

## American River Property

El Dorado County, California

\$1,150,000 | 340.00 Acres

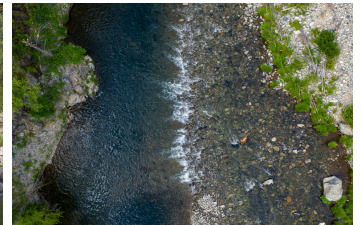
1001 Champagne Lane  
 Placerville, California

Incredible opportunity to own 340 acres, 10 minutes from Hwy 50 and Placerville, with 3/4 mile of S. Fork American River. Lots of Rainbow and Brown Trout in many fishing holes, all accessed by private ranch roads. Borders BLM and chock full of game. TPZ zoning and 15,000 trees may mean commercial harvest possible. Formerly dredge mined for Gold.



### PROPERTY HIGHLIGHTS

- 340 Acres 10 minutes from Placerville and Highway 50
- 2 Build Sites
- 2 Wells (25 GPM & 5 GPM) with PGE on-site
- 3/4 Mile of the S. Fork of the American River
- Loaded with Rainbow and Brown Trout
- Internal Roads down to river and beach
- Borders BLM Land& in D-5 Zone
- Zoned RL and TPZ with 15,000 Pine & Doug Fir Planted Trees
- Formerly dredge mined for gold



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