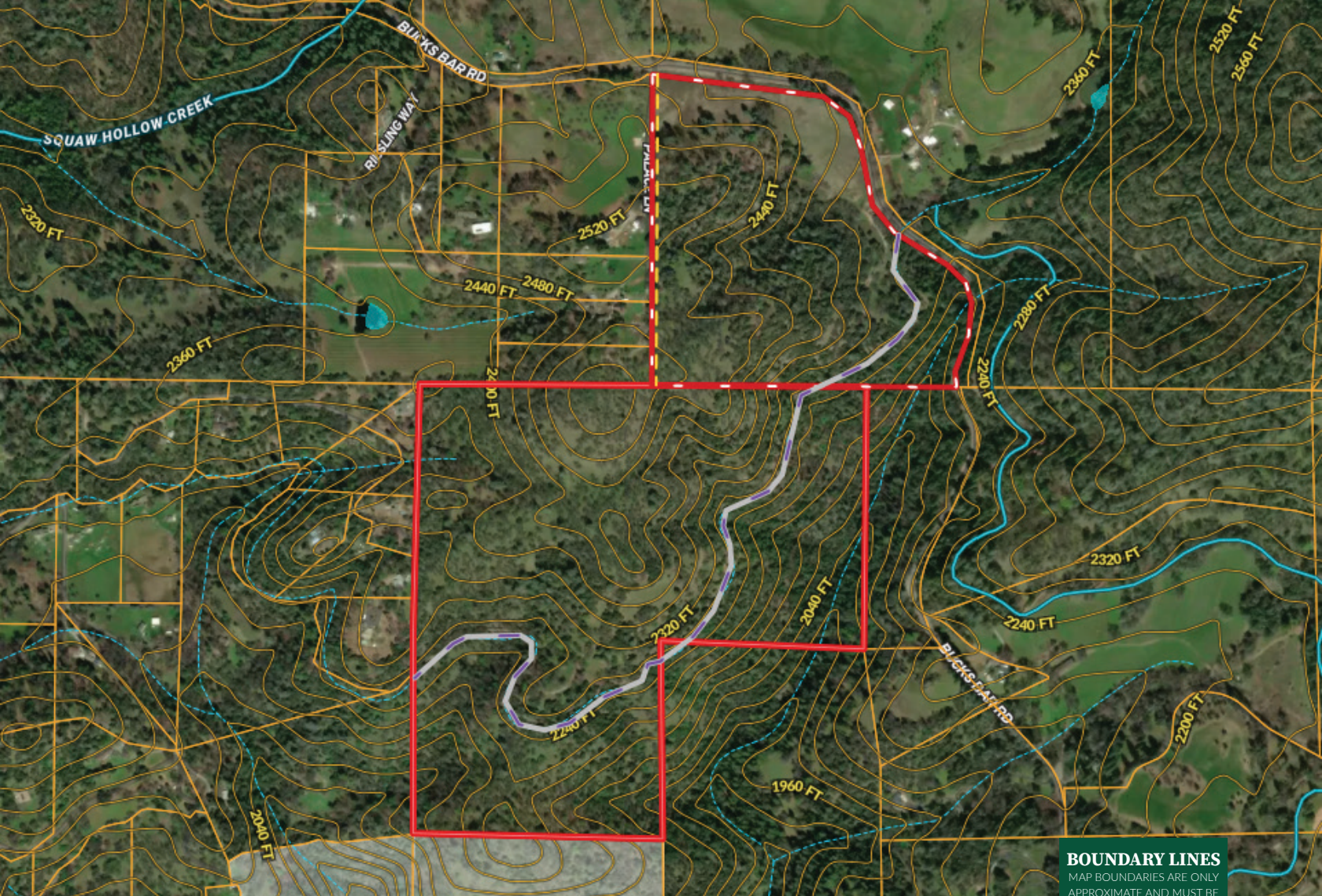


"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

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BOUNDARY LINES

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

- Boundary
- Easement Parcel Boundary
- EID Ditch and Access Easement
- Proposed Road Easement-Palace Ln



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