

Emigrant Gap Acres

Placer County, California

\$220,000 | 60.00 Acres

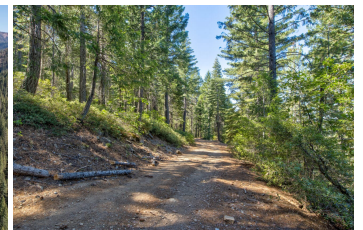
Texas Hill Rd
Colfax, California

Timbered 60 Acres - Secluded, off-grid mountain retreat spanning 60 acres in two legal parcels (50 & 10 acres). Beautifully timbered with mixed forest, gentle benches, and potential view sites. Features include a water well and a large utility shed, ideal for storage or staging. Perfect for a private cabin or recreation basecamp.



PROPERTY HIGHLIGHTS

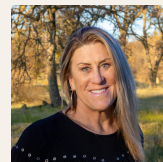
- 60 private acres in two legal parcels (50 & 10 acres)
- Secluded, off-grid setting near Emigrant Gap/Colfax, Placer County
- Mixed forest, gentle benches & potential view sites
- On-site water well and large utility shed for storage or staging
- Ideal for a private cabin, recreation basecamp, or forest stewardship
- Abundant wildlife and four-season recreation: hiking, fishing, swimming, hunting, snow play



ED PERRY

Real Estate Agent
BRE# 02083581

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



JANET DELEO

Real Estate Agent
BRE# 02108215

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



JEREMY PABST

Real Estate Agent
BRE# 02169038

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