

# BROCHURE



## FIDDLETOWN RANCH

**714 +/- Acres**

15640 Fiddletown Rd.  
Fiddletown, CA 95629



### Offered by:

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## **THE PROPERTY**

This is one of the prettiest ranches you will find anywhere in the Sierra Nevada Foothills.

This 714 ranch is located in Amador County, approximately one mile east of the historic little gold rush town of Fiddletown, which is only 15 minutes east of the town of Plymouth along Highway 49. The ranch is comprised of four parcels ranging in elevation from 1,600 to 2,000 feet.

This is a special place that offers something for everyone. From the moment you drive onto the ¼ mile paved road entering the ranch, you'll see gently rolling hills with cattle grazing on the lush spring grasses. One of the highlights of the ranch is a large 24 acre foot year round spring and surface fed lake that is loaded with large bass.



There are expansive regional views from the ridges and hilltops overlooking Sacramento Valley, the Coastal Mountain Range and Mt. Diablo to the west.

Approximately half of the ranch is gently rolling, grazing land that is perfect for your cattle or horses. The remainder of the ranch is made up of rolling oak, pine and fir forests that drop off to the seasonal Slate Creek and year round Deadman Creek, which features several waterfalls. Perimeter fencing surrounds the entire ranch and cross fencing provides for five different grazing areas with water. Gated access roads and trails connect the various sections of the ranch.

Overlooking the pastures that surround the lake is a solid, two bedroom, 2 bath 1,721 square foot home that was built in 1957. The house has southern exposure with local views of the pond, mature oaks, home vineyard and granite outcroppings. The living



room and dining room area has birch built-in display shelves and a hutch. The home has hardwood floors throughout, large closets, stucco exterior, wood burning brick fireplace with insert, covered porch and oil furnace for heating. The well pump was replaced in 2001 and the septic system was updated in 2004. There is an indoor laundry and mud room. The two-car garage and surrounding area offer lots of parking. On the south side of the home is a nice, fenced garden area that is well-maintained by a family member.





Behind the home, the family planted about 250 head-trained, dry-farmed zinfandel wine grapes that were planted in the 1960's, covering about two acres. There is a small winery building with wine cellar below this vineyard that the family has used for producing their own wines in the past. It has power, water, a concrete floor and drainage. It also room to store a tractor behind a rolling garage door. In this same general area is a tool shed that could also be used for storing firewood.



It should be noted that this ranch is in the Fiddletown AVA, and there are approximately 30 wineries within a 20 minute drive from the ranch. Approximately 250 to 300 acres of the ranch would be available for growing wine grapes.

The ranch was originally developed as a horse ranch in the 1960's and features a horse barn and corral with six horse stalls, tack room, cement floor, cement tilt up walls,



sliding front and back doors and a feed storage room. There is an open, almost level area near the barn that would make a perfect arena. The horse barn has electric and water service. Nearby is a large hay barn with cement floors and an exterior covered area for additional storage.



The ranch was converted to cattle grazing in the early 1980's and currently runs 30 head of cattle. The cross fencing on the ranch provides four separate grazing areas, each with its own source of stock water.

The recreational possibilities here are numerous: Horseback riding, fishing, ATV and motorcycle riding, mushrooming, spring picnics, swimming and wild berry picking. For hunters the ranch offers tremendous opportunities for turkey, deer, dove and quail. For the golfer, the ranch sits about 30 minutes from Castle Oaks golf course and the Rancho Murieta Country Club, and about 45 minutes from the Mace Meadow golf course.



## **WATER**

There are two wells on the ranch. The well serving the house was tested at 50 gallons per minute in 1977, and there is a field well is not actively being used.

There are springs located throughout the ranch as well as six watering troughs/tanks. Two are fed from the house well and four are spring fed. One of these has a 300-400 gallon capacity and animals don't lack for water at any of the watering sites.

As mentioned above, a licensed earthen dam with spillway contains the large pond with 24 acre feet of water. The pond covers an estimated surface area of about 4-5 acres.



## **ACCESS**

The ranch fronts Fiddletown Rd., a paved and maintained Amador County road. A ¼ mile long paved driveway leads to the house and horse barn area.

## **ABOUT AMADOR COUNTY**

Amador County is located in the Sierra Nevada Mountains of California. As of 2010, the population was 38,091. The county seat is Jackson

Amador County bills itself as "The Heart of the Mother Lode" and lies within the general area known as "The Gold Country." It is located approximately 45 miles (72 km) southeast of Sacramento in a part of California known as the foothills of the Sierra Nevada Mountains.

The county has a total area of 605 square miles (1,566 km<sup>2</sup>), of which, 593 square miles (1,536 km<sup>2</sup>) of it is land and 12 square miles (30 km<sup>2</sup>) of it (1.94%) is water. Water bodies in the county include Lake Amador, Lake Camanche, Pardee Reservoir, Bear River Reservoir, Silver Lake, Sutter Creek, Cosumnes River, Mokelumne River, and Jackson Creek.



The county is bordered on the north by the Cosumnes River and on the south by the Mokelumne River.

Visitors are drawn to Amador County for many reasons, from the recreational opportunities for boating, hiking, skiing, mountain biking and backpacking, to the numerous indoor activities perfect for a hot summer day, chilly winter evening, or just about anything in between,



Amador County was once the center of viticulture in California. The oldest zinfandel vineyard in the United States, planted just four years after the Civil War, is located in Amador County. The county makes up about 1% of the wine grape agribusiness in California. Surprisingly, more than 30% of the gold medals awarded in State competitions come from grapes grown in Amador County.

There are two American Viticultural Areas (“AVA’s”) in Amador County. The majority of Amador grapes are grown in the California Shenandoah Valley AVA located northeast of Plymouth and is the home of many wineries. This AVA contains about 3,500 planted acres and elevations range between 1,000 and 2,000 feet. The Fiddletown AVA has elevations between 1,500 and 3,000 feet.



Amador County is blessed with four distinct seasons, and unique scenery to go along with them. Elevations range from 200 feet in the west, to more than 9,000 feet in the east, giving travelers picturesque views of smooth valleys, rolling hills and towering mountaintops as they make their way along the county's two major highways: Historic Highway 49, stretching from north to south, and scenic State Highway 88, a perfect and leisurely alternative gateway to upper Amador County and the Lake Tahoe region.

One of the most attractive features about Amador County is its central location to so many regional destinations. Located just over an hour from Tahoe, two hours from the San Francisco Bay Area, and one hour from downtown Sacramento, living in Amador County truly means having the best of all possible worlds. Amador County is also home to many professional service providers, making it easy and convenient to get the help you need for your property, home, auto and more.

To the east there are incredible recreational opportunities such as wilderness hiking, camping, hunting, fishing, and world class skiing in the Lake Tahoe area. About an hour away to the west is the South Fork of the American River which offers white water rafting and fishing for salmon, steelhead, shad and striped bass in the lower river.



### **ABOUT FIDDLETOWN:**

The town was first settled by fortune seeking men from Missouri in 1849. In the 1850s the town served as a trading center for a number of mining camps in the area.

At the time of its founding, placer mining was the most popular mining technique, which is heavily dependent on water. The local water source, Dry Creek, ran dry during the summer months, during which time the miners were said to be "fiddling around," thus the name. However, one local citizen was embarrassed to be known as the "Man from Fiddletown" and successfully lobbied to have the name changed to Oleta (after his



daughter) in 1878. After his death in 1932, town residents petitioned to have it restored to Fiddletown.

By the late 1850's, Fiddletown had a sizable Chinese community of 2,000 people during the 1860 census. While there, Chinese built a rammed earth adobe, which is today called the Chew Kee Store, and at one time had a collection of a Chinese Herb doctor's medicinal artifacts. Once a year musicians arrive from near and far to play music at the Fiddlers Jam. This free event brings plenty of audience to listen and applaud.

The subject property is located just over a mile east of town.



## **ZONING**

All but one acre of the ranch is zoned AG. The property is in the Williamson Act as an Agricultural Preserve and receives favorable tax treatment as a result.

## **PROPERTY TAXES**

The 2016 property taxes on the ranch were \$3,323.00.

## **AMADOR COUNTY TAX ASSESSOR PARCEL NUMBERS**

015-060-001 (240 acres)  
015-030-003 (320 acres)  
015-030-052 (154 acres)  
015-030-055 (1 acre + home)



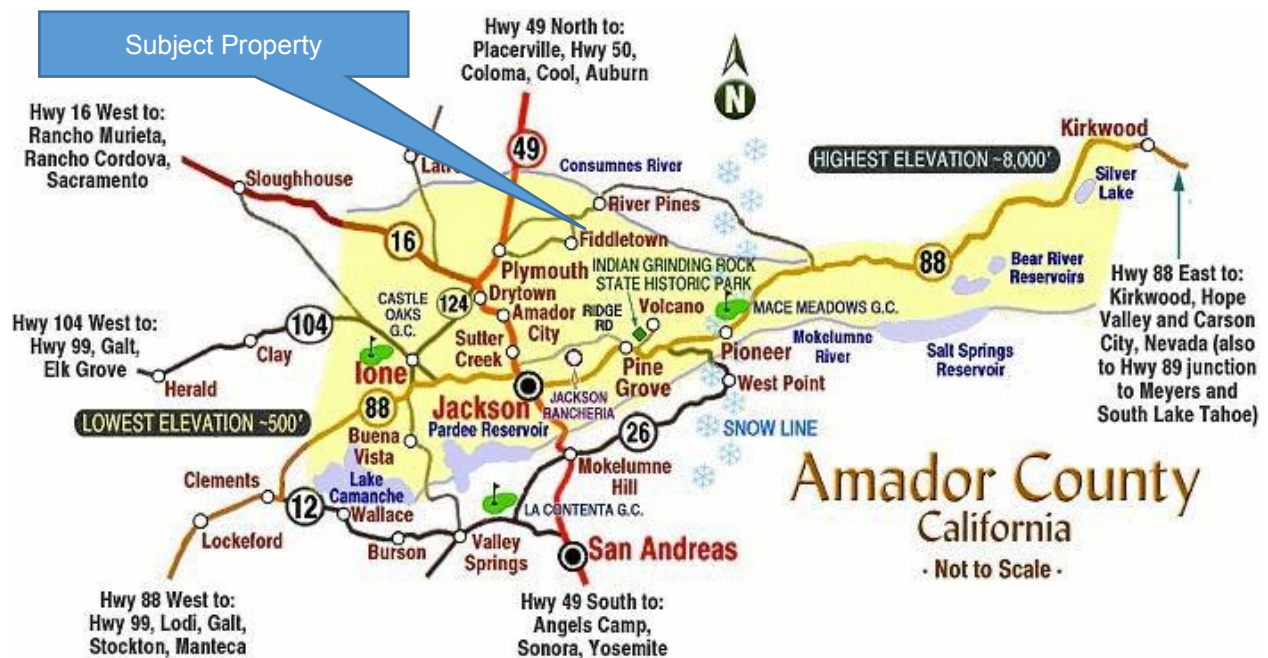
## **DRIVING DIRECTIONS**

Highway 49 or E16 to Plymouth, turn east on Shenandoah Rd. (E16) for ½ mile and bear right onto Fiddletown Rd. until you reach Fiddletown. Continue through town and go 1.4 miles to the ranch gate and sign on your right. Showings are by appointment only.

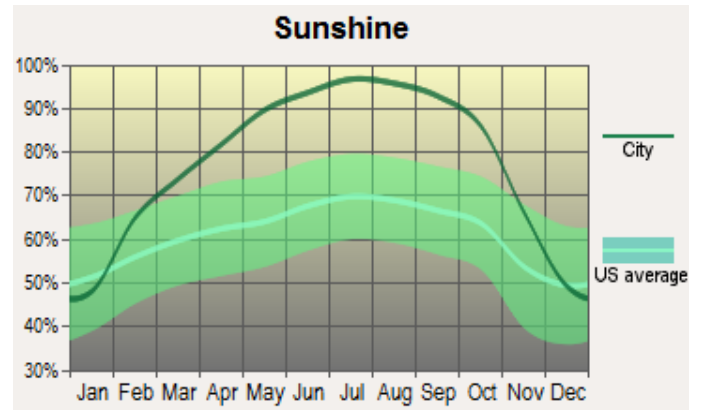
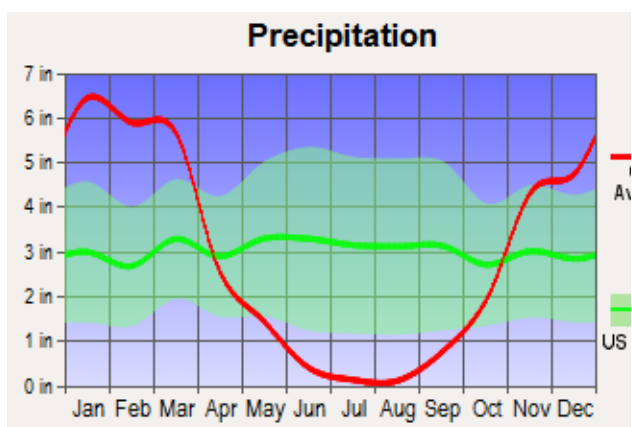
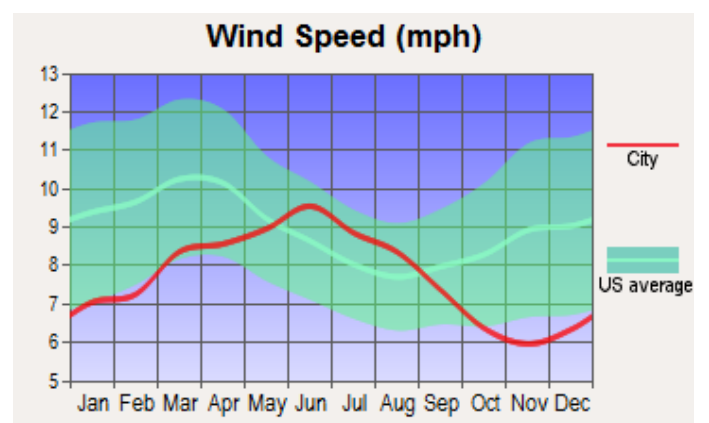
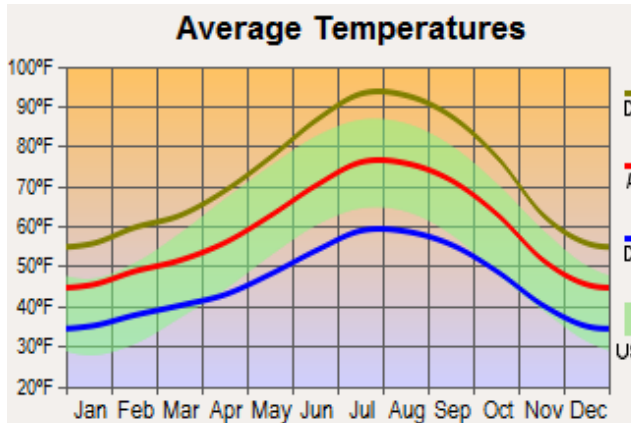
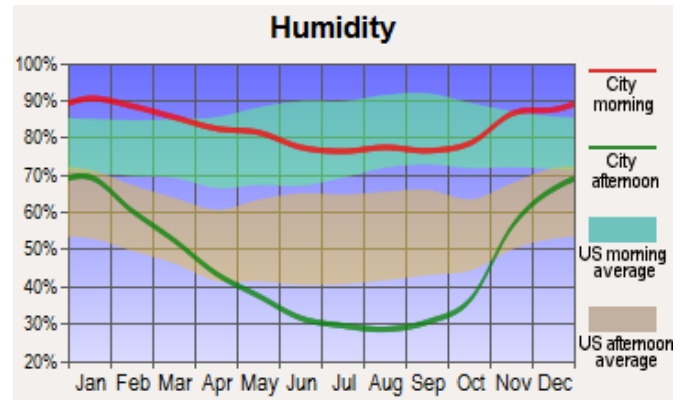
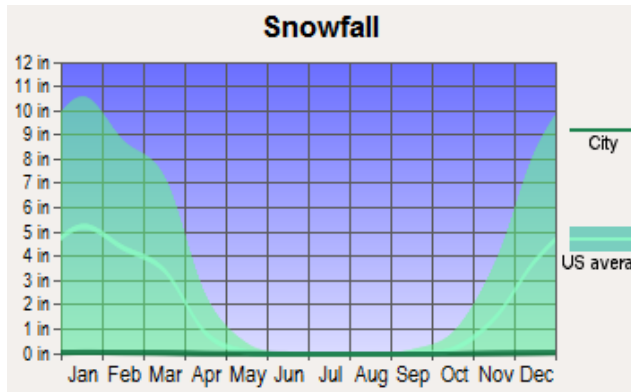




## LOCATION

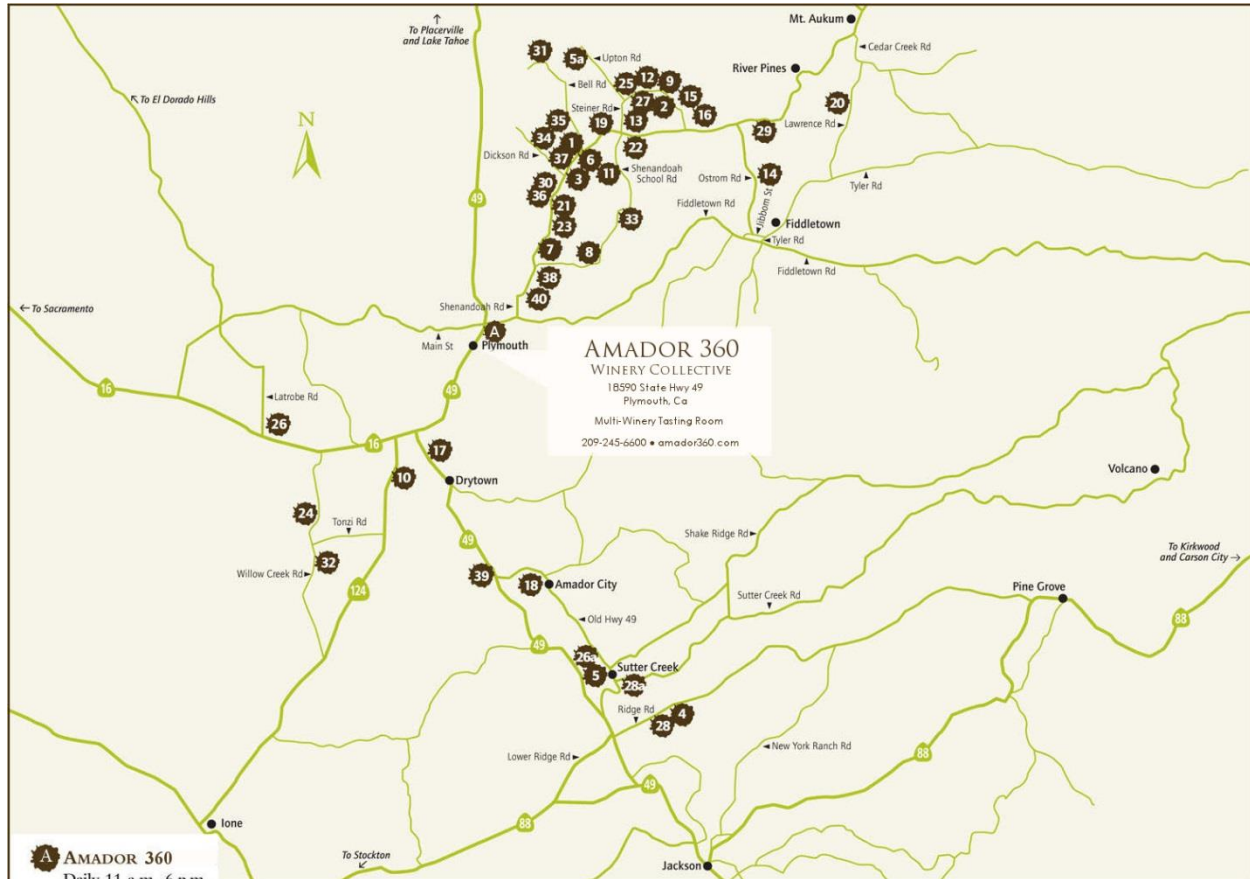


## Plymouth CA Climate Graphs





# AMADOR COUNTY WINERIES



**A AMADOR 360**  
Daily 11 a.m.-6 p.m.

**1 AMADOR CELLARS**  
Daily 11 a.m.-5 p.m.

**2 AMADOR FOOTHILL WINERY**  
Friday-Sunday noon-5 p.m.

**3 ANDIS WINES**  
Daily 11 a.m.-4:30 p.m.

**4 AVIO VINEYARDS AND WINERY**  
Friday-Sunday 11 a.m.-5 p.m.  
and by appointment

**5 BELLAGRACE VINEYARDS**  
Daily 11 a.m.-5 p.m.; April-September  
Friday Music 6 p.m.-9 p.m.

**5a Upton Road**  
Friday-Sunday 11 a.m.-5 p.m.

**6 BORJÓN WINERY**  
Thursday-Monday 11 a.m.-5 p.m.

**7 BRAY VINEYARDS**  
Wednesday-Monday 10 a.m.-5 p.m.

**8 C.G. DI ARIE VINEYARD  
AND WINERY**  
Friday-Monday 11 a.m.-4:30 p.m.

**9 CHARLES SPINETTA WINERY**  
Saturday, Sunday 10:30 a.m.-4:30 p.m.  
Monday, Thursday, Friday 8 a.m.-4 p.m.

**10 CONVERGENCE VINEYARDS**  
Friday-Sunday 10 a.m.-5 p.m.

**11 COOPER VINEYARDS**  
Thursday-Monday 11 a.m.-4:45 p.m.

**12 DEEVER VINEYARDS**  
Daily 10:30 a.m.-5 p.m.

**13 DILLIAN WINES**  
Friday-Sunday 11 a.m.-4:30 p.m.

**14 DISTANT CELLARS**  
Friday-Sunday 10 a.m.-6 p.m.  
and by appointment

**15 DOBRA ZEMIJA**  
Daily 10 a.m.-5 p.m.

**16 DRIVEN CELLARS**  
Thursday-Sunday 11 a.m.-4:30 p.m.

**17 DRYTOWN CELLARS**  
Daily 11 a.m.-5 p.m.

**18 FEIST WINES**  
Friday-Saturday 11 a.m.-5 p.m.,  
Sunday noon-5 p.m.

**19 HELWIG VINEYARDS AND WINERY**  
Daily 10:30 a.m.-4:30 p.m.

**20 IL GIOIELLO WINERY AND  
MORSE WINES**  
Friday noon-5 p.m., Saturday  
10 a.m.-5 p.m., Sunday 10 a.m.-4 p.m.

**21 JEFF RUNQUIST WINES**  
Friday-Monday 11 a.m.-5 p.m.

**22 KARMÈRE VINEYARDS  
AND WINERY**  
Wednesday-Monday 11 a.m.-5 p.m.

**23 NINE GABLES VINEYARD**  
Thursday-Sunday 11 a.m.-5 p.m.  
Monday-Wednesday 11 a.m.-4 p.m.

**24 NUA DAIR VINEYARDS**  
Friday-Sunday 10 a.m.-5:30 p.m.

**25 RENWOOD WINERY**  
Daily, Summer 11 a.m.-6 p.m.  
Winter 11 a.m.-5 p.m.

**26 SERA FINA CELLARS**  
Friday 12:30-5:30 p.m.  
Saturday-Sunday 10 a.m.-5:30 p.m.

**26a SERA FINA@ CINQUE**  
Thursday-Friday 11 a.m.-5 p.m.  
Saturday-Sunday 11 a.m.-5:30 p.m.

**27 SHENANDOAH VINEYARDS**  
Daily, Summer 10 a.m.-5 p.m.  
Winter 10 a.m.-4:30 p.m.

**28 SIERRA RIDGE VINEYARD  
AND WINERY**  
Friday noon-5 p.m.,  
Saturday-Sunday 11 a.m.-5 p.m.

**28a Main Street**  
Thursday-Sunday 11 a.m.-5 p.m.

**29 SOBON ESTATE**  
Daily, Summer 9:30 a.m.-5 p.m.  
Winter 9:30 a.m.-4:30 p.m.

**30 STONEHOUSE VINEYARDS  
AND WINERY**  
Friday-Sunday 11 a.m.-5 p.m.  
and by appointment

**31 STORY**  
Daily, Summer 11 a.m.-5 p.m.  
Winter Weekdays noon-4 p.m.  
Weekends 11 a.m.-5 p.m.

**32 TANIS VINEYARDS**  
Friday-Sunday 10 a.m.-5:30 p.m.  
Midweek by appointment

**33 TERRA D'ORO**  
Daily 10 a.m.-4:30 p.m.

**34 TERRE ROUGE AND  
EASTON WINES**  
Thursday-Monday 11 a.m.-4 p.m.  
September-October  
Daily 11 a.m.-4 p.m.

**35 TKC VINEYARDS**  
Saturday 11 a.m.-5 p.m.  
Sunday 1 p.m.-5 p.m. and  
by appointment

**36 TURLEY WINE CELLARS**  
Thursday-Monday 10 a.m.-5 p.m.

**37 VINO NOCETO**  
Weekdays 11 a.m.-4 p.m.  
Weekends 11 a.m.-5 p.m.

**38 WILDEROTTER VINEYARD**  
Daily 10:30 a.m.-5 p.m.

**39 WINE TREE FARM WINERY**  
Friday-Sunday 11 a.m.-5 p.m.  
and by appointment

**40 YOUNG'S VINEYARD**  
Monday, Wednesday, Thursday  
11 a.m.-4 p.m.  
Friday, Sunday 10:30 a.m.-5 p.m.  
Saturday 10:30 a.m.-5:30 p.m.

52014

**PRICE:**

\$3,190,000. The sellers have asked that all potential buyers be prequalified or provide proof of funds prior to scheduling a tour.

**CONTACT:**

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