

# Schaad Ranch

Calaveras County, California

\$3,400,000 | 232.18 Acres

7401 Schaad Road  
Willseyville, California

Discover the historic Schaad Ranch, a unique 232-acre property that has been in the same family since 1873. Nestled in Willseyville, this stunning land offers outdoor enthusiasts a paradise with Forest Creek and the Middle Fork of the Mokelumne River for swimming and fishing. Adventure awaits with miles of trails for ATVs, motorcycles, and horseback riding.



## PROPERTY HIGHLIGHTS

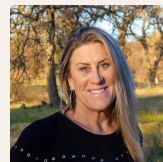
- New to the market in over 150 years
- Two private parcels totaling 232.18 acres in Willseyville, Ca
- CFIB -California Improvement Plan enhancing the board per acre
- NTMP-Non-Industrial Timber Management Plan- Ongoing plan using 2004 practices.
- Over 3 million board feet of timber
- Custom built in 2018, beautifully designed, rustic contemporary home
- Off Grid, solar owned, 48V System
- 2 Domestic Wells
- Radiant floors
- Tempered



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