

PROSPECTUS

146+/- Acres
Penobscot Ranch West
Cool, California



*Presented by
Jim Copeland*



The Property

This is the westerly portion of the historic Penobscot Ranch that has been an El Dorado County landmark since the earliest days of the California Gold Rush. The main ranch was a livery and a stage stop and continues today as a working cattle ranch.



The West Ranch consists of approximately 146 acres of beautiful pastures and rolling hills with pines, oaks and panoramic long-range views from three different hills on the ranch. The property is currently leased to a local cattle rancher.

At an average elevation of 1,850 feet, it is below the snow line but above the fog. Occasional dustings of snow can occur several times per year but will usually melt within a couple of days. Much of the ranch is accessible by a standard 4WD vehicle. The property is partially fenced.

There are two capped wells on the property that produced 8 and 30 gallons per minute respectively when drilled. In addition there are also two developed springs on the property providing ample water for livestock.

The Natural Resources Conservation Service indicates that a large portion of the ranch would be suitable for growing wine grapes. Copies of the soils report are available from the listing broker. El Dorado County has become increasingly popular in recent years for the quality of its varietal grapes and award-winning wines that have won the attention of Napa Valley wineries.

Wildlife is abundant on the ranch with deer, wild turkey, bear, coyotes, fox, quail and doves.

The ranch is in the heart of a recreation wonderland. Hiking and camping is available in wilderness areas which are crossed by numerous streams. Beautiful and well-known Lake Tahoe is roughly 1 ½ hours from the ranch for skiing, fishing, boating and gambling. Rafting and gold-panning on the nearby American River is also very popular and is an easy 20-minute drive from the ranch. The area in and around Cool is also well known for its public equestrian areas, numerous horse trails and annual events. Folsom Lake is just down the hill from this Sierra Nevada foothill area and offers swimming, sailing, water skiing and fishing. The American River in Sacramento is well known for rafting, steelhead and king salmon fishing.



Tax Assessor's Parcel Number

074-042-02. The property is in Section 15, Township 12 North, Range 9 East of the Mount Diablo Base and Meridian.

Zoning

The ranch is zoned “AE – Ag Exclusive.” The land is not in the Williamson Act. It is significant to note that there is a county-wide General Plan and Zoning update underway in El Dorado County. Under this action the ranch will likely be rezoned PA-20, defined as “Planned Agricultural 20 acre minimum.” This designation would allow for a possible division of the property in the future. The potential uses under that designation would allow, by right, such activities as general agricultural uses, dairy farming, nursery production and wholesaling, produce sales, child day care home, a guest house, employee housing, private kennels, garage sales, storage yards, hiking and equestrian trails and picnic areas. Other activities, such as breweries, feed stores, and veterinary clinics would require a conditional use permit. The complete list of proposed uses is available from the listing broker or El Dorado County Planning Department.



The location

The ranch has direct access to Highway 193 and is 3.4 miles east of the little town of Cool. The Cool area is roughly midway between Placerville and Auburn on Highway 49. A large neighborhood market, restaurants and gasoline are all available in Cool. Downtown Auburn and Interstate Highway 80 is roughly 20 minutes away for major shopping needs. Sacramento International Airport is approximately 90 minutes away from the ranch.



About El Dorado County...

El Dorado County is one of the most diverse, exciting and beautiful places you'll ever experience. From the rolling oak-studded foothills in the west to the rugged and forested Sierra Nevada Mountains in the east, you find everything from rivers and lakes to vineyards. The quality of life is second to none, from historical downtown Placerville to numerous ranches scattered throughout the county. The four seasons are mild, but distinct, and blue skies are commonplace.

El Dorado County is at the heart of California's Gold Rush country, often called the "Mother Lode." Folsom Lake and rolling foothills are on our western border with Sacramento County. Lake Tahoe and 10,000 foot mountain peaks are on the eastern border that we share with the State of Nevada. Within these borders are great rivers, lakes, gold mines, historic towns, incredible views and everything that nature has to offer.

Over 52% of the county is managed by the US Forest Service and Bureau of Land Management, with incredible recreational opportunities such as wilderness hiking, camping, hunting, fishing, and kayaking on the South Fork of the American River, as well as world class skiing in the Lake Tahoe area.

El Dorado County is just 30 miles east of Sacramento, California's State Capitol and only 40 miles west of Carson City, Nevada's State Capitol. San Francisco lies 125 miles to the west and Reno is a mere 50 miles to the northeast of the

"Golden County." The county has many nice suburbs for those who need to commute to Sacramento during the week.



The center of the Western Slope is Placerville, the County Seat for El Dorado County. Sitting at an elevation of about 2,000 feet, where oak lands begin the transition into dense evergreen forests, the old section of town has been restored and offers great shopping. The City of Placerville owns and operates the Gold Bug Mine, the only gold mine in California that is open to visitors.

A number of nineteenth century houses in El Dorado County have been converted into bed and breakfast inns, providing visitors quaint, affordable lodging.

The town of Coloma, north of Placerville, is where gold was first discovered in California over 150 years ago. The Coloma Gold Discovery Site has been restored to its 1840's style and is a living museum. A little further north are the little towns of Pilot Hill and Cool, which have attracted the interest of equestrian enthusiasts because of the

availability of public horse trails, reasonably priced and usable land, and annual events such as the 100-mile Tevis Cup endurance event.

The country roads in southern El Dorado County will lead you through the best Wine Country in the Sierras. The congeniality of our small wineries will make you feel as if you are visiting old friends!

East of Placerville is Camino, another historic community and home to popular "Apple Hill" where orchards and Christmas tree farms abound. This is a place to relax and take in the beauty...especially in the fall when the apples are ripe and autumn shows off its brilliance of colors.

Further east, the Sierras are home to logging industries, while providing great places to camp, hike, hunt, fish and ski. Lake Tahoe, the "mile high" lake is on our eastern border. On mountain peaks reaching over 10,000 feet high, you will find some of the best Alpine style skiing in the United States.

El Dorado County encompasses 1,711 square miles and is home to approximately 191,000 people.



Education

El Dorado County is comprised of 15 school districts with a total of 67 schools. 93% of the population has a High School diploma or higher while 31% have a Bachelor's degree or higher. Many of the schools in the county are highly rated.

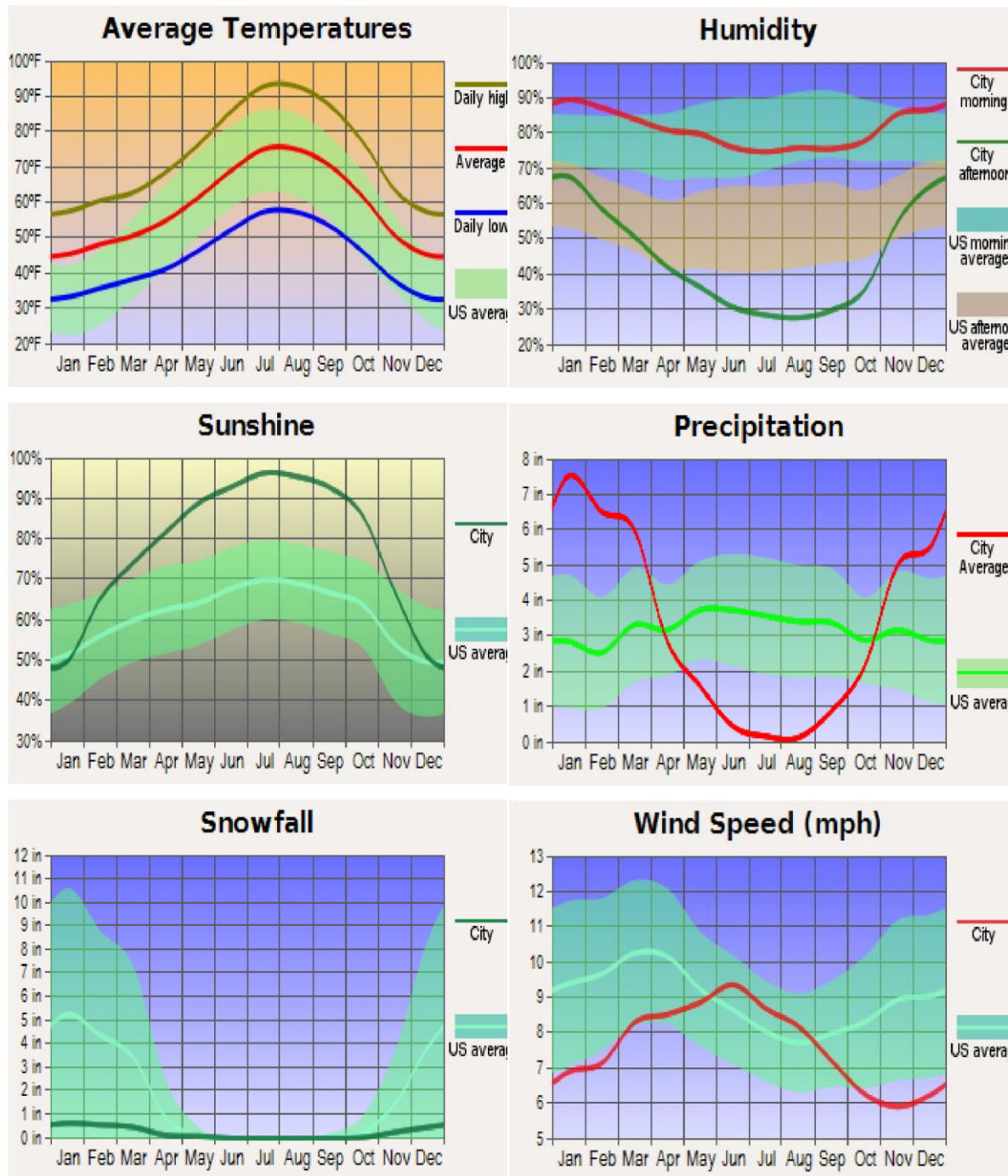


Economy

The Lake Tahoe area and its ski resorts are excellent sources of revenue for El Dorado County. Skiers from all over the world visit during the winter months. El Dorado County also has a largely agricultural economic base during the rest of the year. Apple orchards grow throughout the western and central parts of the county, and apple exports are a reliable source of seasonal income when the hustle and bustle of ski season ceases. The Sierra Nevada range provides additional economic stimulus through logging. Gold is still found in El Dorado County, lending a feeling of excitement to the area's economic environment.

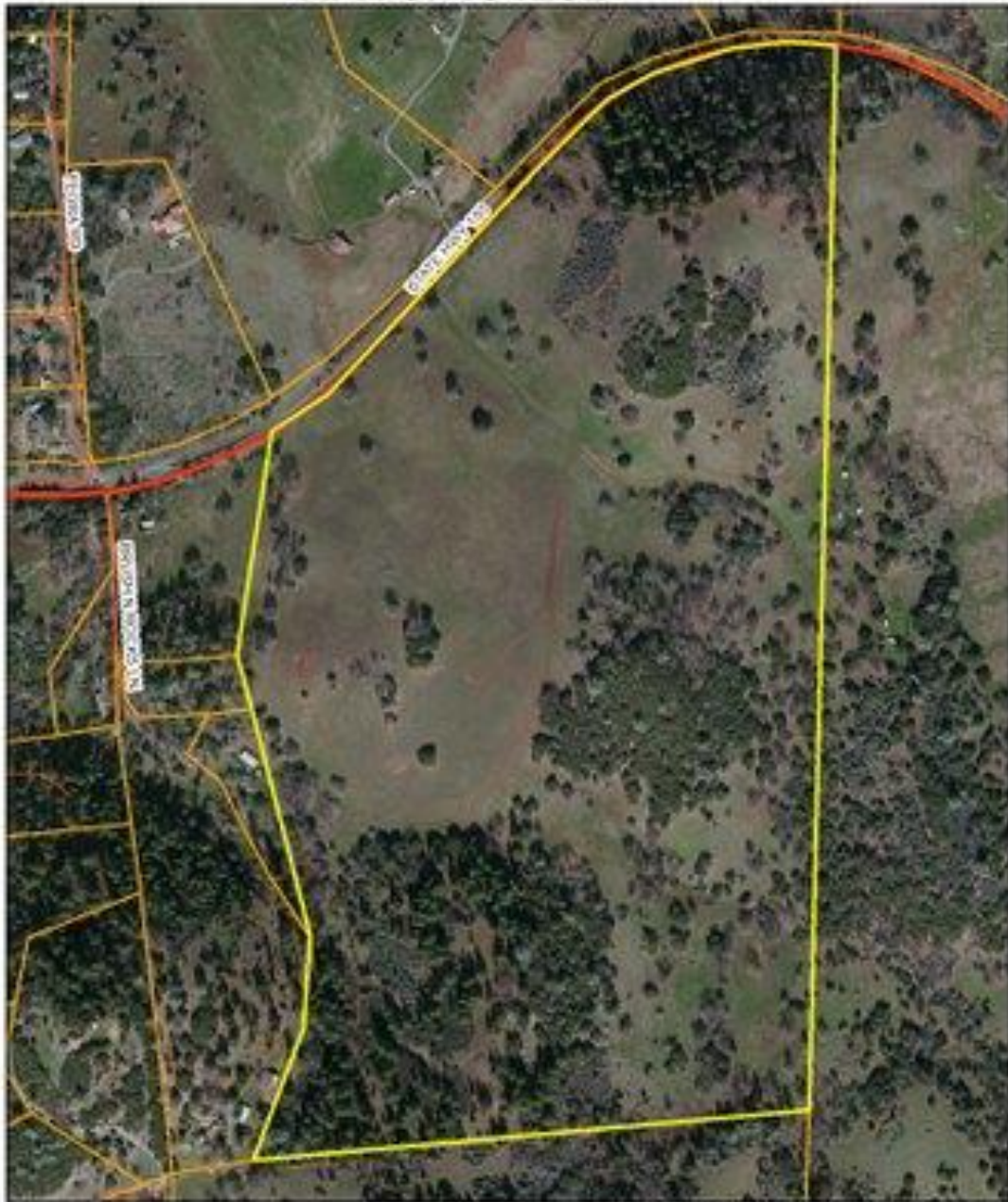


Climate of the Placerville Area



AERIAL PHOTO

APN 07404202



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Revised 10/10/2011 by S. Davis County Survey Office



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Feet

Map displayed in State Plane Coordinate System
(NAD 1983 California Zone 2, feet)

TOPOGRAPHICAL MAP

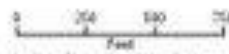
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