

# **BROCHURE**



## **APPLE HILL WOODS**

118 +/- Acres

Camino, California

*Presented by*

*Jim Copeland*



*California* **OUTDOOR  
PROPERTIES**

[www.CaliforniaOutdoorProperties.com](http://www.CaliforniaOutdoorProperties.com)

## **The Property**

This 118 acre is a rare gem in the Sierra Nevada foothills. Covered with lush forestland and scattered meadows, it is located in Camino, just five minutes east of the historic gold rush town of Placerville in a popular area known as Apple Hill. Mature growth pines, cedars, oaks, Douglas fir and madrone trees cover much of the land. Several potential building sites have a terrific view of the adjacent Blakely Reservoir.

Immediately north of the parcel is the popular Apple Mountain Golf Resort and abutting the property to the east are producing vineyards. The parcel, as well as the golf course, is served by a year round paved road with electric, phone and public water service available.

The terrain of the property is mostly rolling with an average elevation of 2,800 feet. At this elevation you're above the fog and smog of the Sacramento Valley and below the heavier snow of the Sierras. At the same time, if it is skiing you want, you are only one hour away from skiing at Lake Tahoe. You might receive snowfall a couple of times each year but it usually melts off in a couple of days.



This land shelters a variety of wildlife, including deer, wild turkey, bobcats, coyotes, bear, raccoons, quail, red-tailed hawks and bald eagles. Topographical and aerial maps of this property are included in this brochure.

This land has the potential for timber harvesting or for conversion to agricultural uses such as vineyards, berries, Christmas trees, apples and chestnut orchards. Apple Hill is well known for its soils, agricultural activities, eco-tourism and seasonal events during the fall and early winter. Many people visit the area during the peak of the apple harvest and later in the year to “choose and cut” Christmas trees.



### **Tax Assessor's Parcel Number**

048-010-32

### **Zoning**

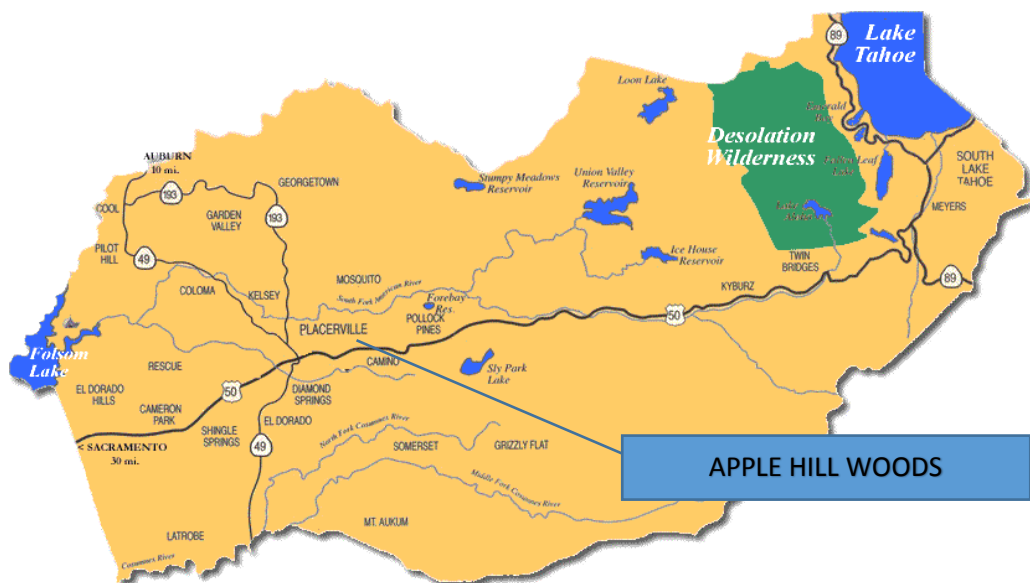
The land is zoned PA-20 (Planned Agricultural, 20-acre minimum). Under this category the property could be split into four or five smaller parcels. The existing zoning permits the building of one home of any size plus a "granny flat" of up to 1,600 square feet. If divided, this would apply to each parcel that would be created. Other uses allowed by right are: animal and livestock raising, farming, timber harvesting, ranch marketing, feed stores, kennels and nursery activities. Child and group care homes are also allowed.

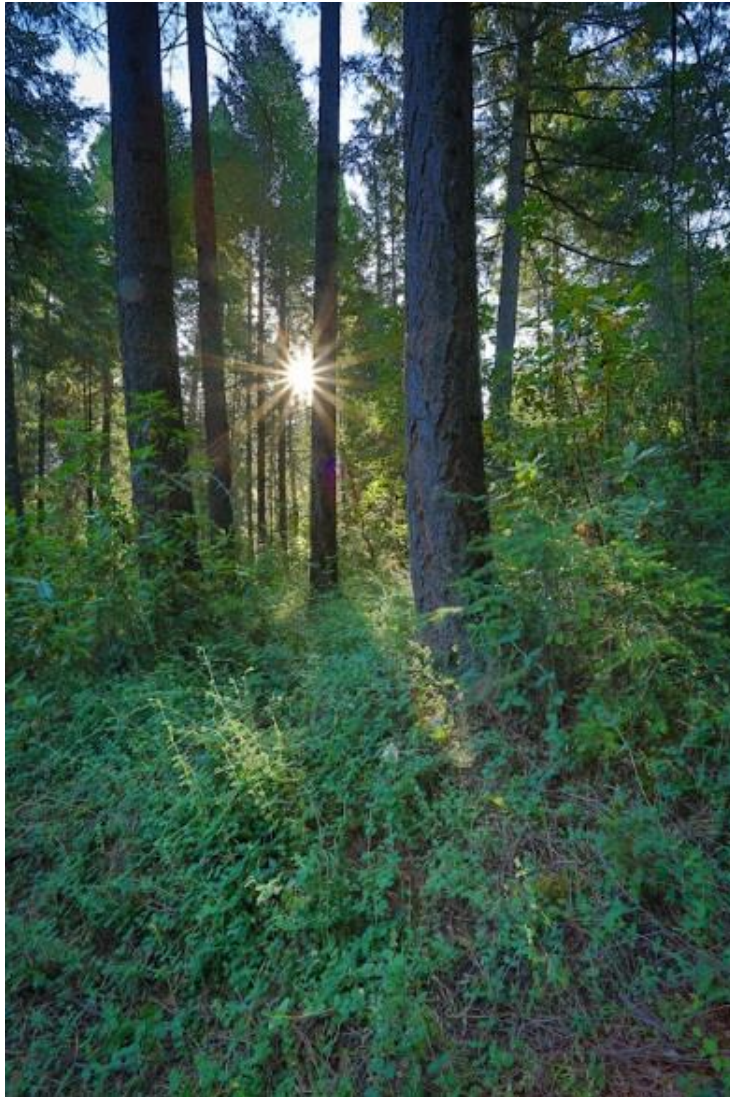
### **The location**

The property is approximately five miles east of Placerville, just off of Highway 50. Driving east from Placerville, turn left on Carson Road and follow it to the entrance to the "Apple Mountain Golf Resort." A portion of the property fronts Carson Road at that point.

From the property is just over one hour to Sacramento International Airport. South Lake Tahoe is a one hour drive from the property and you can reach San Francisco in less than 2 ½ hours. 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. Several shopping centers and supermarkets are in the area.







### **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, site of Apple Hill Woods, which is 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.



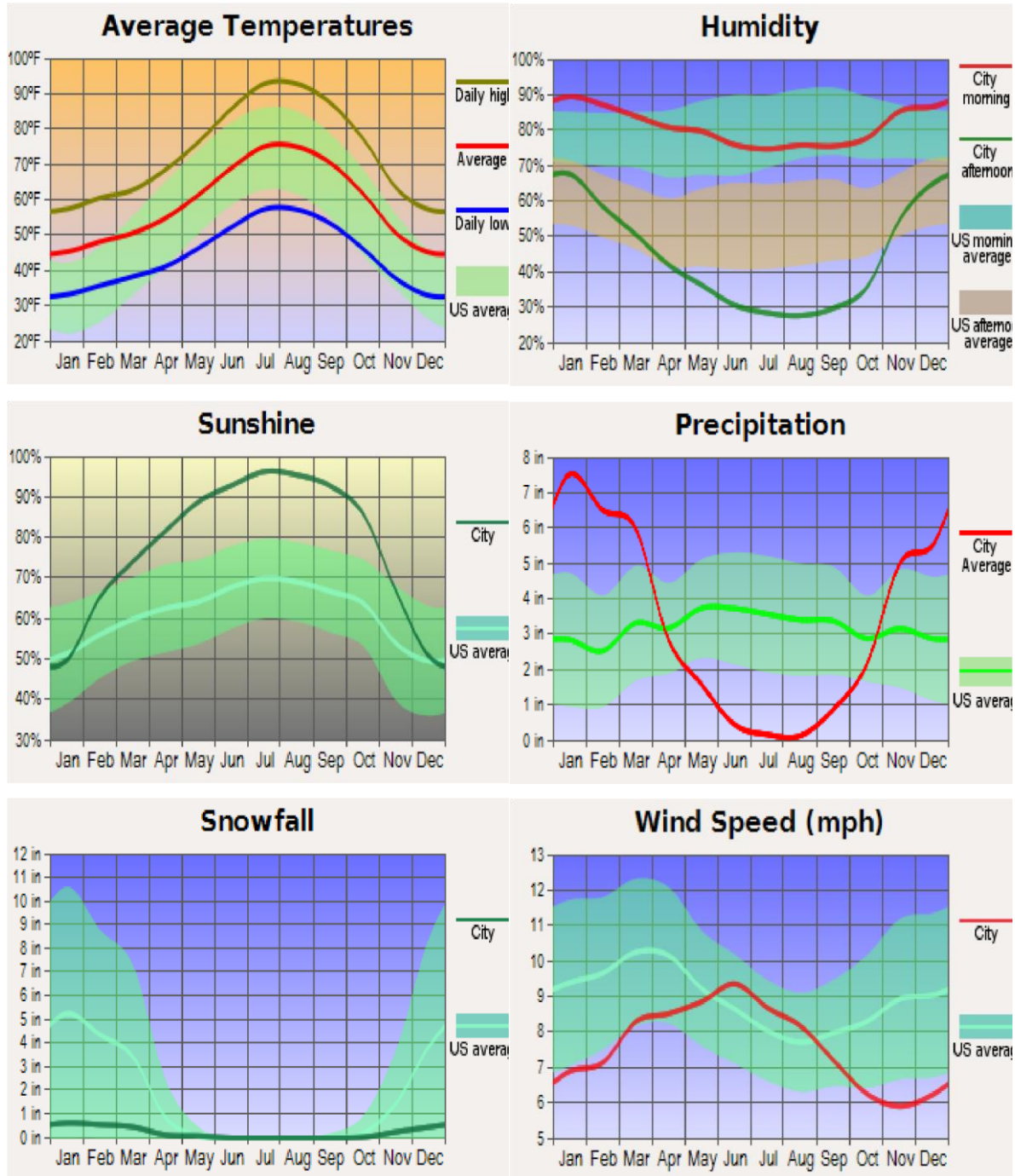
El Dorado County encompasses 1,711 square miles and is home to approximately 191,000 people.

## **Economy**

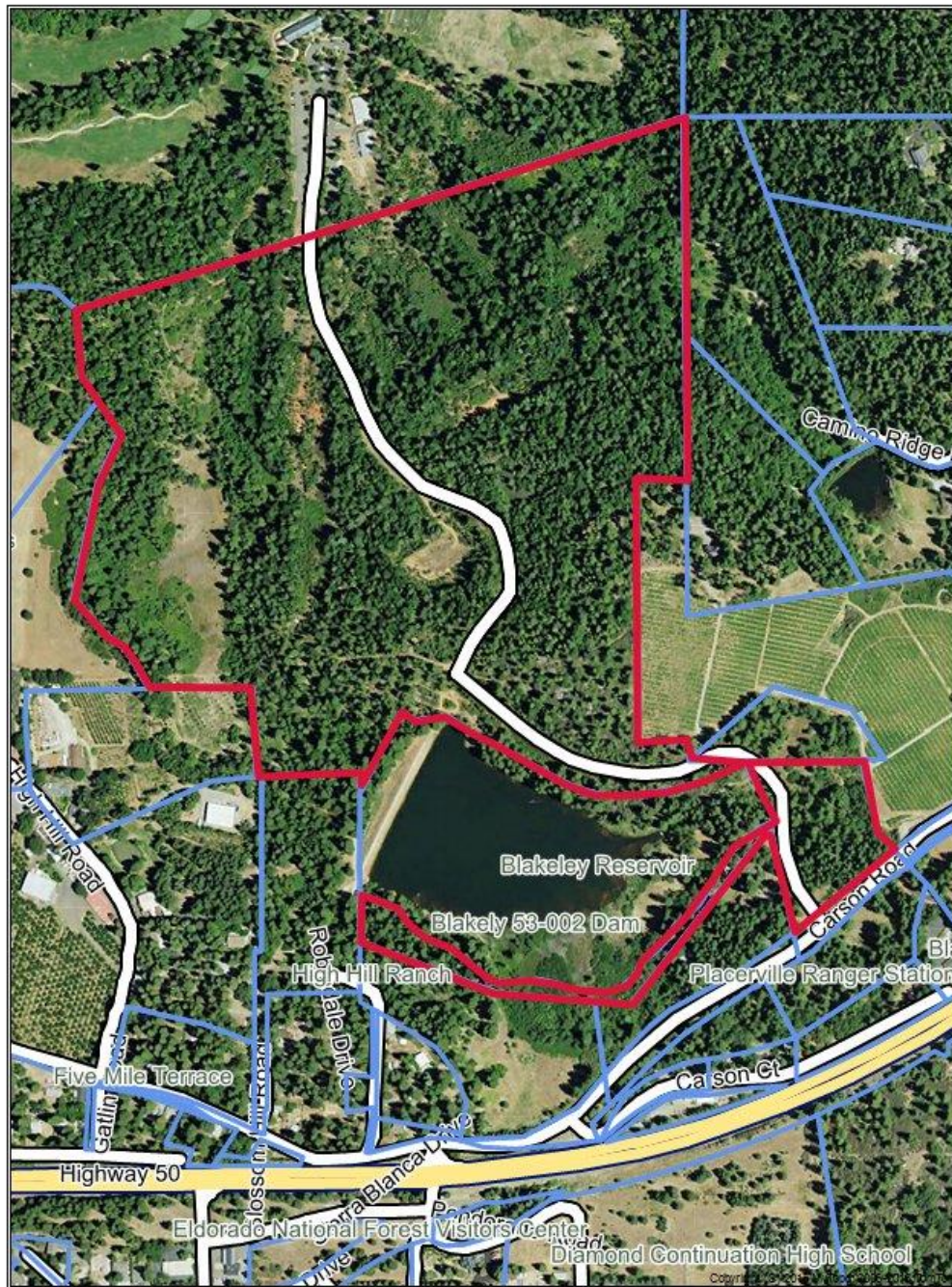
The Lake Tahoe area and its ski resorts are excellent sources of revenue for El Dorado County. Skiers from all over the world visit during the winter months. El Dorado County also has a large agricultural economic base during the rest of the year. Apple orchards grow throughout the western and central 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.



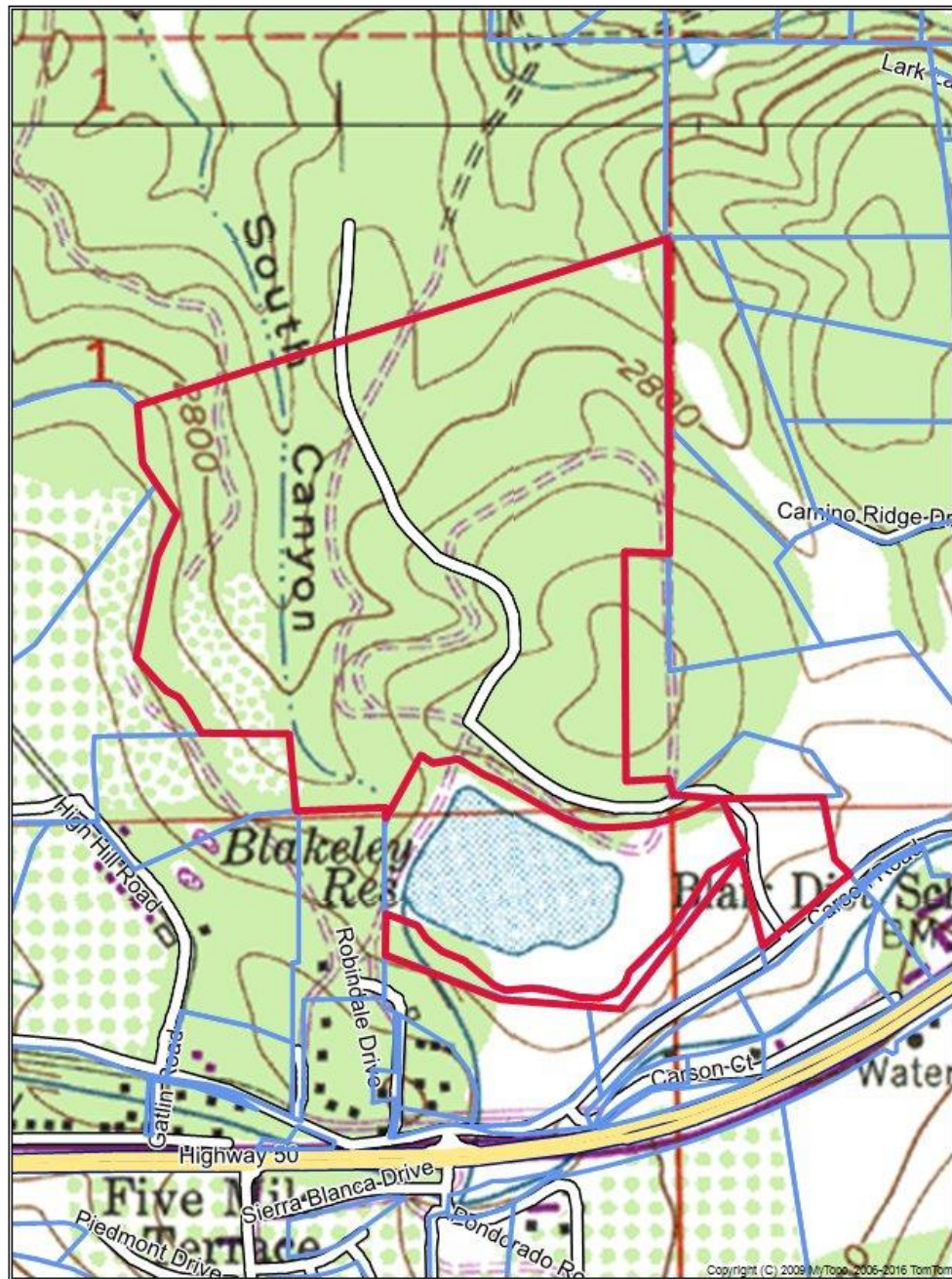
## Climate of Placerville



## AERIAL PHOTO



## TOPOGRAPHICAL MAP



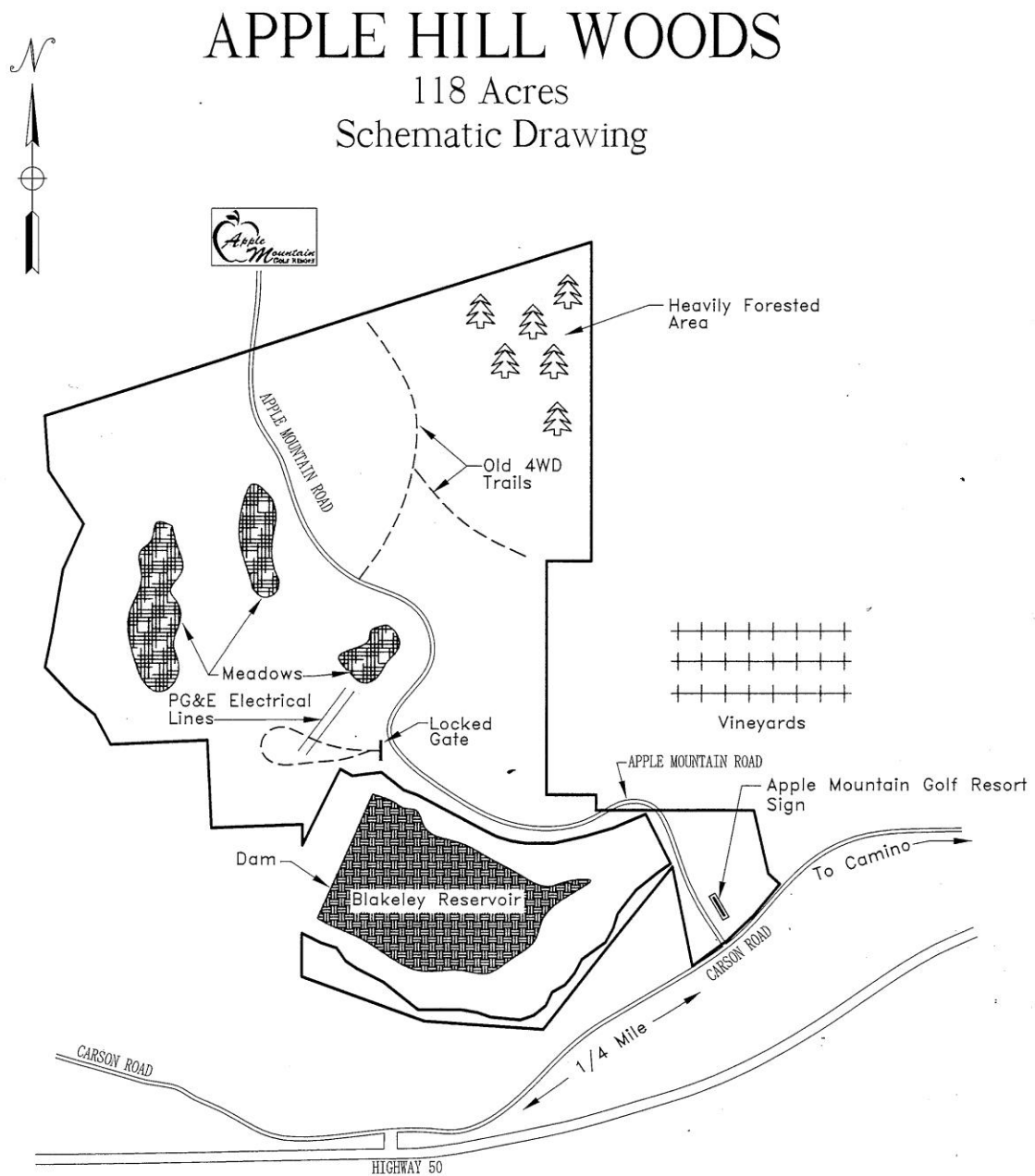
## AERIAL 3-D MAP



## TOPOGRAPHICAL 3-D MAP



## SCHEMATIC DRAWING



DRAWING NOT TO SCALE

**OFFERING PRICE:**

\$775,000.

**DRIVING DIRECTIONS:**

Take Highway 50 east from Sacramento for about 30 miles, drive to and through Placerville and continue east for another 5 miles to the "Carson Road" turnoff, which turns left and crosses over the freeway. Make an immediate turn to the right and go 1/4 mile to the entrance to the Apple Mountain Golf Resort on your left. The property begins here. See the attached map for specifics.

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