



## Black Rock Creek Ranch

El Dorado County, California

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## Introduction



**Looking west at house and lake in summer time**

The Black Rock Creek Ranch is one of the last large Sierra Foothill ranches left in California. Ideally located between San Francisco and Lake Tahoe, this 1321 +/- acre ranch give you plenty of room to roam. Two large lakes, creeks, waterfalls, miles of trails, a newer 6200 sq. ft. custom lodge style home, caretaker residence and helipad make it the perfect getaway. The ranch is located in El Dorado County, just 13 miles from Auburn, CA and only 52 miles to the Sacramento International Airport. The beautiful historic town of Coloma is on the South Fork of the American River and just 5 miles away. Coloma is the site of Sutter Mill where gold was discovered and triggered the 1849 gold rush in California. If you want gas and food head to Cool, CA just 5 miles north of the ranch. You can be in the San Francisco Bay Area in 2 ½ hours or up skiing or boating at Lake Tahoe in 1 ½ hours. To reach the property, go East on Highway 80, take exit # 119B/Grass Valley/Placerville, turn right on CA-49, stay on 49 to Placerville, you will drive thru the town of Cool and Pilot Hill. The entrance will be on your left in about 2.5 miles. You cannot see the home or lakes from the road. Gate is locked and very discreet. You must call from an appointment.

## Size and Description



**View of the interior of the property looking north east**

The property consists of the following parcels:

104-70-07	143.4 acres	071-510-01	181 acres
104-70-15	160 acres	071-510-02	213 acres
104-70-21	162.3 acres	071-510-03	188.4 acres
104-70-22	48.9 acres	071-510-04	226.2 acres

The current owners have done extensive research and mapping of the property. More detail can be provided upon request. Property has substantial surface water rights for a 40 +/- acre vineyard or orchard.

As you drive down Highway 49, you would never see the ranch from the road. The gate is very discreet. Once you enter the gate you will drive into the ranch and start to see the lush private valley. Black Rock Creek runs the length of the property and feeds both lakes. As you drive up the hill, you will see the valley and the lower lake. You drive down towards the lake and go by the caretaker's home. The lower lake is at about 900 ft elevation. You cross the new bridge and go by the sandy beach, boat docks and the magnificent 6,200 sq ft lodge style home that sits on the hill beckoning for a visit. The property has miles of trails and you can head up to the highest point at 1600 ft elevation or drive through the pastoral rolling grasslands interspersed with wildflowers and oak trees. At the higher elevations you will see more pine trees and steeper topography.



## Water and Utilities



**View of lower lake and swimming dock**

Water is not a problem on the ranch. The ranch has two large manmade lakes that are approximately 10 acres lower lake and 6 acres upper lake. There are three blue line creeks; Black Rock Creek, Hastings Creek and Blue Tent Creek. Depending on the year, the creeks will flow until late July and then go underground. There are two year round springs that have not been developed but have a ton of potential. Both homes are serviced by wells and they are very strong and dependable wells. Both houses are serviced by septic tanks and the caretaker home septic was last pumped a few years ago. The main home was built new in 2004. PG&E supplies the power and there is a power lead that goes near the upper lake that is currently not hooked up. A local company fills the propane tanks. Telephone is provided by ATT and the internet is via phone or dish.

## Structures



**View of 6200 sq ft lodge style home**

The stunning 6,200 sq ft lodge has 6 bedrooms and 6.5 bathrooms. The beautifully crafted home was built with Western Red Cedar and Chief Cliff stone imported from Montana, limestone and mesquite floors, knotty Alder cabinets and trim, huge 20 foot open beam ceilings with beautiful views of the lake and private valley. All the appliances are top notch. As you step outside you will enjoy the massive flagstone walkways with limestone patios, custom built-in stone fire pit and lush green lawns that were designed by renowned Napa Valley landscape architect Jack Chandler. The home was completed in 2005 but has not been lived-in, except for occasional weekend visits, since it was built. Everything looks brand new and is waiting for someone to decorate and move in.

The attached garage(via breeze way) can hold 4 cars and has plenty of room for your toys. The caretaker home has three levels and can use a little TLC. It has great views of the lake and valley and the road that leads to the main home.





**Dining room with view**



**Kitchen with view**



## Recreation



**A turkey on the ranch**

The ranch is a recreational wonderland with swimming, windsurfing, fishing and boating on the lakes, hiking, mountain biking and horseback riding on the miles of trails throughout the ranch. Enjoy hunting for deer and turkey. The ranch used to be known as the Gold Rush Resort. A couple miles away is the South Fork of the American River.

Coloma Communications website states it nicely:

“Boating, Hiking and Fun along the South Fork of the American River Outdoor recreation is a way of life in the Coloma-Lotus area. Many of our residents first came here as visitors to enjoy the whitewater paddling, hiking or fishing. They liked what they found, fell in love with the area, and are now happy to call the Coloma Valley home. Whitewater rafting and kayaking are the best-known sports. Though most paddlers wait for the hot summer days, the hardy (and addicted) can be found on the river year-round, taking advantage of the traffic-free waters of winter and spring. The South Fork of the American River boasts the most popular whitewater in California. The 20-mile run from Chili Bar to Salmon Falls features over 20 named rapids and countless waves in between. Most paddlers run the river with a commercial rafting company. The river also draws those looking for quiet walks and picnics by the river. Bring your bicycle when you come to visit! There are lots of quiet country roads to explore, and back roads for mountain biking. The new Cronan Ranch Regional Trails Park, opened in May, 2005, offers miles of bicycling and equestrian trails. Not enough? The South Fork of the American River offers other activities, from wading and fishing to gold panning. All that exercise can burn a lot of calories! Make sure you stay well-fueled at our local cafés and restaurants”.



## Weather and El Dorado County



**View of lower lake in the spring time**

### **As stated on El Dorado County's website:**

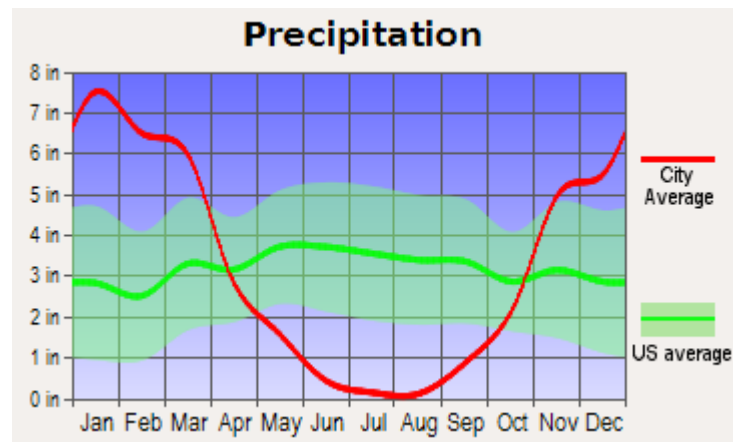
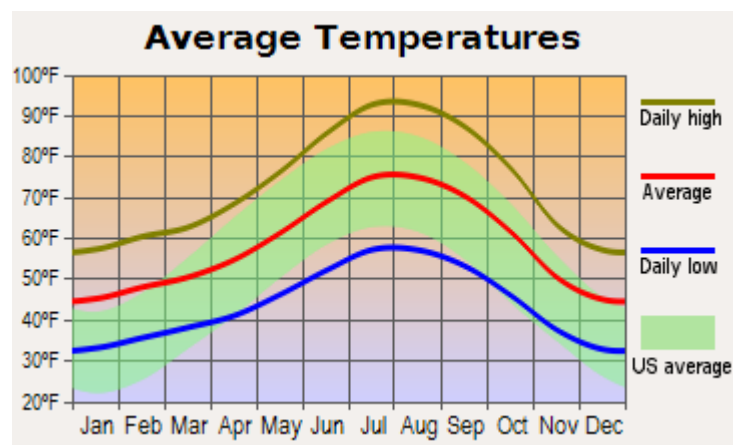
"El Dorado is at the heart of California's Gold Rush country, often called the "Mother Lode." Folsom Lake and rolling foothills are on our western border with Sacramento County. Lake Tahoe and 10,000 foot mountain peaks are on the eastern border that we share with the State of Nevada. Within these borders are great rivers, lakes, gold mines, historic towns, incredible views and everything that nature has to offer. 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 center of the Western Slope is Placerville, the seat of government for El Dorado County. Here the hills begin to become mountains. Sitting at an elevation of about 2,000 feet, the old section of town has been restored and offers great shopping. The City of Placerville owns and operates Gold Bug Mine, the only gold mine in California that is open to visitors.

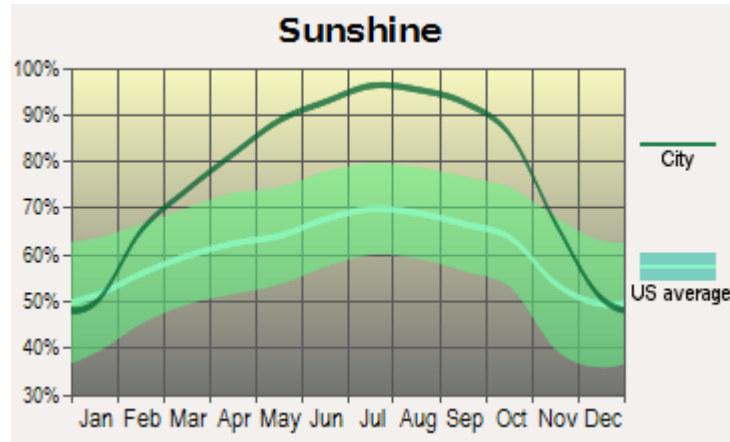
North of Placerville is the town of Coloma where gold was first discovered in California over 150 years ago. The Coloma Gold Discovery Site has been restored to 1840's style and is a living museum. For more information, check out the Marshall Gold Discovery State Historic Park. The country roads in southern 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 another historic community of Camino ... home to popular "Apple Hill" where orchards abound ... a place to relax, 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 the Christmas tree and 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. The city of South Lake Tahoe is the center of commerce on the eastern slope of the Sierras and attracts people from all over the world to its wonderful scenery, fishing, sailing, and snow skiing."





### Offering Price

Please call us for a price

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