

Sierra Vista Estate

15.13 Acres | Mariposa County, CA | \$145,000



HAYDEN  OUTDOORS.

Sierra Vista Estate

TOTAL ACRES:

15.13

PRICE:

\$145,000

COUNTY:

Mariposa County

CLOSEST TOWN:

Coulterville, CA

Presented by



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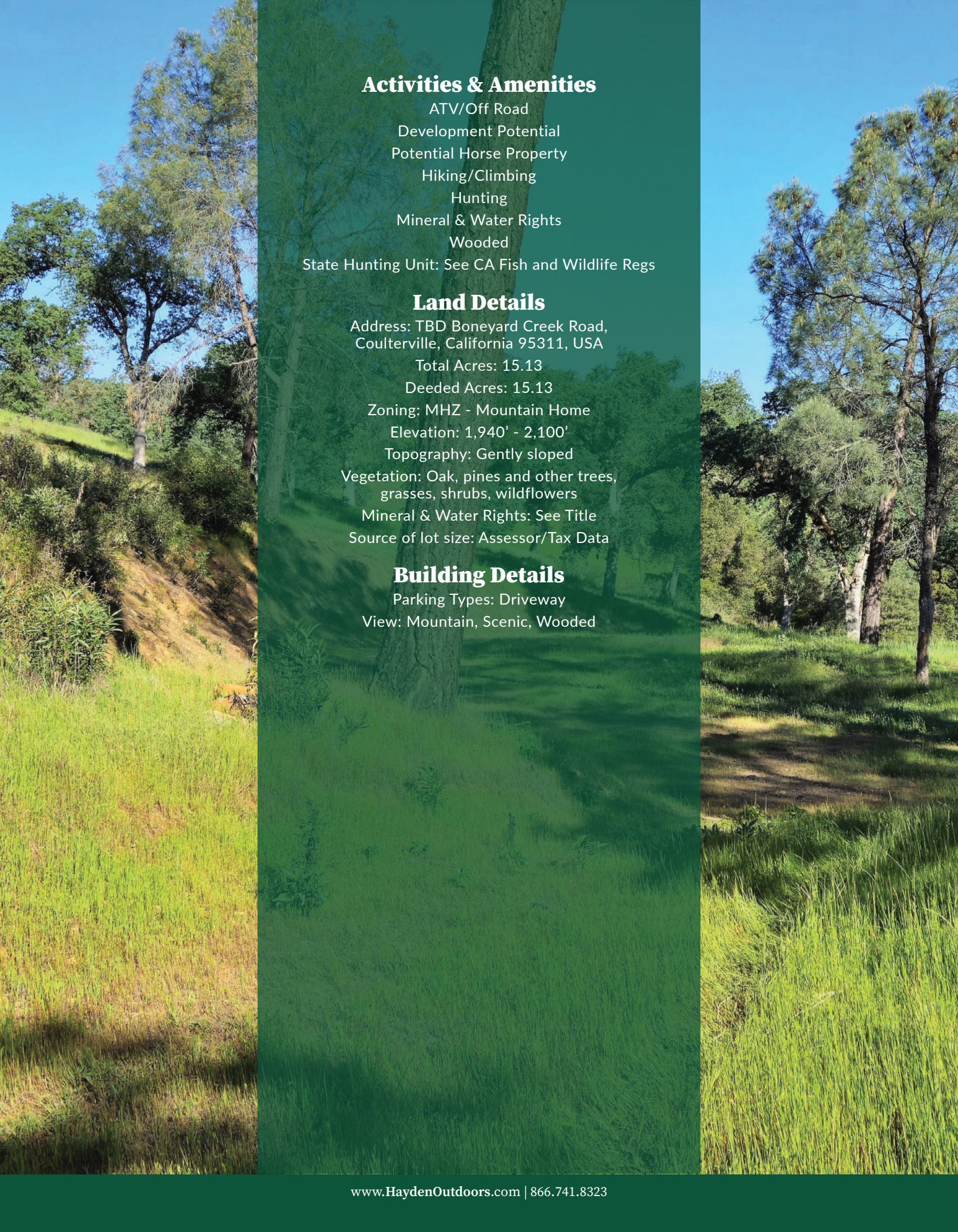




Property Summary

The Sierra Vista Estate is a 15.13-acre property in Coulterville in Historic Mariposa County. Located 1.7-miles northeast of town, this property includes great access, an existing building pad and a variety of possible uses, all with spectacular views of the foothills and Sierra. Located in a private area, this quiet property is centrally located along the John Muir Trail route with good proximity to resources and many recreational opportunities.



The image is a full-page background featuring a lush landscape. On the left, a steep hillside is covered in tall, golden-brown grass and green shrubs, with a large tree at the top. On the right, a grassy field is dotted with several tall, slender trees. A large, semi-transparent green rectangle is centered over the image, containing white text. The text is organized into sections: 'Activities & Amenities' with a list of recreational and land use options; 'Land Details' with specific property information; and 'Building Details' with information about the site's infrastructure.

Activities & Amenities

ATV/Off Road
Development Potential
Potential Horse Property
Hiking/Climbing
Hunting
Mineral & Water Rights
Wooded
State Hunting Unit: See CA Fish and Wildlife Regs

Land Details

Address: TBD Boneyard Creek Road,
Coulterville, California 95311, USA
Total Acres: 15.13
Deeded Acres: 15.13
Zoning: MHZ - Mountain Home
Elevation: 1,940' - 2,100'
Topography: Gently sloped
Vegetation: Oak, pines and other trees,
grasses, shrubs, wildflowers
Mineral & Water Rights: See Title
Source of lot size: Assessor/Tax Data

Building Details

Parking Types: Driveway
View: Mountain, Scenic, Wooded



Land

The elevation of the land is approximately 2,000' and has convenient, well-maintained access along Boneyard Creek Road. The property is a single parcel, accessed by the shared, gated private driveway. APN: 002-230-014, 15.13-acres. The land is gently sloped and includes oak and other native tree cover, with quality habitat for livestock and area wildlife. With favorable zoning (MHZ – Mountain Home Zone), this property has the potential to be subdivided into three 5-acre parcels. The property is not currently enrolled in the Williamson Act. The adjacent parcel with home is also available; contact listing agent for more information.

Improvements

Well-maintained access along Boneyard Creek Road, including an internal roadway to an existing building pad. A drainage culvert has been installed along the internal roadway for water diversion during the rainy season.

Recreation

Outdoor activity opportunities in the region include hiking, hunting, fishing, off-road, biking, wildlife viewing, horseback riding and more. Other activities are available in the surrounding hills, mountains, lakes, rivers and streams of the Sierra Nevada. Yosemite, one of the most unique and picturesque National Parks in the US, is about a 30-minute drive, with snow skiing at Dodge Ridge east of Sonora. Horseshoe Bend Recreation Area at Lake McClure is a short 10-minute drive and Moccasin Point Marina at Don Pedro Reservoir is only 20-minutes away, both offering boating, water-sports and fishing. The nearby Tuolumne and Merced Rivers and streams flow down from Yosemite and the Sierras, providing excellent fly-fishing, as well the Stanislaus and Tuolumne Rivers. The West's best lakes, rivers and streams of the foothills and Sierra surround the area, with the stunning scenery of the Gold Country, Yosemite and Sonora Pass.

Agriculture

The property is well suited for horses and livestock grazing with additional ag opportunities, including outbuildings and other infrastructure possibilities.







Region & Climate

Coulterville offers year-round residents and visitors desirable climate and weather. Yosemite travelers can opt to take Highway 132, aka the Historic John Muir Trail, through Coulterville and along a scenic, laid back route to the Sierra wonderland, or travel the nearby CA-120 entrance leading you through the charming historic town of Groveland and into a sportspersons' paradise. The region has a rich history in the gold mining era and continues to provide a "Gold Country" feel in the surrounding nearby communities. The Mother Lode is a narrow belt of land in east-central California ranging in elevation between 700 and 3,000 feet. Called La Veta Madre (The Mother Vein) by Mexican miners, it runs along the western slope of the Sierra Nevada for about 250 miles between Mariposa and Sierra City and encompasses some of the most beautiful scenery in the state. From gently rolling, chaparral-covered foothills, alive with wildflowers in the spring and lion-colored grasses in summer, to slender river gorges and wooded valleys, the scenery offers pure visual delights.

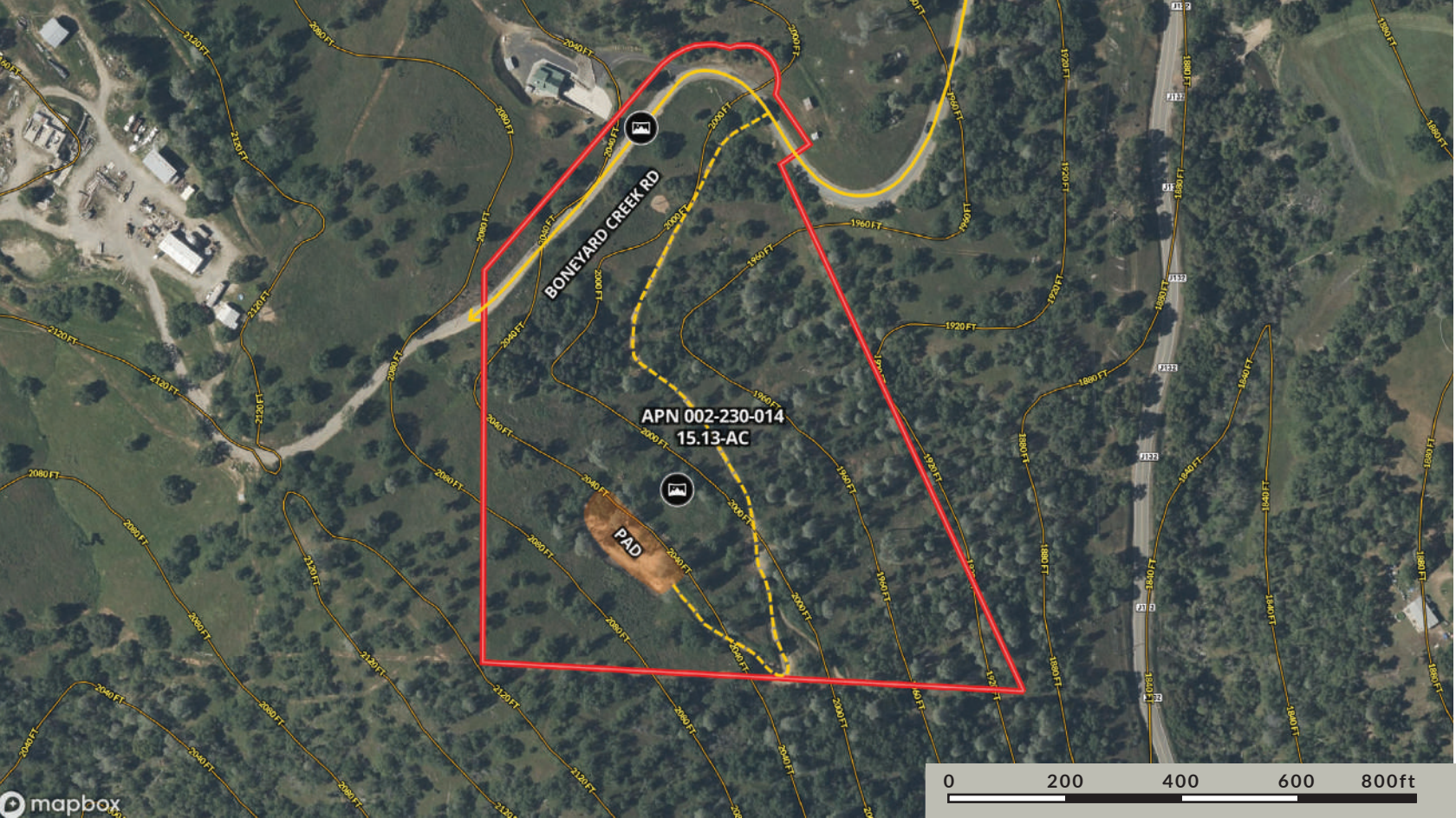
History

Coulterville is an **authentic California gold rush town** that was "too tough to die". During its heyday, it was a major gold mining and supply center. Coulterville remains filled with historic buildings and memories of the "49ers" and has been designated the California State Historical Landmark No. 332. Coulterville also serves as the base point of the **John Muir Highway**. George and Margaret Coulter traveled by covered wagon from Pennsylvania to California in 1849. Learning that the large number of placer miners seeking their fortunes in the three local creeks had to travel 30 miles over rough trails to get supplies, Coulter purchased a large supply of merchandise and opened business in a large blue canvas tent over which he conspicuously flew the American flag. The tent soon became a landmark to the nearly two thousand miners in the area and they called the place Banderita or "Little Flag." In 1852 the discovery of gold caused the community to grow rapidly. On March 5, 1872, the name of the town was changed to Coulterville to honor its founder. The lore of gold drew miners from around the world. The Sun Sun Wo Co. Store, built of adobe in 1851, is all that remains of that area of town. Boasting to have had the "crookedest railroad in the world," the original "Whistling Billy" locomotive now stands under the local hangman's tree next to the museum. Across the street stands the Jeffery Hotel, whose 30" thick walls, made of rock and clay binder, date back to 1851. The connecting Magnolia Room is an authentic early day saloon. In its heyday, there were twenty-five saloons and 10 hotels scattered around town. In the late 1800's, Coulterville became a popular stopover for Yosemite bound tourists. The first paved route into Yosemite National Park ran through Coulterville, bringing the horseless carriage. This route, via Coulterville (County Road 132), is **still one of the shortest and most scenic ways to travel to Yosemite National Park**.

Source: Excerpt Nat Geo, Sierra Nevada Geotourism

Location

The property is **1.7-miles to Coulterville**, which is at the intersection of CA-132 (Greeley Hill Road) and CA-49 (The Golden Chain Highway); 13-miles from Groveland and a 30-min drive from Jamestown and Sonora; 21-miles from La Grange to the west with Oakdale under an hour away; the Sacramento International Airport is just over a 2-hr drive to the northwest. Shopping, entertainment and ranch / home resources and supplies are available in several nearby communities. The Mariposa County Coulterville fire company is located in downtown Coulterville and the nearby **Cal Fire station is 2.8-miles from the property**.



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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."



"I highly recommend Kevin Brumnk 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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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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