

# Little Indian Lake

Amador County, California

\$595,000 | 12.00 Acres

13555 Oakstream Rd  
Plymouth, California

Discover 12 pristine acres surrounding a private, spring-fed lake—stocked with bass and bluegill and framed by heritage oaks. Tucked in the scenic foothills of Amador County, this turnkey property is ready for your dream home, retreat, or hobby ranch. Schedule your private showing today!



## PROPERTY HIGHLIGHTS

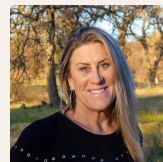
- Heritage oaks and rolling terrain perfect for vineyards or grazing
- Two high-output wells for house, garden, and livestock use
- 20,000 Gallon Water Storage Tank (correction from video)
- Sprinkler Video (Nelson Guns)
- Paved access and gated entry for year-round ease and security
- Recreational use includes fishing, kayaking, and wildlife watching
- Deeded road access to the Cosumnes River for swimming and fishing
- Ideal for a retire



### ED PERRY

Real Estate Agent  
BRE# 02083581

Cell: (916) 517-9969  
[outdoorprop@yahoo.com](mailto:outdoorprop@yahoo.com)



### JANET DELEO

Real Estate Agent  
BRE# 02108215

Office: (707) 455-4444  
Cell: (209) 304-2495  
[janetcaoutdoorprop@gmail.com](mailto:janetcaoutdoorprop@gmail.com)



### JEREMY PABST

Real Estate Agent  
BRE# 02169038

Cell: (209) 304-7137  
[jpabstrealtor@gmail.com](mailto:jpabstrealtor@gmail.com)