

**PRICE
REDUCED!**

SIERRA FOOTHILL RETREAT

Sierra Foothill Land For Sale. 79.12 acre of prime Sierra land for sale located in the Rail Road Flat area of Calaveras County. Property is accessed by Railroad Flat Road near the communities of West Point and Mountain Ranch. The property has varied terrain with hilltops, valleys, and seasonal streams. Vegetation is a mixture of ponderosa pine, cedar and manzanita with open grassland and wetland areas. There are multiple building sites with local and Sierra views. Zoning allows for 10 acre lots.

TRI *Outdoor Properties*

LAND BROKERAGE / Recreational · Agricultural · Conservation

A Division of TRI Commercial Real Estate

Building Great Relationships Between People and the Outdoors

FOR SALE

Calaveras County

±79.12 Acres

~~PRICE: \$230,000~~

PRICE REDUCED:

\$190,000

**NORTHERN & CENTRAL
CALIFORNIA**

SIERRA FOOTHILL RETREAT

Scenic Sierra View

TRI *Outdoor Properties*

LAND BROKERAGE / Recreational · Agricultural · Conservation

A Division of TRI Commercial Real Estate

Building Great Relationships Between People and the Outdoors

SERVING
NORTHERN & CENTRAL
CALIFORNIA



SIERRA FOOTHILL RETREAT

TRI *Outdoor Properties*

LAND BROKERAGE / Recreational · Agricultural · Conservation

A Division of TRI Commercial Real Estate

Building Great Relationships Between People and the Outdoors

SERVING
NORTHERN & CENTRAL
CALIFORNIA

SIERRA FOOTHILL RETREAT

PROPERTY PROFILE EXECUTIVE SUMMARY

Property: Sierra Foothill Retreat

Address: 3035 Wharregard
Rail Road Flat

Acreage: +/- 79.12

APN(s): 020-029-201

Elevation: 2,400-2,600 ft

Longitude: -120.4900

Latitude: 38.2954

Zoning: RA-10

House sf: N/A

MLS: 14072920

Price: \$190,000

Terms: Cash

Amenties:

Seasonal stream, Sierra Mountain View, possible subdivision, good timber stand, partially fenced.



TRI Outdoor Properties

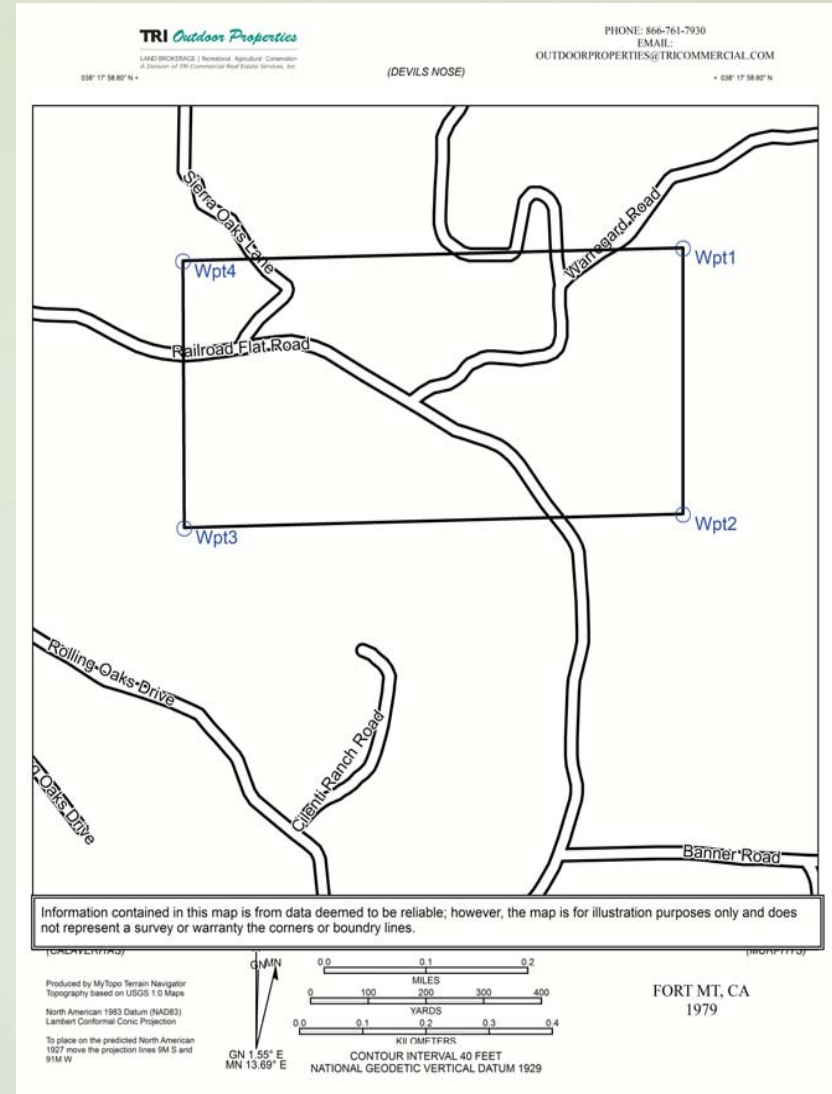
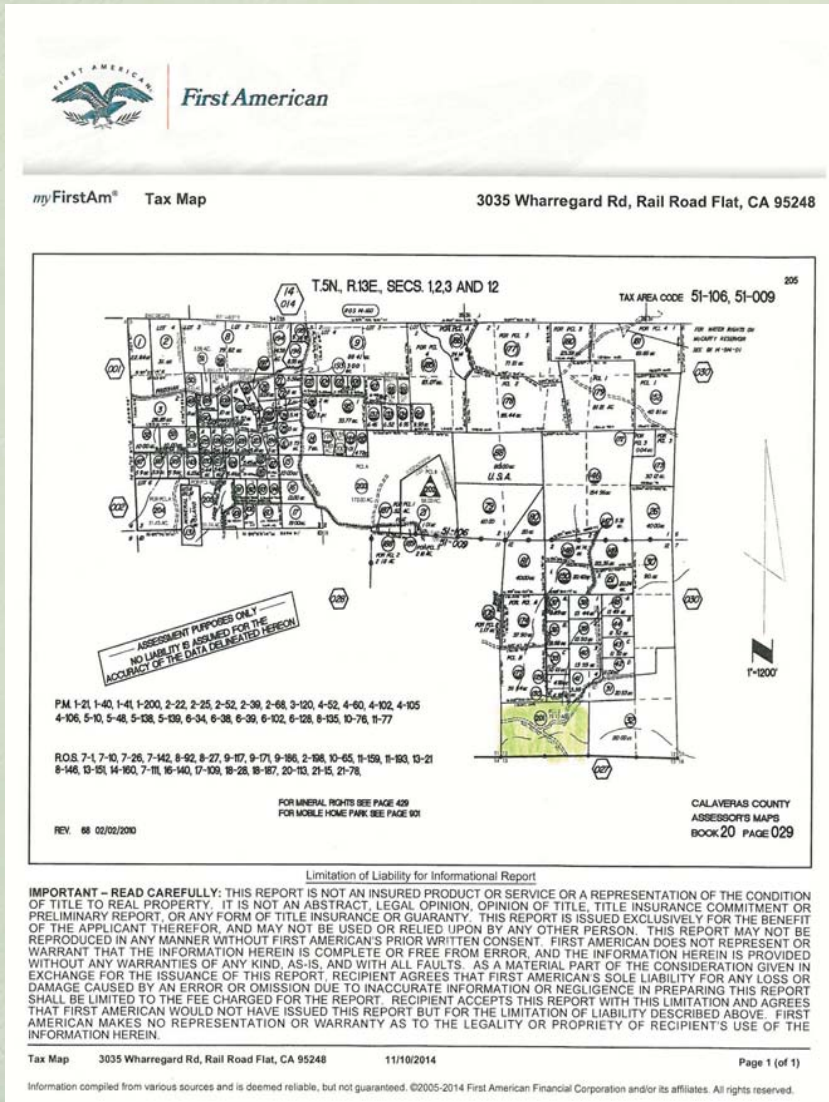
LAND BROKERAGE / Recreational · Agricultural · Conservation

A Division of TRI Commercial Real Estate

Building Great Relationships Between People and the Outdoors

SERVING
NORTHERN & CENTRAL
CALIFORNIA

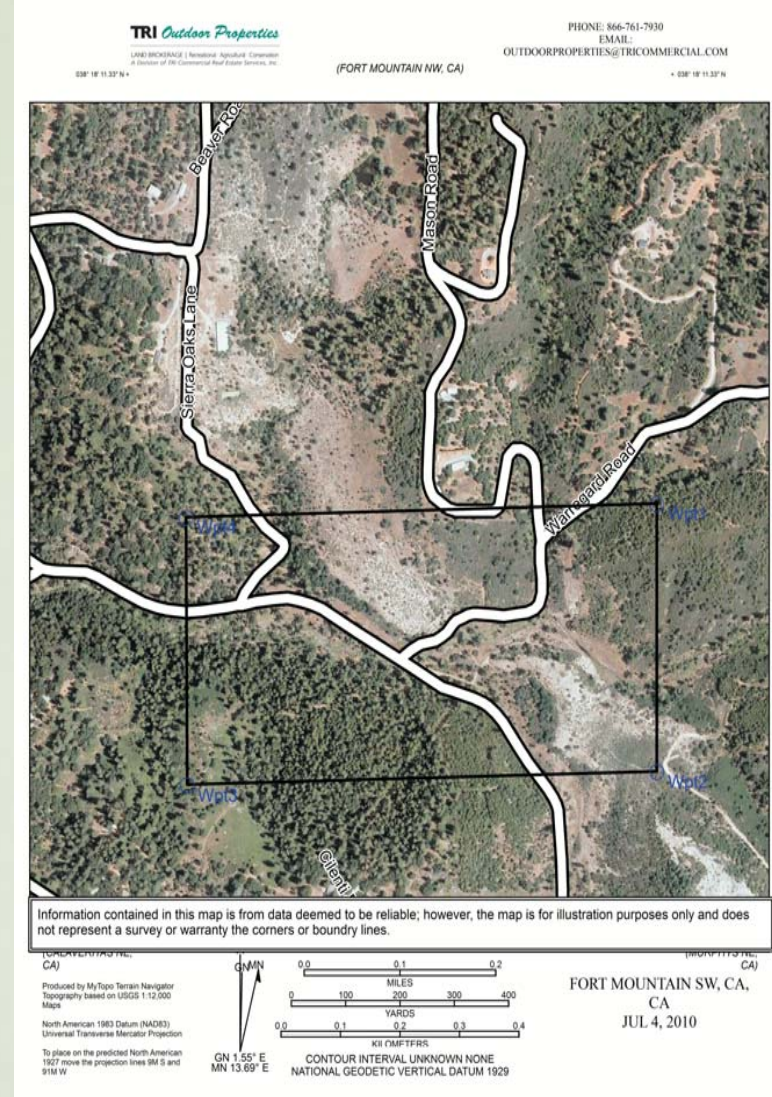
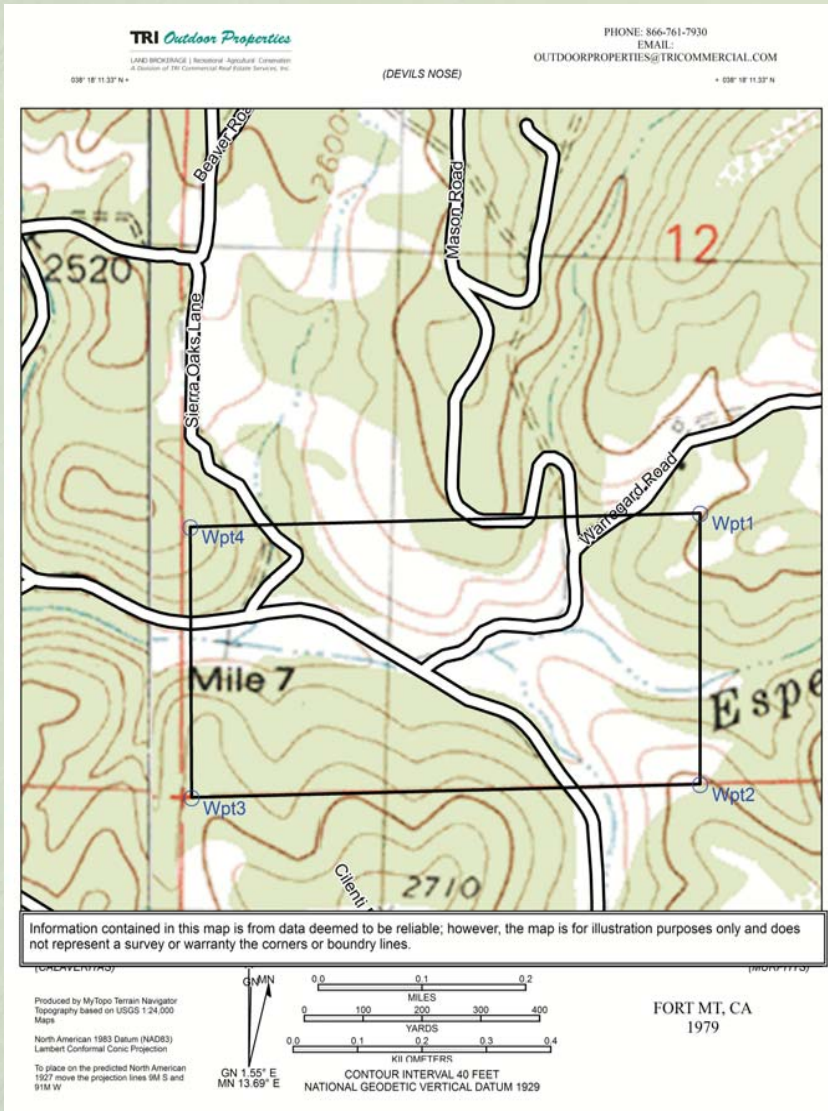
SIERRA FOOTHILL RETREAT



TRI Outdoor Properties
LAND BROKERAGE / Recreational · Agricultural · Conservation
A Division of TRI Commercial Real Estate
Building Great Relationships Between People and the Outdoors

SERVING
NORTHERN & CENTRAL
CALIFORNIA

SIERRA FOOTHILL RETREAT



TRI Outdoor Properties

LAND BROKERAGE / Recreational · Agricultural · Conservation

A Division of TRI Commercial Real Estate

Building Great Relationships Between People and the Outdoors

SERVING
 NORTHERN & CENTRAL
 CALIFORNIA

SIERRA FOOTHILL RETREAT

TRI *Outdoor Properties*

LAND BROKERAGE | Recreational · Agricultural · Conservation
A Division of TRI Commercial Real Estate Services, Inc.

Contact:

OLEN ZIRKLE
ALC
BRE: 01190000

MIKE KUPPENBENDER
SIOR, CCIM, ALC
BRE: 00811112

Tel ^ 866.761.7930
Fax ^ 916.960.5799

2209 Plaza Drive, Suite 100
Rocklin, CA 95765

www.trioutdoorproperties.com



AMENITIES:

Seasonal Stream
Sierra Mountain View
Fishing
Horseback Riding



TRI *Outdoor Properties*

LAND BROKERAGE / Recreational · Agricultural · Conservation

A Division of TRI Commercial Real Estate

Building Great Relationships Between People and the Outdoors

SERVING
NORTHERN & CENTRAL
CALIFORNIA