

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.

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FOR SALE

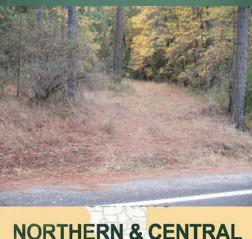
Calaveras County

±79.12 Acres

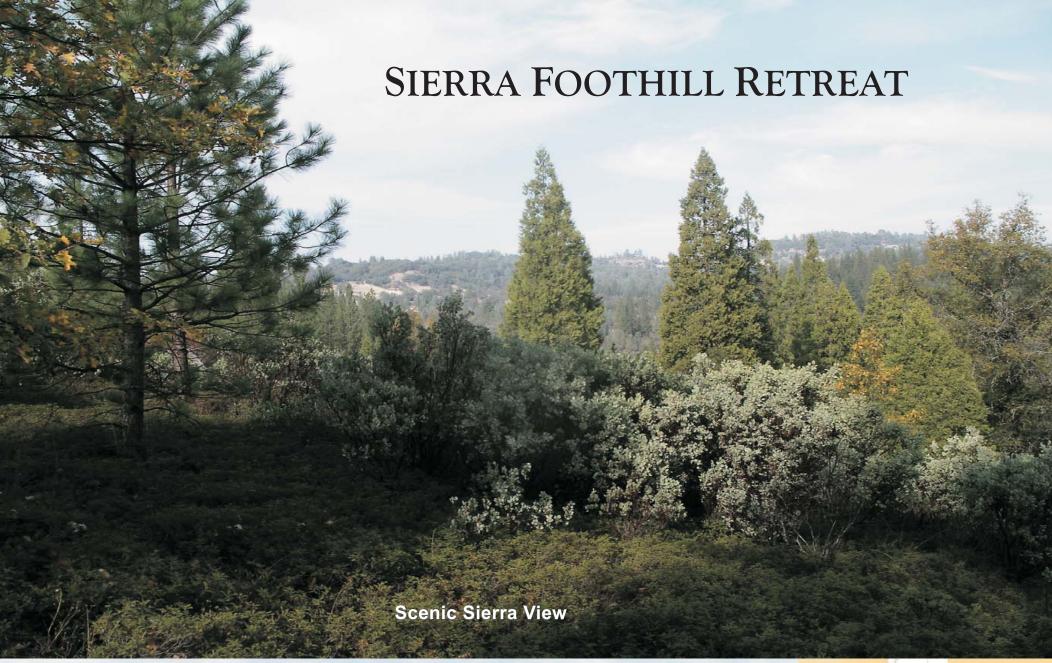
PRICE: \$230,000

PRICE REDUCED:

\$190,000



CALIFORNIA



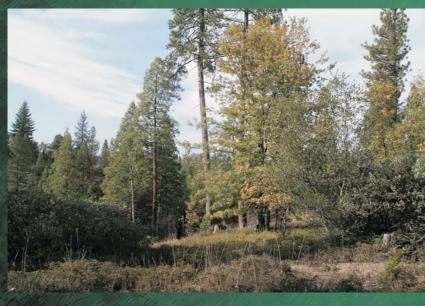
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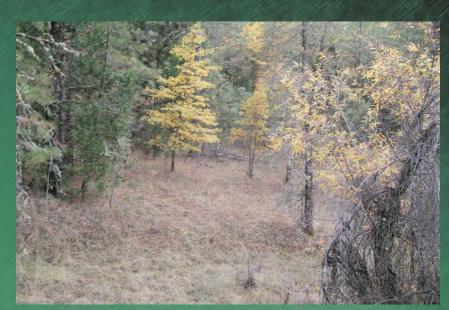
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PROPERTY PROFILE EXECUTIVE SUMMARY

Sierra Foothill Retreat **Property:**

3035 Wharregard Rail Road Flat Address:

Acreage: +/- 79.12

APN(s): 020-029-201

2,400-2,600 ft Elevation:

Longitude: -120.4900

38.2954 Latitude:

Zoning: RA-10

House sf: N/A

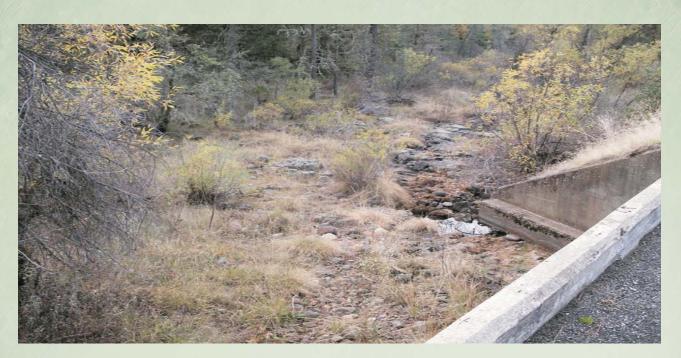
14072920 MLS:

Price: \$190,000

Cash Terms:

Amenties:

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





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Tax Map 3035 Wharregard Rd, Rail Road Flat, CA 95248 11/10/2014 Pag

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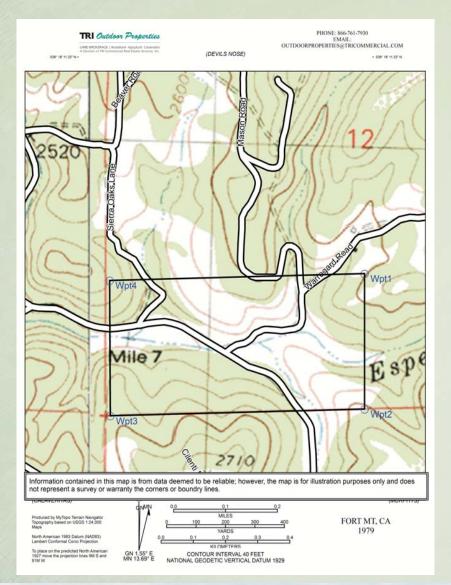
TRI Outdoor Properties EMAIL: OUTDOORPROPERTIES@TRICOMMERCIAL.COM (DEVILS NOSE) Wpt2 Information contained in this map is from data deemed to be reliable; however, the map is for illustration purposes only and does not represent a survey or warranty the corners or boundry lines. FORT MT, CA CONTOUR INTERVAL 40 FEET NATIONAL GEODETIC VERTICAL DATUM 1929

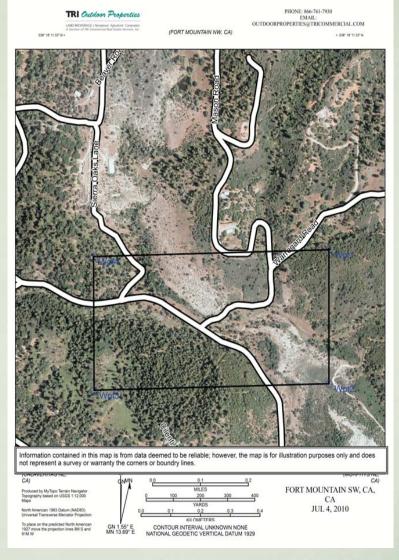
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Contact:

OLEN ZIRKLE

ALC BRE: 01190000

MIKE KUPPENBENDER

SIOR, CCIM, ALC BRE: 00811112

Tel ^ 866.761.7930 Fax ^ 916.960.5799

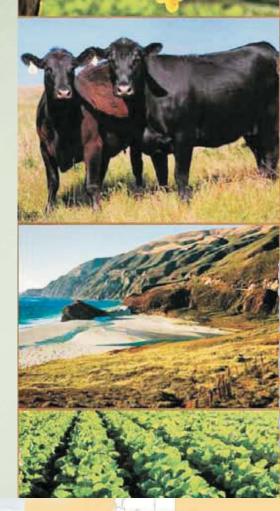
2209 Plaza Drive, Suite 100 Rocklin, CA 95765

www.trioutdoorproperties.com

AMENITIES:

Seasonal Stream Sierra Mountain View Fishing Horseback Riding





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