

# Gold Rush Bison Ranch

El Dorado County, California

\$1,975,000 | 200.00 Acres

5700 Semor Drive  
Shingle Springs, California

BEAUTY! 200-Acre Ranch with Home, Water & Panoramic Views. Discover 200 acres of California ranchland — a rare legacy property offering endless potential and breathtaking beauty. Spanning three parcels (APNs 091-210-002, 003, 004) — two 80-acre tracts and one 40-acre parcel — all zoned RE-10, this estate invites both ranching and development opportunities.

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## PROPERTY HIGHLIGHTS

- 200 Acres Total — Comprised of two 80-acre parcels and one 40-acre parcel (APNs 091-210-002, 003, 004)
- Zoned RE-10 — Potential for subdivision or multi-home development
- Charming 1 BR / 1 BA Ranch Home — Ideal for rental income, caretaker's quarters, or guest retreat
- Current Cattle Lease Income — Steady, ongoing revenue stream
- Fully Fenced Perimeter — Over 21,000 feet of 5.5' fixed-knot bison fencing



### JANET DELEO

Real Estate Agent  
BRE# 02108215

Office: (707) 455-4444

Cell: (209) 304-2495

[janetcaoutdoorprop@gmail.com](mailto:janetcaoutdoorprop@gmail.com)



### ED PERRY

Real Estate Agent  
BRE# 02083581

Cell: (916) 517-9969

[outdoorprop@yahoo.com](mailto:outdoorprop@yahoo.com)



### JEREMY PABST

Real Estate Agent  
BRE# 02169038

Cell: (209) 304-7137

[jpabstrealtor@gmail.com](mailto:jpabstrealtor@gmail.com)