

# Blue Mountain Event Center & Ranch

217 Acres | Calaveras County, CA | \$2,300,000



HAYDEN  OUTDOORS.

# Blue Mountain Event Center & Ranch

TOTAL ACRES:

217

PRICE:

\$2,300,000

COUNTY:

Calaveras County

CLOSEST TOWN:

Wilseyville, CA

*Presented by*



## Rich Johnson

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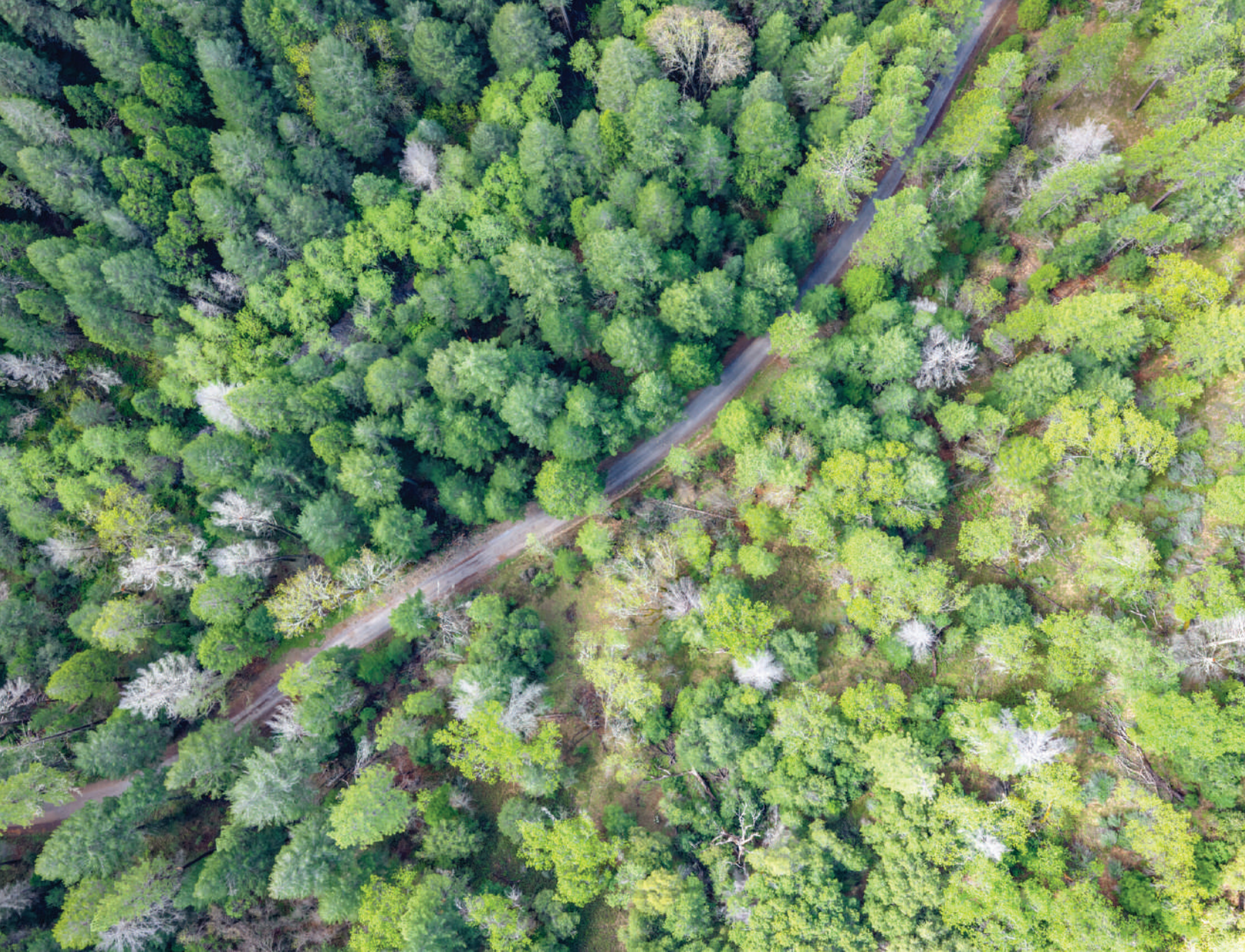
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## **Property Summary**

The Blue Mountain Event Center and Ranch is an exceptional 217-acre recreational ranch and private retreat located near Wilseyville, in the scenic foothills of Calaveras County, California. This versatile legacy property delivers unparalleled outdoor recreation and event hosting opportunities with room for music festivals, weddings, family gatherings, and camping along almost 1 mile of the Licking Fork of the Mokelumne River.

## **Land**

The Blue Mountain Event Center and Ranch encompasses approximately 217 secluded acres of A1-zoned agricultural land in the scenic foothills of Calaveras County.

The layout integrates natural water features with recreational and timber areas: nearly one mile of frontage along the year-round Licking Fork of the Mokelumne River, a tranquil pond fed by a freshwater ditch, sprawling meadows ideal for gatherings, and miles of trails weaving throughout the property for hiking, equestrian use, and OHV adventures. Improvements include a 1924 farmhouse, modular home, iconic event barn with stage and bar, storage buildings, three wells, and water storage tanks, all positioned for practical access, while the balance remains open for events, camping, or expansion. Access includes a short section of packed gravel county road and a bridge.

## Activities & Amenities

ATV/Off Road  
Campground  
Cycling/Mountain Biking  
Equestrian/Horse Property  
Farm/Crops/Ag  
Fishing  
Hiking/Climbing  
House/Cabin  
Hunting - Big Game, Turkey,  
Upland Birds, Waterfowl  
Lodge/Resort  
Mineral Rights  
Orchard/Vineyard  
Outbuilding/Barn/Shed/Shop  
Pond/Lake  
Recreational Business  
Stream/River  
Timber  
Water Access  
Water View  
Waterfront  
Wooded  
Water Rights  
State Hunting Unit: D5

## Land Details

Address: 7250 Mitchell Mill Road,  
Wilseyville, California 95257  
Closest Town: Wilseyville  
Total Acres: 217.00  
Zoning: A1-Ag  
Elevation: 2800  
Topography: Rolling Hills  
Vegetation: Timber, meadow  
Water Rights: Yes  
Mineral Rights: Yes  
Include Business?: Yes  
Income Type: Event Venue  
Source of lot size: Assessor/Tax Data

## Building Details

Homes: 2  
Style of Home(s): Farmhouse, Modular  
Finished Sq. Ft.: 1400  
Basement: None  
Electricity Provider: Off Grid  
Types of Outbuildings: Modular Home,  
Barn, Storage Sheds, Fish Hatchery  
Waterfront Features: Direct Access,  
Fishing, Swimming Hole  
Roofing: Metal  
View: Mountain, Pond, Private,  
Scenic, Stream, Water, Wooded



Terrain varies from flatter meadow and river-bottom areas to steeper, rolling hillsides suited for dirt bike and OHV riding, creating a dynamic, private retreat with natural elevation changes and abundant wildlife habitat.

Vegetation features a productive timber stand (estimated 2.5–3.0 MBF), lush grassy meadows, historic apple trees dating to the 1800s (likely planted in the 1850s), and diverse native cover that sustains wildlife. Water and mineral rights enhance the off-grid parcel's self-sufficiency. Overall, the property blends riverine, meadow, and wooded zones into a versatile, nature-immersed landscape perfect for recreation and events.

### Improvements

The property includes two primary residences and a collection of functional event and support structures on its 217-acre A1-zoned ranch parcel.

**1924 Farmhouse:** A rustic single-family ranch-style home built in 1924, approximately 1,428 sq ft. It offers classic Gold Country charm but requires renovation.

**Modular Home:** A second single-family residence, also in need of renovation.

**Iconic Old Barn/Event Venue:** A historic barn thoughtfully converted for large gatherings, featuring a built-in performance stage and bar—ideal for festivals, weddings, and events.

**Fish Hatchery:** Includes incubation building and rearing ponds, in need of renovation.

**Additional Structures:** Includes multiple storage buildings for equipment and supplies, water storage tanks, three water wells, and convenient outdoor flush toilets.

These improvements blend heritage character with practical event and off-grid functionality,





## **Recreation**

The 217-acre private ranch offers a diverse array of year-round recreational activities centered around its natural features and established event infrastructure. Water-based recreation includes trout fishing in the year-round Licking Fork of the Mokelumne River and the on-site pond. Extensive trail systems support hiking, equestrian riding, mountain biking, and OHV adventures, with steep terrain challenging advanced dirt bike and quad riders while offering beginner trails and kid-friendly areas.

The property excels as a large-scale event venue, hosting music festivals, fire and flow arts gatherings (e.g., FireDrums), onewheel/EUC races (e.g., Shredfest), weddings, retreats, and family camping across multiple days. A sprawling meadow provide space for picnics, BBQs, and group activities, while miles of scenic trails wind through timber stands, historic apple orchard, and wildlife-rich areas for nature immersion and exploration. Off-grid seclusion enhances the experience for veterans' events, charitable gatherings, and multi-day camping escapades in a serene Gold Country setting.

Additional passive recreation includes wildlife viewing and relaxing in the foothills landscape, making it ideal for both high-energy adventures and peaceful retreats.





## Agriculture

The 217-acre property is zoned A1 (General Agriculture), allowing a wide range of agricultural uses. Water and mineral rights support potential future agricultural activity or hobby-scale operations.

**Farming & Cattle:** The open meadow could support limited grazing, hay production, or small-scale livestock, consistent with typical Calaveras County foothill ranches.

**Crops:** A historic apple orchard features old trees dating to the 1800s (likely planted in the 1850s during the Gold Rush era), adding legacy character and potential for small-scale fruit harvesting or agritourism.

**Timberland:** A modest timber stand is present, estimated at 2.5–3.0 MBF. The site has deep historical ties to timber—originally a nearby 1882 sawmill location with operations continuing into the late 1940s under the Mitchell Mill name.

Overall, the land's agricultural attributes are legacy and permissive rather than active, offering buyers flexibility to pursue hobby farming, grazing, orchard restoration, or timber management alongside its established event and recreation uses.







### **Water/Mineral Rights & Natural Resources**

The 217-acre A1-zoned agricultural property includes conveyed water rights and mineral rights, as key amenities supporting its off-grid, self-sufficient character.

**Water Rights:** These encompass riparian rights associated with nearly one mile of frontage on the year-round Licking Fork of the Mokelumne River, plus supporting infrastructure including three productive wells, water storage tanks, and a pond fed by a pristine freshwater ditch. The rights enable beneficial uses for domestic, recreational (fishing, swimming), event-related, and potential agricultural or livestock needs without municipal water dependency.

The features collectively provide reliable water resources typical of foothill ranches with historical ditch and river access.

**Mineral Rights:** Full mineral rights are included and conveyed with the surface estate. This is a significant plus in Calaveras County's historic Gold Country.

These rights enhance the property's versatility for recreation, events, and legacy agricultural/timber uses.



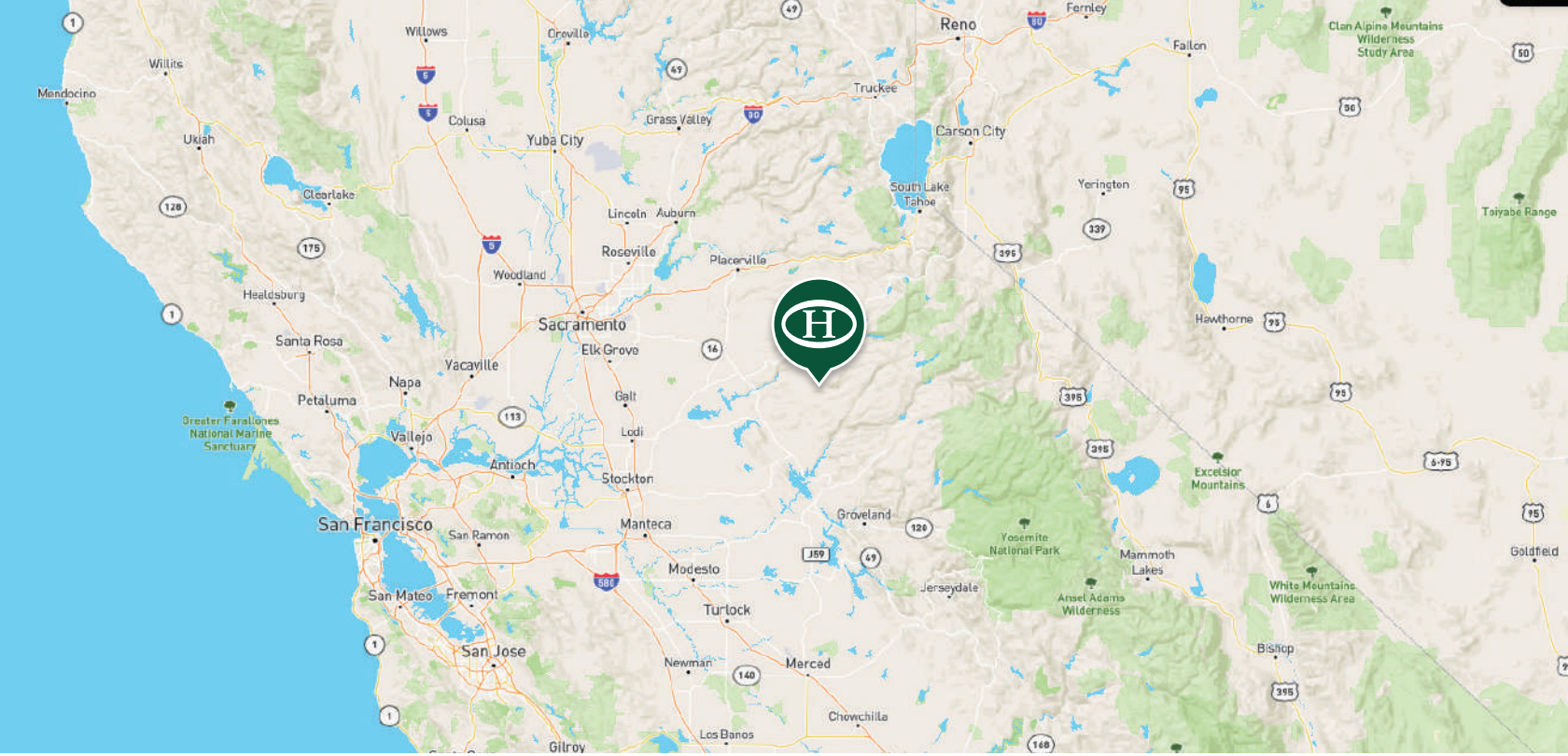




## Region & Climate

Wilseyville is an unincorporated community in Calaveras County, California, nestled in the Sierra Nevada foothills at an elevation of approximately 2,769 feet. This tranquil area is defined by its rugged landscape of rolling hills and dense forests, offering a variety of outdoor regional activities including hiking, fishing in the Mokelumne River, and competitive dirt bike racing at the annual Wilseyville Hare Scramble. The local climate features distinct seasons; summers are typically warm with average highs reaching the upper 80s in July, while winters are cool with temperatures often dropping into the mid-30s. Precipitation is concentrated in the cooler months, with December and February historically receiving the most rainfall—averaging over 11 inches each—while summer months like July and August remain nearly dry.





 Boundary

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



# 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."



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*- RICK STEINER, SELLER/BUYER*

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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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