

# **BROCHURE**



## **Bear Ridge Ranch**

2820 Plubell Dr.

Camino, CA 95709

*Presented by*

*Jim Copeland*



**Shown by appointment only**

## The Property

This 40-acre ranch is a rare gem in the Sierra Nevada foothills and is located just east of the historic gold rush town of Placerville in an agricultural and tourism area known as Apple Hill. Properties of this size are increasingly hard to find in this area due to the high demand for rural retreats. The Bear Ridge Ranch offers privacy on a gently sloping ridgetop at a 3,300 foot elevation with spectacular canyon views, a 3 bedroom, 2 bath home of 2,160 square feet and a one bedroom, one bath apartment downstairs with a large family room.

The ranch abuts literally thousands of acres of heavily wooded U.S. Forest Service and BLM lands for hunting, hiking, fishing, horseback riding, exploring or riding quads. The current owner is an established fishing and hunting guide and the walls of the home feature evidence of wildlife that have been harvested right on the ranch.

Perhaps the most intriguing aspect of this property is the “legacy” potential for the future. ***It is the perfect place for a true family compound that will last for generations to come.*** The ranch is composed of two legal parcels of 20-acres each and a smaller 1/3 acre parcel. Current and proposed zoning would permit the construction of three more homes (another home of any size and two “granny flats” of up to 1,200 square feet each). The layout of the land is such that it would provide enough room for each family’s own privacy and yet allow family members to be close enough with other families to help with baby-sitting, to share work on chores, or to socialize and have family get-togethers.

The solidly built main home could use some updating, but it is comfortable, was built in 1974, and features double pane windows, forced air heat and two woodstoves. The downstairs apartment is fairly large and could be rented out or used as an office. It is currently being used as the owner’s office and family room for his fishing tackle business. The home would be great to live in while building a dream home a little farther east and higher up on the ridge, providing a terrific view of the Sacramento city lights in the distance.



The ranch outbuildings consist of a 41' X 48' cedar sided barn with a concrete floor and an 8' x 24' additional attached storage area, a 16' X 36' tractor barn and a 20' X 40' boat house with a concrete floor. There are two fenced, irrigated pastures totaling approximately two acres. There is also a large, fenced and irrigated garden plot, trellised thornless blackberries, approximately 50 Asian pear trees, and two fire hydrants.

The terrain of the ranch ranges from flat to rolling at an elevation of 3,200 to 3,400 feet. At this elevation you're above the fog and smog of the Sacramento Valley and below the heavier snow of the Sierras. You will get snow at this elevation but it is usually not severe. The owners report that the most snow that they've seen is 24" and that access to the ranch has only been hindered for a couple of days at the most. The access driveway adjoins Cable Road, which is plowed and maintained by the County of El Dorado. The best home sites are on the gently sloping ridgetop with great solar exposure from the top of the ranch, also providing views of Sacramento in the distance.

Direct access to thousands of acres of USFS and BLM land is located on the west, north and eastern boundaries of the property. These forested lands consist of pines, black oaks, Douglas fir, madrones and cedars.



### **Agriculture**

This existing 12-acre apple orchard has been abandoned and is no longer in operation. Portions of the orchard still have producing apple trees. The Apple Hill area of El Dorado County is known for its productive soils and the ranch could be used for other crops such as blackberries, apples, wine grapes, Christmas trees or pasture. The fact that the property includes a 3" water meter offers a number of options. It should be noted that the 3" water meter alone has significant value. To purchase such a meter today would cost between \$29,000 and \$224,000 depending on an applicant's planned use.

The attached aerial map shows the extent of the existing orchard.



## **Wildlife**

The Bear Ridge Ranch is a mecca for wildlife and is a hunter's dream. Black-tailed deer, black bear, wild turkey, bobcats, doves, pigeons, quail, raccoons and gray squirrels thrive on the ranch and surrounding USFS lands. The owner of the property is a well-known hunting and fishing guide and the walls of the home are covered with examples of game taken on the ranch, including the pelt of a 600 pound black bear that was harvested on the property. Several record book black bears have been taken on the ranch over the years. The ranch is in hunting zone D-5.

## **Utilities**

Water is provided by the El Dorado Irrigation District. PG&E provides electrical service and landline phone service is provided by AT&T. U-Verse internet service is being used by the current owner.

## **Tax Assessor's Parcel Numbers and Brief Description**

100-130-01 20-acres with home.  
101-030-15 20-acres raw land



## **Zoning**

The current zoning is SA-10 (Select Agricultural, 10 acre minimum lot size) on the two large parcels. El Dorado County is currently going through a Zoning Ordinance Update that will change the zoning of these two parcels to PA-10 (Planned Agricultural, 10 acre minimum lot size), tentatively scheduled for December 15, 2015. This new zoning will allow a wide variety on on-site agricultural opportunities.



## **The location**

The property is approximately five miles east of the incorporated city of Placerville near the town of Camino.

One can easily drive from the ranch to Interstate Highway 50 in about 10 minutes. From there it is about 70 minutes to Sacramento International Airport. South Lake Tahoe is a 1 1/4 hour drive from the property and you can reach San Francisco in less than three hours. It is only 20 minutes to Placerville.

This general area is made up of people who look out for one another and come from all walks of life. In the historical town of Placerville you can experience lots of shops and restaurants in the old-town section. There are supermarkets, department stores, gas stations, hardware stores, banks and numerous churches in both nearby Placerville and Pollock Pines.

There is a neighborhood market and restaurant in Camino.

### **Schools:**

Camino Union School is K-8 and has an API rating of 830, exceeding state performance standards. El Dorado High School serves students in this district and the students show above average proficiency scores when compared to other high schools in the state. In addition, there is a K-8 charter Camino Science and Natural Resources Charter School with an API rating of 816 and a small, highly rated K-12 private Seventh Day Adventist School in nearby Smith Flat.



### **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!

Camino, another historic community, is 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.



## **Economy**

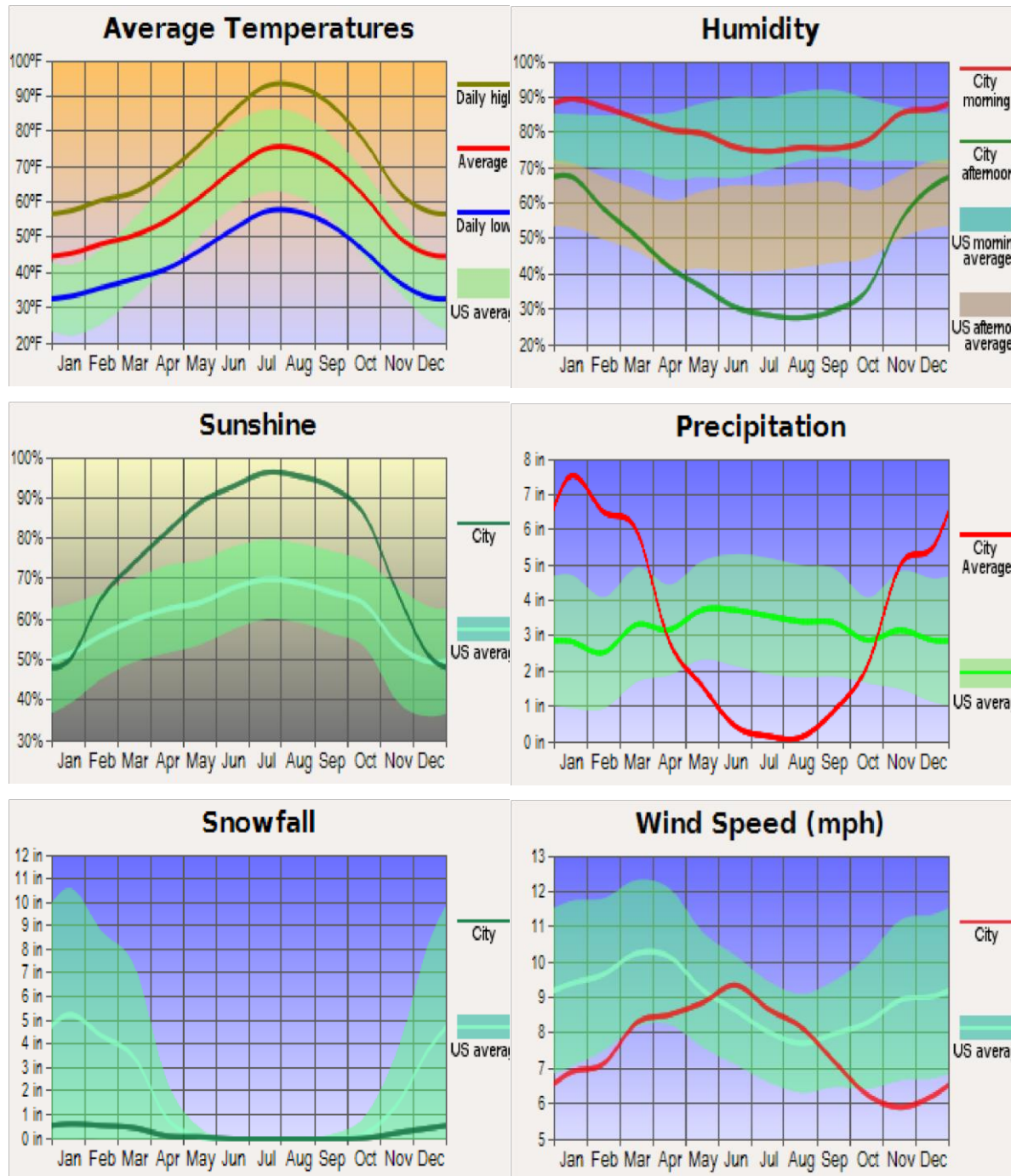
The Lake Tahoe area and its ski resorts are excellent sources of revenue for El Dorado County. Skiers from all over the world visit during the winter months. El Dorado County also has a large agricultural economic base during the rest of the year. Apple orchards grow throughout the western and central 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 and Christmas tree farms. Gold is still found in El Dorado County, lending a feeling of excitement to the area's economic environment.



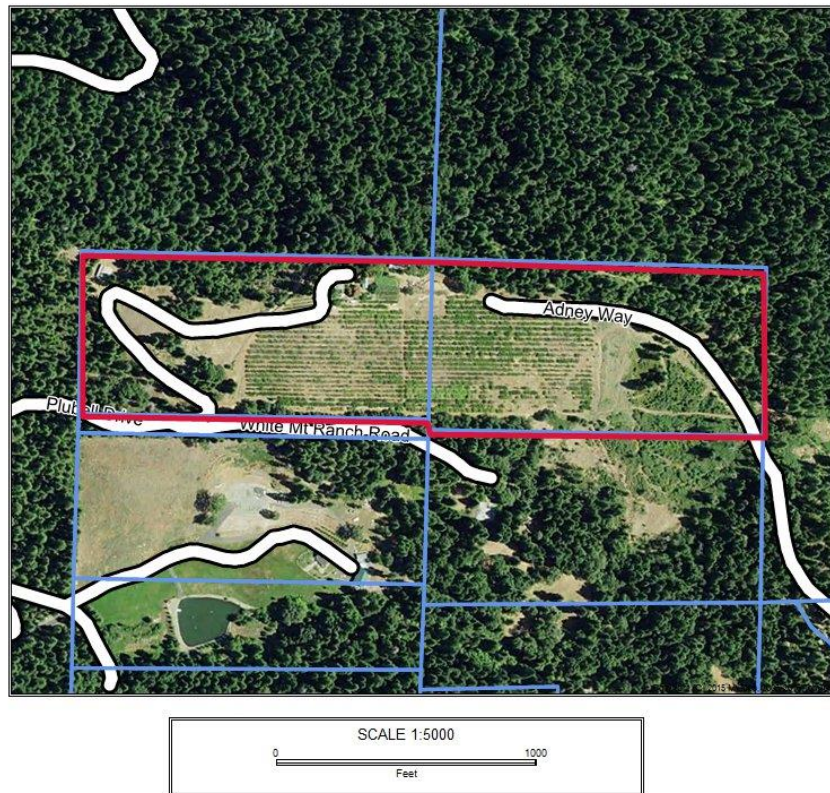




## Climate of Placerville

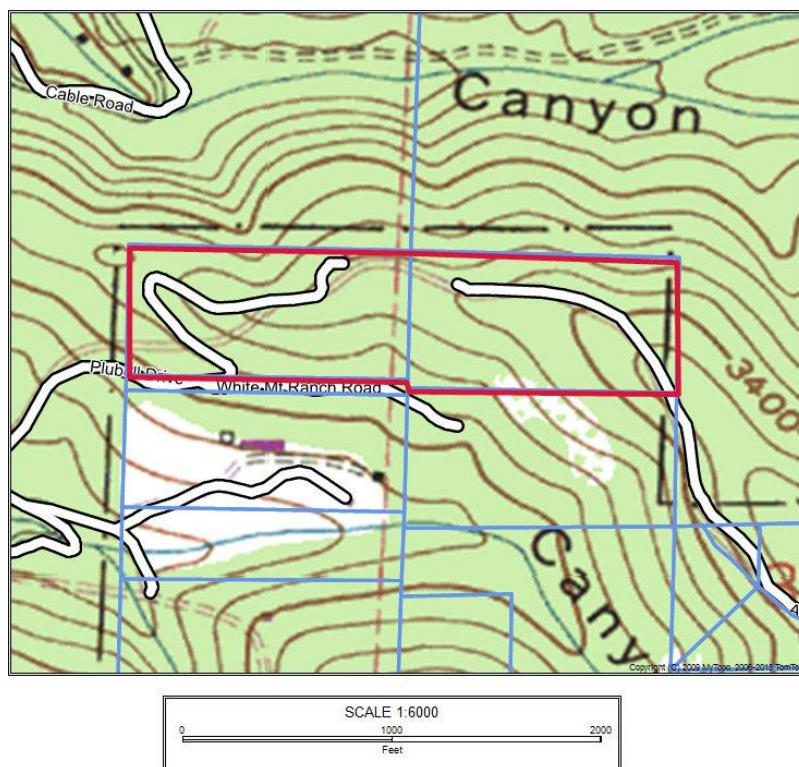


## AERIAL PHOTO



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## TOPOGRAPHICAL MAP

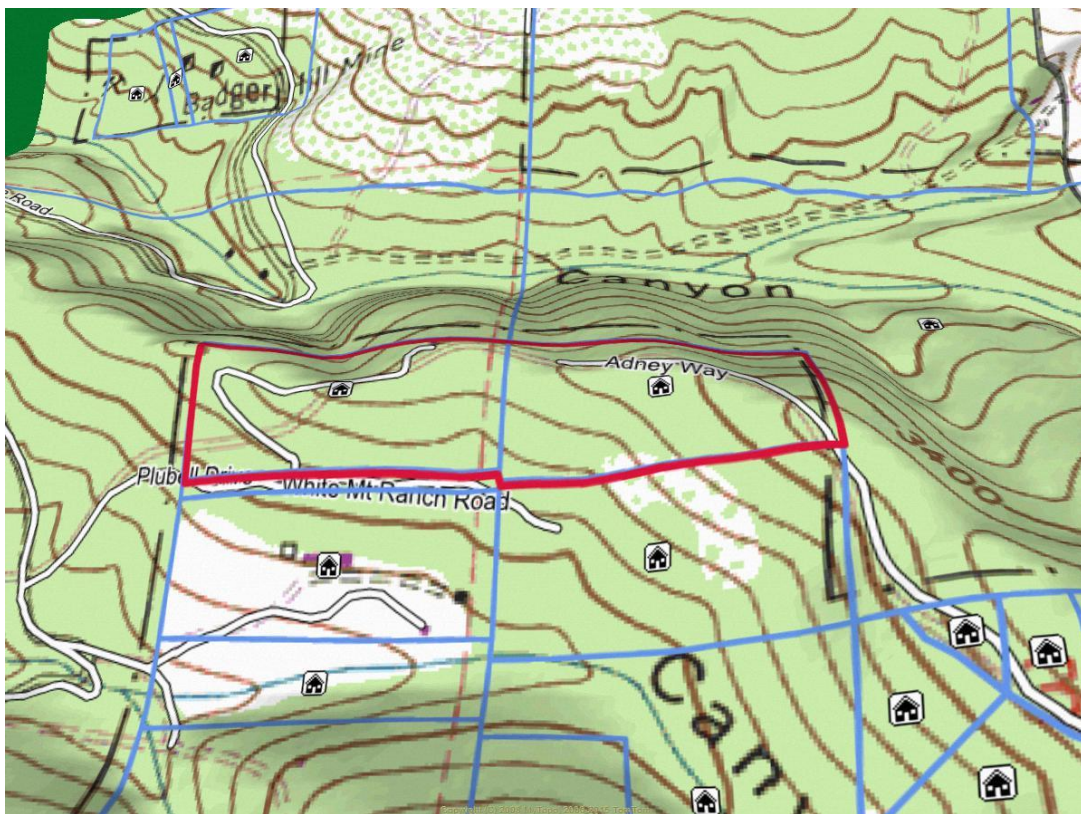




## AERIAL 3D MAP



## TOPOGRAPHICAL 3D MAP





**OFFERING PRICE:**

\$635,000

**DRIVING DIRECTIONS: (SHOWN BY APPOINTMENT ONLY)**

Take Highway 50 east from Sacramento for about 35 miles to the Exit 54 off-ramp. At the off-ramp stop sign, turn left, cross under the freeway joining Carson Road and go about ½ mile. Make a right turn onto Cable Road. Drive ½ mile to the intersection of Mace Road and bear left, continuing on Cable Road for 3/10 mile to the intersection of Sierra Express and bear right, continuing on Cable Road (paved portion) until it turns to gravel and then continue 9/10 mile to the intersection of Plubell Dr. on your right.

**PLEASE DO NOT PROCEED BEYOND THAT POINT WITHOUT THE LISTING AGENT WITH YOU. THIS IS A PRIVATE DRIVEWAY. These directions are provided only to allow you to view the general area.**

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