

# Gillam Road Ranch

Calaveras County, California

\$1,195,000 | 40.00 Acres

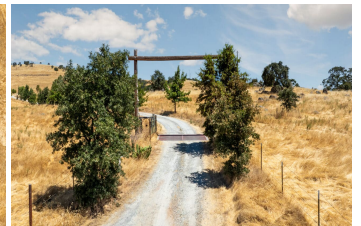
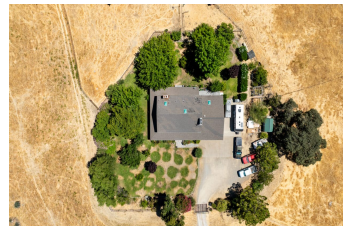
3206 Gillam Road  
 Valley Springs, California

Beautiful 40-acre ranch with a 4-bed, 3-bath home w/covered porches on 3 sides. Landscaped lawns with fruit trees. Fully fenced and X-fenced for livestock. Horse barn with 2 stalls, tack room, feed area, and slab overhangs front and back. 2 paddocks w/ loafing sheds & a 60' x 100' arena. 2 wells: main well ~20 GPM, barn well ~5 GPM. In Williamson Act for reduced property taxes.



## PROPERTY HIGHLIGHTS

- 40+ Secluded Acres
- Perimeter and Cross Fenced
- Tree Lined Driveway
- Hilltop 2,650 SF 4 bedroom / 3 bathroom Home
- Landscaped yard with lawns, mature trees, and planting areas
- Appx 2000 SF 2 Stall Horse Barn
- Two Paddocks with Loafing Sheds
- 60' x 100' Riding Arena
- Enrolled in Williamson Act for low taxes



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