

The Pines In Pioneer

81.93 Acres

Amador County, CA

\$425,000



HAYDEN  OUTDOORS.

The Pines In Pioneer

TOTAL ACRES:

81.93

PRICE:

\$425,000

COUNTY:

Amador County

CLOSEST TOWN:

Pioneer, CA

Presented by



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Property Summary

The Pines In Pioneer is a premier multi-purpose property in Amador County. Located 2.1-miles east of Pioneer, you'll find this 81.93-acre parcel in the heart of the Sierra Nevada. The scenic property is prime residential and recreational land along CA-88, just 16-miles east of Jackson. A mountain property offering excellent access, mature trees, creek and striking views. This centrally located property is ready for your home or getaway retreat.



Activities & Amenities

ATV/Off Road
Borders Public Lands
Cycling/Mountain Biking
Development Potential
Ag Potential
Hiking/Climbing
Hunting - Big Game, Small Game, Upland Birds
Seasonal Pond
Seasonal Creek
Timber/Wooded
State Hunting Unit: See CA Dept of
Fish and Wildlife Regulations

Land Details

Address: TBD CA-88, Pioneer,
California 95666, USA
Total Acres: 81.93
Deeded Acres: 81.93
Zoning: R1-A
Elevation: 3,100' - 3,380'
Topography: Varied topography - See map
Vegetation: Native deciduous and
conifer trees, grasses, shrubs
Mineral & Water Rights: Yes, See Title Report
Estimated Taxes: \$5,548 - 2025-26

Building Details

Other Improvements: Fencing and multiple gates
Waterfront Features: Seasonal Creek & Pond
View: Mountain, Scenic, Wooded



Land

This scenic and **versatile property** has a healthy population of conifer and deciduous trees with **excellent views** of the surrounding foothills and mountains. The surveyed property is gated and accessed by a **well-maintained** road along CA-88. The **South Branch of the Sutter Creek** traverses the land, with a **seasonal pond** in the northwest portion of the property. The land has several **excellent building sites** optimal for a home, cabin or other structure(s). Wildflowers and flowering plants bring a sparkle in the spring and early summer and the land has rich habitat for deer, quail and other wildlife. There are many sites for a water well, and **electrical power** is nearby. A bonus is the **BLM land on the south side** of the property. PG&E has an 87.5-ft wide easement along the route of the transmission lines that traverse the south portion of the property (contact listing agent for more information). Amador County APN 031-010-116.





Improvements

Fencing, including **entrance gate** at the north side of the property and a second gate at east side of the property.

Recreation

The **Pines In Pioneer** property and the surrounding Sierra Nevada region provides many **outdoor activity opportunities** such as hiking, fishing, camping, hunting, and more. Activities are plentiful in the surrounding hills, lakes, rivers and streams of the foothill communities and surrounding mountains. **Bear River Reservoir** is about 23-miles east and the popular **Silver Lake** and Kit Carson Lodge is about a 45-minute drive east along CA-88. Just a few miles further and you'll find some of the best snow in the west at **Kirkwood Ski Resort**. CA-88 is a very popular year-around route to **Lake Tahoe**, one of the most scenic – and largest – alpine lake in the US. Several popular foothill lakes are a short drive to the west. A wide array of spectacular **wineries** are in Amador County, just a few miles west of Pioneer. The popular Jackson Rancheria is a 20-min drive to the west.

Agriculture

Mature timber.





Region & Climate

Pioneer and the neighboring communities of **Volcano**, **Pine Grove** and others in **Amador County** offer year-round residents and visitors excellent west coast climate and weather. Over the course of the year, the temperature typically varies from 38°F to 88°F and is rarely below 30°F or above 95°F. Winters in the area are generally mild, with mild snowfall, while summers can be warm to hot. Rainfall is light and spreads throughout the year, making it an **ideal climate for outdoor living** and activities like fishing and hiking. Pioneer can get 48 inches of rain, on average, per year and snowfall is relatively light due to its lower elevation. On average, there are **259 sunny days per year** in Pioneer. The US average is 205 sunny days. For almost two centuries, people have been attracted to **Upcountry**; the sparkling mountain lakes; grassy meadows with glassy smooth ponds; profuse wildflowers; deep river canyons; dramatic mountain passes; and the rich diversity of recreation and history to be found.





History

PIONEER: Logging and lumbering in California's Sierra Nevada began well before gold was discovered. In the early 1800's logging was a laborious, slow, and dangerous profession, with brute strength and animal power being top requirements. The discovery of gold in 1848 brought a new demand for wood products. In January of 1848, the sawmill that James Marshall was building at Coloma was to be powered by water from the nearby American River. Although steam-powered mills had been sawing lumber for many years back East, water power was as good as it got in California. In fact, out West, much of the small quantity of lumber needed was still being produced by whip-sawing. While Marshall found gold, the resulting population explosion created a tremendous demand for timber products. They were needed for buildings, water flumes, mine timbers, and more.

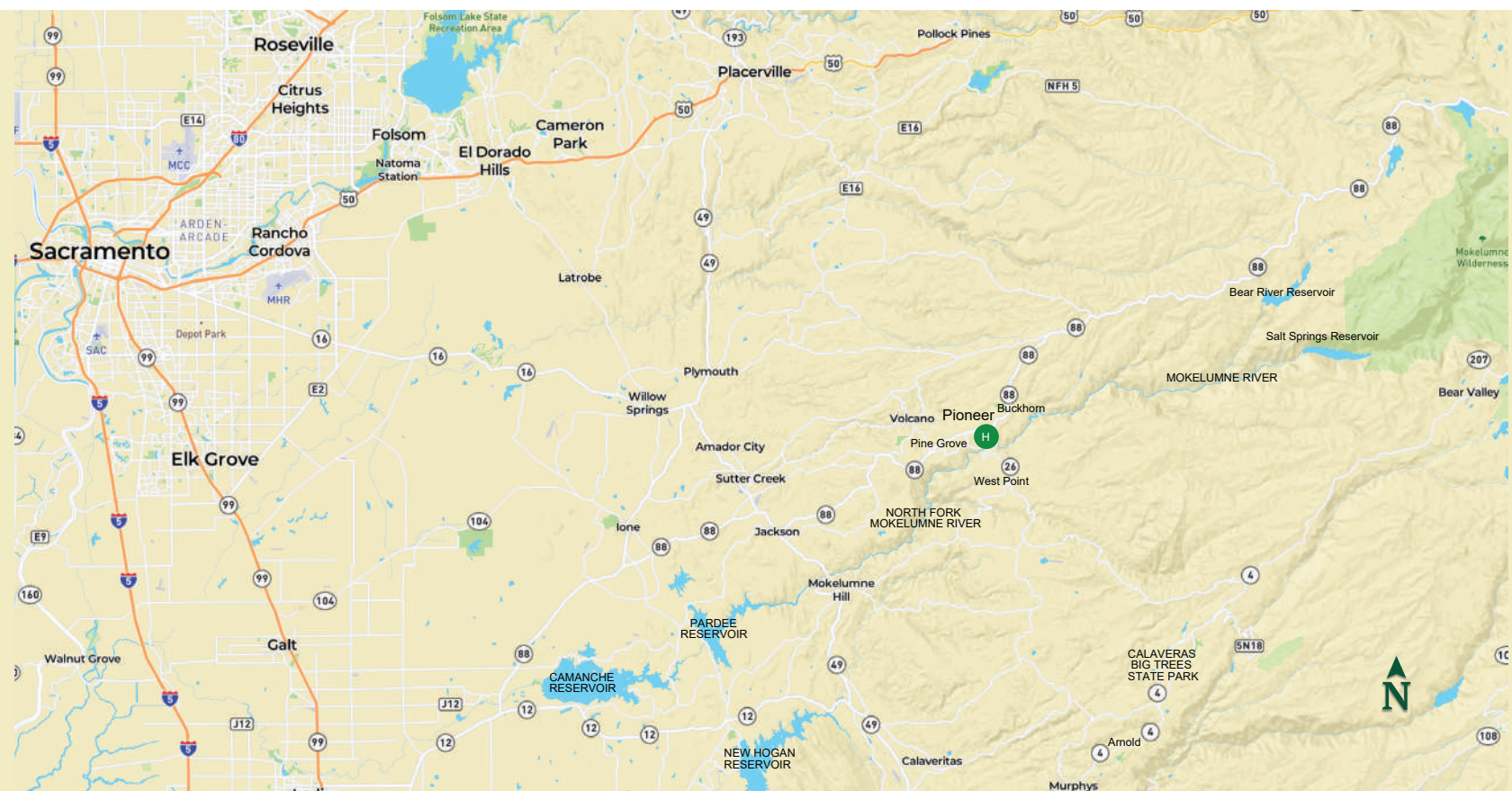
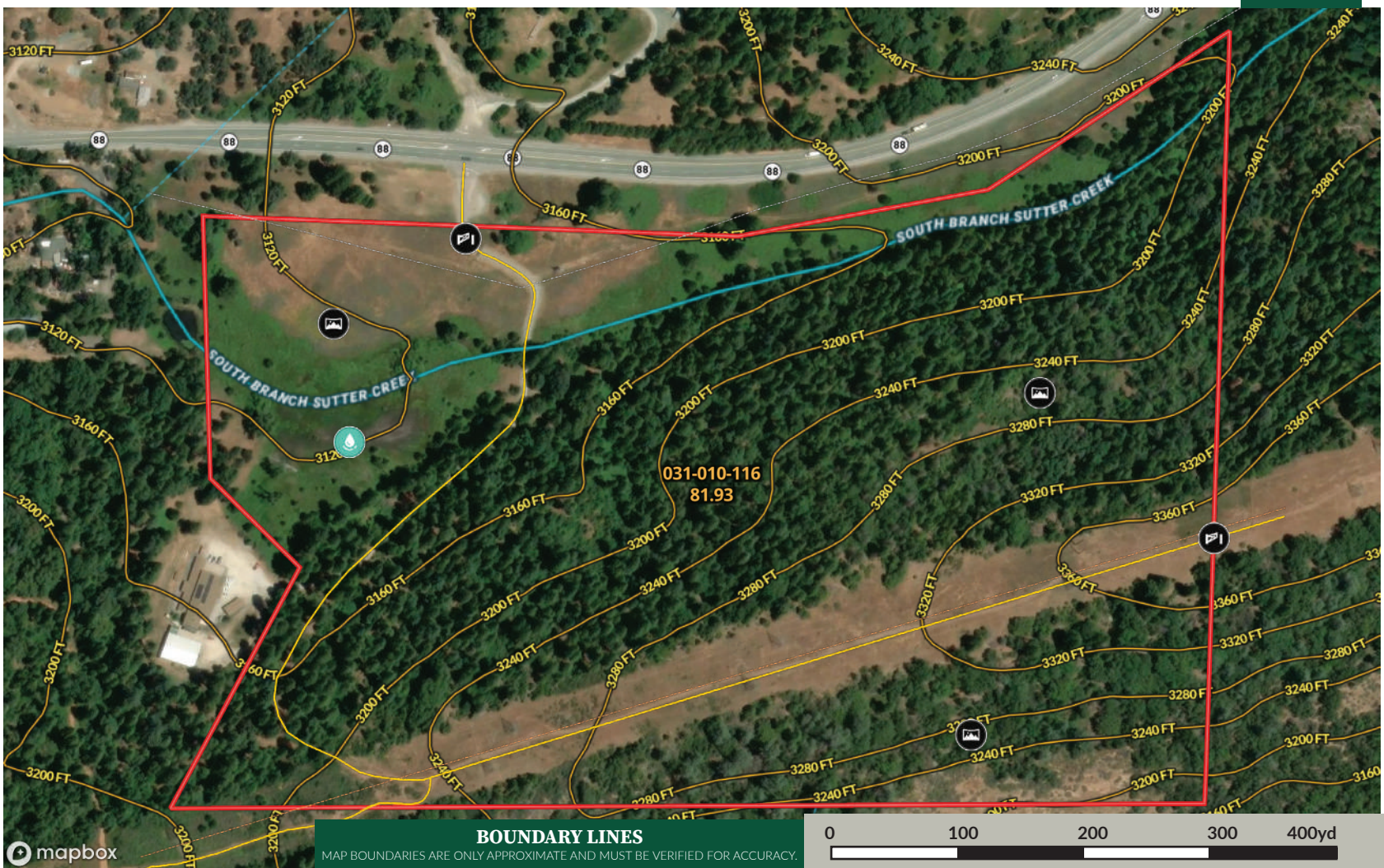
PINE GROVE: The current boundaries of Pine Grove include the former mining towns of Clinton and Irishtown. Prospectors in 1849 traveled from the Mokelumne River through Clinton (Pine Grove) on the way to the diggings in Volcano. In the early 1850's, the camp of Clinton became a market town, supplying placer miners of the middle and southern forks of Jackson Creek, and later the shallow quartz mines around Irishtown. As a stop on the stage road between Jackson, aqueduct City and Volcano, Clinton grew and by 1852 had 100 clapboard and canvas houses and the areas only hotel.

Location

The driveway to The Pines In Pioneer property is located at approximately 38.435844, -120.551211. **Pioneer is 19-miles east of Jackson** along CA-88. Other nearby communities include **Pine Grove, Volcano and Buckhorn**, all within a 5 to 10-minute drive. Sacramento International Airport is less than a 1.5-hour drive to the northwest. Shopping, entertainment, and ranch and home **resources** are readily available throughout the local towns, including Jackson. Plenty of upcountry services and eateries keep Pioneer's residents comfortable in their **quiet mountain oasis**.







H PROPERTY LOCATION



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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 Fair 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 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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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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