

# Trembath Mountain Creekside

Amador County, California

\$450,000 | 64.66 Acres

12442 Trembath Mtn Road  
Fiddletown, California

Rarely does a property this complete become available in a location this coveted. Spanning 64.66 acres of beautiful rolling foothill terrain just minutes from historic Fiddletown and the award-winning wineries of the Shenandoah Valley, this exceptional creek-front parcel offers the privacy, natural beauty, and build-ready infrastructure to turn your rural vision into reality.

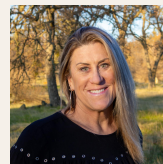


## PROPERTY HIGHLIGHTS

- 64.66 total acres of scenic, rolling Sierra Foothill terrain
- Year-round creek running through the property — rare and highly valuable
- Prepared building pad positioned to capture sweeping foothill views
- Power is already available on the property
- Private well already in place — independent water source secured
- 4-bedroom septic permit approved — significant entitlement milestone already completed
- Build-ready



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