



Greenwood Creek Ranch

El Dorado County, California

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707 Merchant Street, Suite 100, Vacaville, Ca 95688

(707) 455-4444 Office (707) 455-0455 Fax

info@CaOutdoorProperties.com

www.californiaoutdoorproperties.com

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Introduction



Looking east at backyard of main home

The Greenwood Creek Ranch is one of the few large Sierra Foothill ranches left in El Dorado County. Ideally located between San Francisco and Lake Tahoe, this 553 +/- acre ranch gives you plenty of room to roam. Ranch style home, two large shops, hay barn, shop, caretaker residence, year round creek, pond and 6 fenced pastures for livestock make it the perfect getaway. The ranch is located in El Dorado County, just 10 miles from Auburn, CA and only 48 miles to the Sacramento International Airport. The beautiful historic town of Coloma is on the South Fork of the American River and just 8 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 3 miles west 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 Cool, make a left at highway 193. In just 3 miles you will be at the front gate. You cannot see the home from the road. The gate is locked and appointments are mandatory and the seller would like to remain discreet. Please call the office for an appointment.

Size and Description



View of the front yard of the main home

The property consists of the following parcels:

074-050-30	153.3 acres	074-050-29	80 acres	074-050-25	240 acres
074-050-26	40 acres	074-050-07	40 acres		

As you drive into the ranch you will be greeted by an automatic locked gate. The paved road meanders through fenced pastures and you will gradually climb the hill you will see the caretaker residence on your left with a commanding view of the gate and road. Continuing along the paved road you will come to the beautiful new 3000 sq ft hay barn and corrals. The main residence is a little further down the road with lush landscaping and an irrigated 2 acre yard surrounding the home, pool, and garage. Next to the main residence are the two massive shops, and a mechanic barn, all nicely paved with plenty of room for storage, vehicles and toys. The ranch has a nice road system throughout the property, you can head down to the pond, or go over to the shooting range, or head down to the year round creek to fish for trout. You will be impressed with the infrastructure and layout. The ranch has six fenced pastures, all with their own water piped underground to ensure cool water for the livestock. You sit about 1100 foot elevation at the home and climb to 1600 ft elevation at the highest point on the other side of the canyon. There are miles off trails for hiking, biking, horseback riding or ATVing. You will never run out of things to do. The pastoral rolling grasslands are interspersed with wildflowers and oak trees and at the higher elevations you will see more pine trees and steeper topography.

Water and Utilities



View of duck pond

Water is not a problem on the ranch. The home well is 70 gpm and the water is stored in two 5500 gallon water tanks above the structures so it gravity flows to all buildings and livestock troughs with plenty of pressure. The two water tanks are protected from the elements in a metal barn. The caretaker residence has its own well and services. Greenwood Creek flows through the ranch for almost a mile with both side protected by the property. There are other seasonal creeks on the property that can really flow during the winter rains. The duck pond is fed from a year round spring and always has a nice assortment of duck s and geese for your viewing pleasure. There are three septic tanks on the ranch. Both residences have their own and the shops share one. The main home was built new in 2002. A local company fills the in ground 1000 gallon propane tank at house and other propane tanks at shop and caretaker house. Telephone is provided by ATT and the internet is via phone or dish. Power is provided by PG&E, but the ranch has a 16 kilowatt solar system that has dramatically cut energy rates. Even in the advent of a power outage, the range has back up diesel generator that can run the entire ranch. The ranch has covered gas and diesel tanks, built to code and very convenient.

Structures



View of back end of main home

The beautiful ranch style home with a plethora of amenities is 2608 sq ft home has 3 bedrooms and 2.5 bathrooms. The home was built by the owners in 2002 and is filled with custom details, such as built in wood cabinets, recessed lighting, alarm system, rubber wood floors, central vacuum system and plenty of open space. Nice laundry and mud room, office/library with a gas fireplace and built in bookcase and desk. Open kitchen with subzero refrigerator, Décor ovens, fully functional wood cook stove. Commercial refrigerator and freezer in the two bay garages. The master bedroom has his and her closets, double vanity, built in king bed with built in storage and night stand. Just out the bedroom is a Hot Spring spa and a quick walk you can jump into the inround pool with waterfall. The caretaker residence is a nice manufactured 1800 sq ft 3 bedrooms, 2 baths home with its own driveway. The two massive shops 3000 sq ft each are a sight to be seen. The first shop has a ½ bath with 14 ft roll up doors for the RV and the boat. Built in cabinets and counters, swamp cooler and upstairs game room. The second shop has two 14 ft roll up bay doors, ½ bath, washer /dryer, central heat and air, built in cabinets. The upstairs apartment has 3 beds, wood stove, full bath and central heat and air. The mechanics barn is set up as a repair shop with power and plenty of room.



View of back end of both shops



Front view of shop and solar system

Main Residence

- Built 2002, 2800 sq. ft., 3 bedroom 2 ½ bath
- 3 car garage
- Ceiling fans throughout
- Hunter Douglas blinds on all windows
- Recessed lighting throughout
- Central vacuum system
- Covered concrete porch with ceiling fans and speakers
- Hot Spring Spa off of Master bedroom
- Split System Cooling and Heating
- Lots of Built in custom cabinets in bedrooms, kitchen, office/den, laundry/mud room
- Office/Library with built in bookcase & desk, gas fireplace
- Large Laundry/Mud Room with sink, custom cabinets, Miele Washer & Dryer, *formica* countertops, ½ bath
- Large open kitchen with island, Sub Zero refrigerator, Décor ovens, Corion countertops, rubber wood floors, built in buffet and custom cabinets with pullouts.
- Family Room includes a fully functional wood cook stove, wood burning fireplace, built in entertainment center with in cabinet lighting, surround sound system, window seat
- Commercial refrigerator in garage
- Raised beds for vegetables or flowers just outside of kitchen
- In ground pool with waterfall
- Outdoor propane grill and fire pit supplied by in ground 1000g propane tank
- Irrigated, landscaped 2 acre lawn

Caretaker Residence

- Manufactured home, 1800 sq. ft., 3 bedrooms, 2 baths
- Has own driveway

Shop#1

- 3000 sq. ft., ½ bath, upstairs game room
- 18 ft. rollup door for RV or boat
- Built in cabinetry

Shop#2

- Two 14 ft. rollup doors
- ½ bath
- Central heating and air
- Washer & dryer
- Hunting/recreation supply room with built in cabinetry
- Upstairs Apartment; 3 beds, wood stove, ceiling fans, full bath, kitchenette, carpet

Machine Shop

- Power and plenty of room

Livestock



Happy California cows and calves in May

The ranch is set up for an awesome year round cattle ranch or equestrian center. The owner currently runs 30-40 mother cows year round. The ranch is divided into 6 fenced pastures. Each pasture has buried piped water lines that feed water troughs. The 3000 sq ft hay barn was built in 2002 and looks like an old barn, but with all the modern conveniences; Concrete floor, metal posts, feed bunkers, tack room. The owners have a great feeding system using grain raised on the ranch, chopped hay and Sake remains.



Front view of barn with hay chopper and tractor

Recreation



Look at the beautiful colors of the turkey

The ranch is a recreational wonderland with hunting, fishing, hiking, and horseback riding. For the hunter there is plenty of black tail deer, black bear, turkey and dove. For the fisherman you have almost a mile of Greenwood Creek that has trout in the many pools and streams. For the equestrian, you have miles of trails and pastures to explore. 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



One of the many trails through the ranch

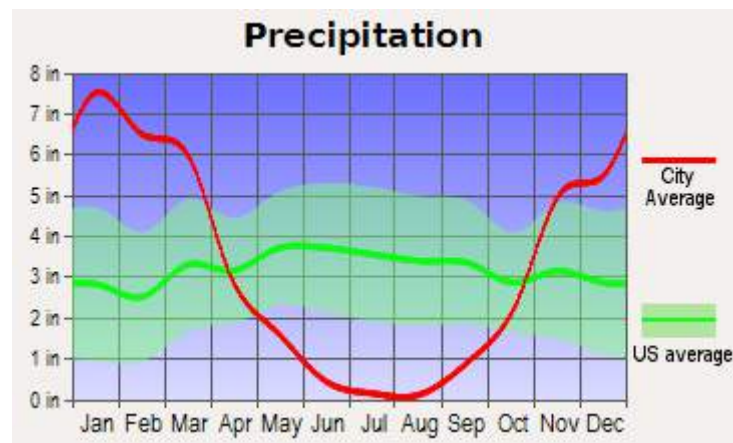
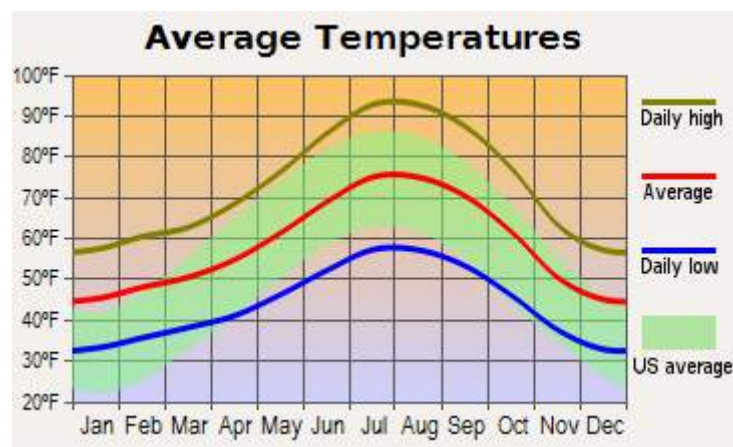
As stated on El Dorado County's website:

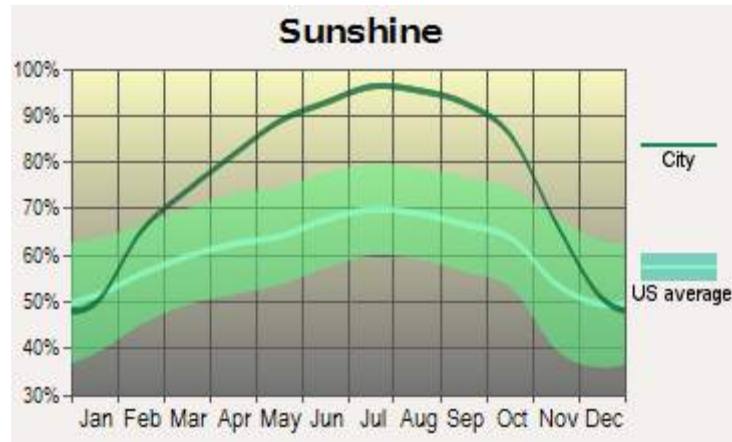
"El Dorado is at the heart of California's Gold Rush country, often called the "Mother Lode." Folsom Lake and rolling foothills are on our western border with Sacramento County. Lake Tahoe and 10,000 foot mountain peaks are on the eastern border that we share with the State of Nevada. Within these borders 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

California Outdoor Properties, Inc is pleased to have been selected as the Exclusive Agent for the seller of this offering. All information has been obtained from sources deemed reliable by California Outdoor Properties, Inc. however, the accuracy of this information is not guaranteed or warranted by either California Outdoor Properties, Inc., the sellers, and prospective buyers are charged with making and are expected to conduct their own independent investigation of the information contained herein. This offering is subject to prior sale, price change, correction or withdrawal without notice and any offer presented does not have to be accepted.

California Outdoor Properties Inc.
707 Merchant Street, Suite 100
Vacaville, California 95688
707-455-4444, fax 707-455-0455
info@caoutdoorproperties.com
www.californiaoutdoorproperties.com