



California
OUTDOOR PROPERTIES

FARMS | RANCHES | RECREATIONAL PROPERTIES | LAND | LUXURY ESTATES



Mines Road Ranch

272 ± Acres | Alameda County, CA



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DRE# 01838294



Introduction

Set atop a hill with beautiful East Bay Area mountain views sits the Mines Road Ranch. This is a very private ranch yet only 15 miles to downtown Livermore. Improvements include a unique circular 2,956 SF main home that was built to encompass the picturesque views from every room even as you walk outside to the wraparound deck. This two-story main home is an open circular concept home that features 2 beds / 2.5 baths, a living room, dining room, and kitchen. Additional improvements on the ranch include a shop with an adjacent and connected apartment, a caretaker's home, a shop with large wine rack and bar, and a barn. There is also a small vineyard with a wine room with large wine rack and bar. The homestead is all run on solar. Another interesting perk about the homestead is the WIFI tower with great WIFI speed. Water on the ranch includes 6 ponds, 1 of them being year-round with fish, 1 spring and a large seasonal creek. Enjoy deer hunting, fishing in the ponds, hiking, horseback riding, ATVing, and running cattle. A lot of possibilities on this 272-acre ranch. This is an ideal property for those wanting secluded and private living with close proximity to big city amenities. 60 miles to San Francisco, 45 miles to San Jose, and 15 miles to Livermore.



Highlights

- 272-acre private ranch only 15 miles to Livermore
- Unique, circular 2,956 SF main home
- 2 bedrooms / 2.5 bathrooms
- Large shop with 1 bedroom apartment above
- Barn
- Caretaker Home
- Shop with wine rack and bar
- Homestead runs on solar
- WIFI tower; excellent WIFI service
- 6 ponds; 1 being year round with fish
- Good deer hunting
- Run cattle
- Hike, ATV, horseback ride, etc.
- 60 miles to San Francisco, 45 miles to San Jose



Improvements

The main home of the ranch is a unique 2,956 SF circular home. The home was built in a way to take in the 360 degree views of the surrounding mountain & ranch. There are 2 bedrooms and 2.5 bathrooms with an open concept living room, dining room, and kitchen. The home is beautifully finished with wood ceilings all throughout. The windows in the main living area bring in a lot of beautiful natural light. There is a wraparound deck to also sit out and enjoy a cup of coffee or a glass of wine.



Improvements Cont.



Pictured above is the shop with an adjacent one bedroom apartment with kitchenette, living room, and bathroom. There is also a small vineyard in front as well as a small fenced area with a cattle loading chute. Pictured below is the barn with a storage room and small fenced area.



Pictured above is another shop featuring the wine rack and bar. Below is the caretaker's home with WIFI tower.



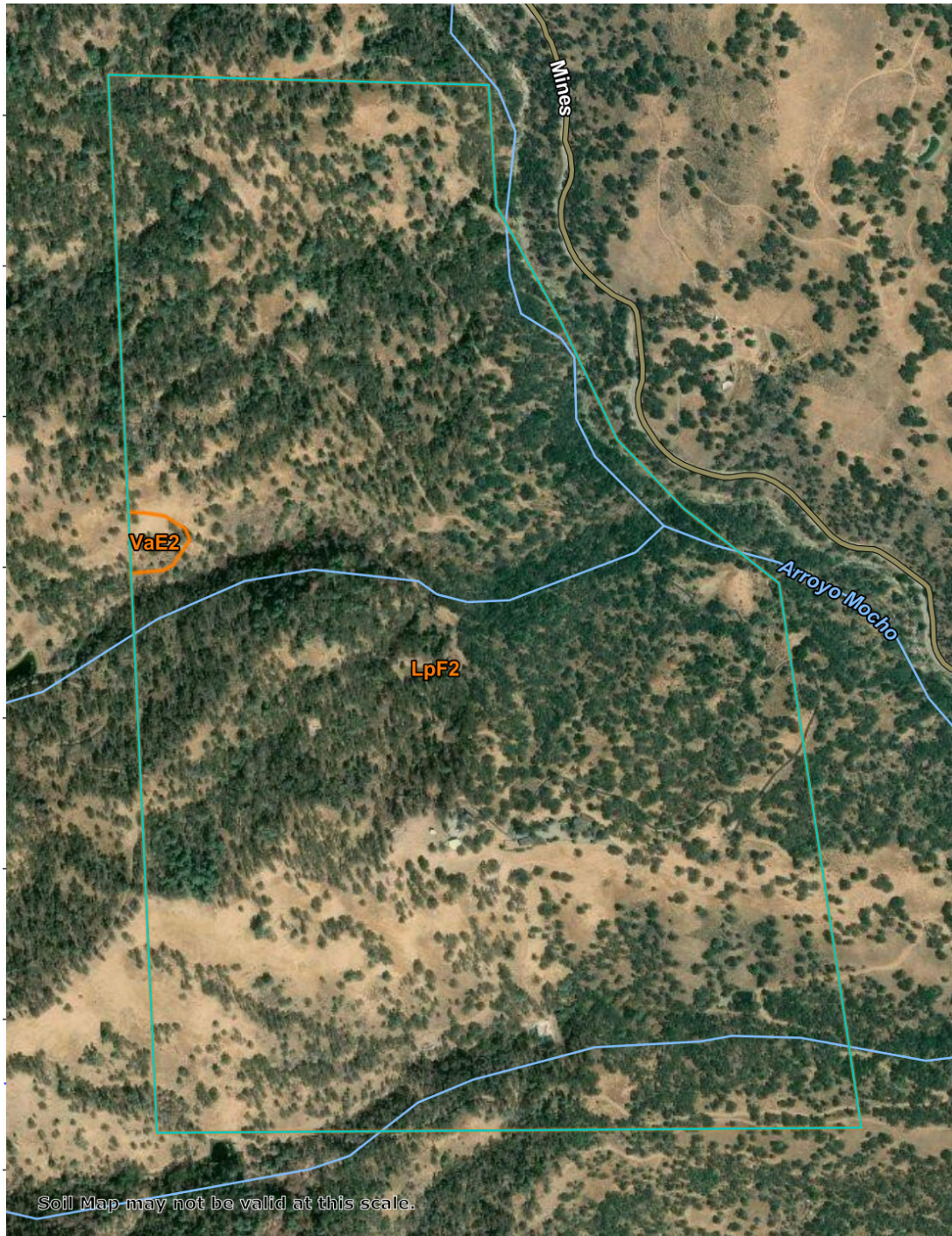
Recreation



This ranch is great for those recreational and nature enthusiasts. Activities include good deer hunting, fishing, hiking, horseback riding, and ATVing. There are 6 ponds on the property, one of them being a year-round pond with fish. The current owners run a couple cattle to graze year-round. You will be able to find recreational activities in the comfort and seclusion of your own ranch or in nearby popular parks and recreational areas.



Soil Map



*Not to scale

Map Unit Symbol	Acres in AOI	Classification
LpF2	262.6	NA / 7e
VaE2	1.3	NA / 6e

Location



About Livermore:

The charming and vibrant town of Livermore is just 15 miles from property. With a population nearing 100,000, Livermore is the most populous city in the Tri-Valley area of the eastern San Francisco Bay Area. The three valleys from which it takes its name are Amador Valley, Livermore Valley, and the San Ramon Valley. The Tri-Valley area is comprised of five cities: Livermore, Dublin, Pleasanton, San Ramon, and Danville. Livermore's historic downtown has been significantly revitalized in recent years. With 60 wineries and 100,000 acres of planted grapes in the valley, Livermore is a well-known destination for food and wine. It is known as the oldest wine region in California!

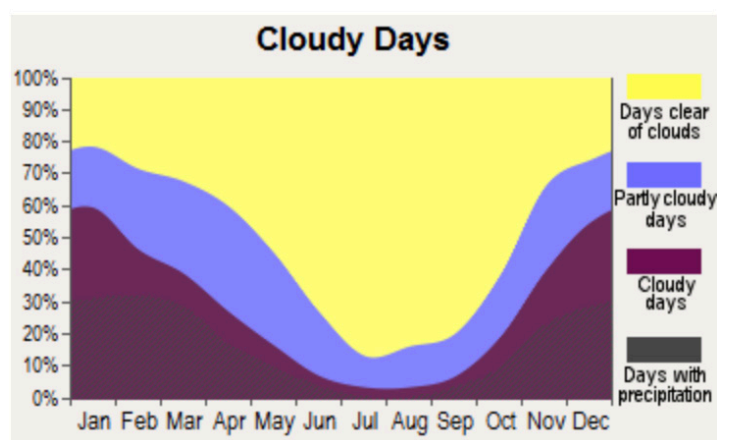
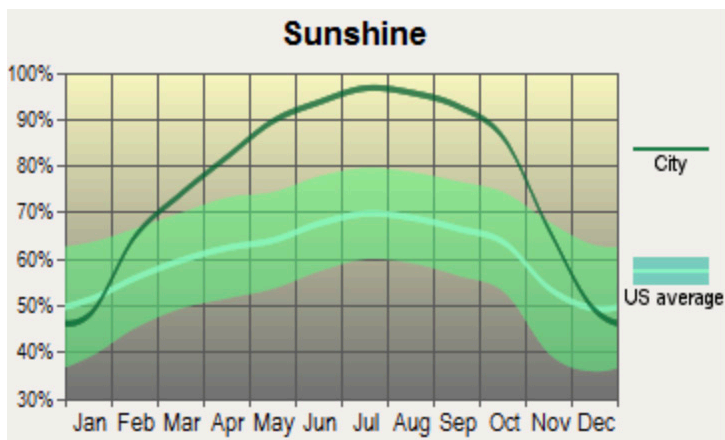
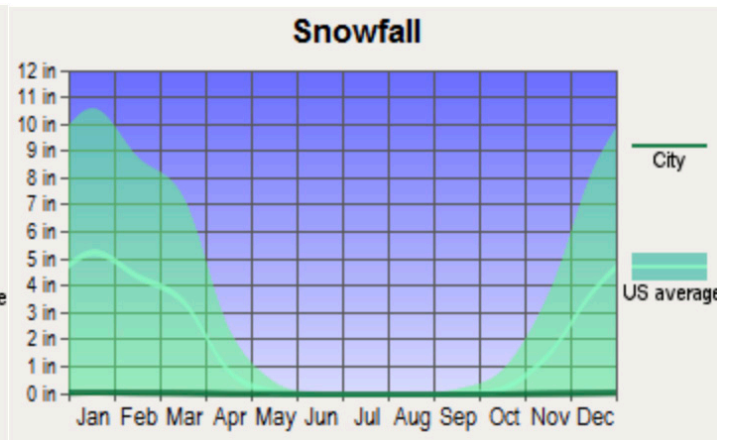
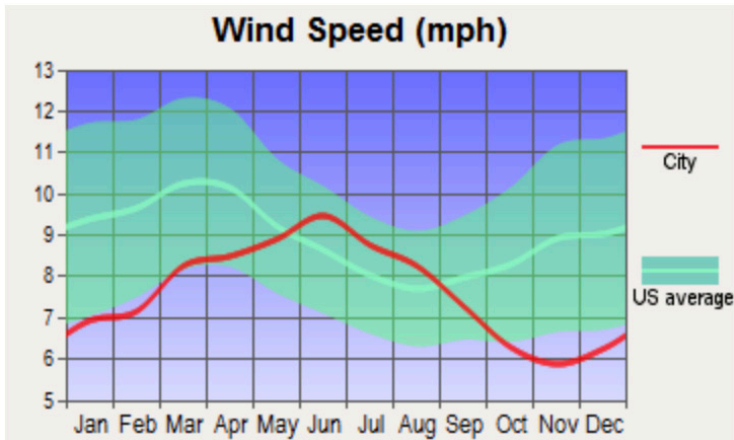
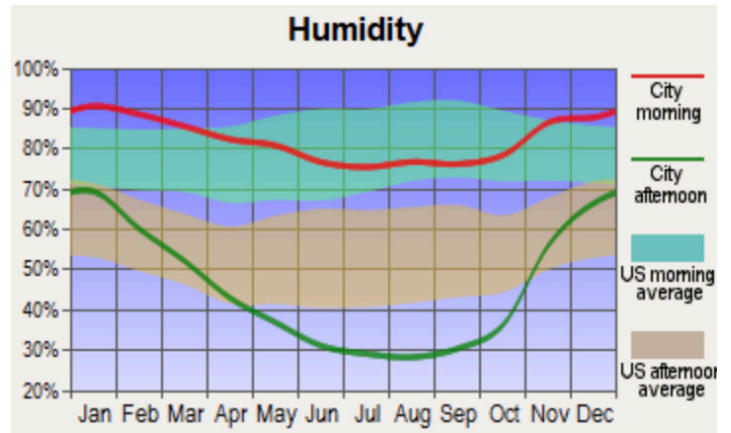
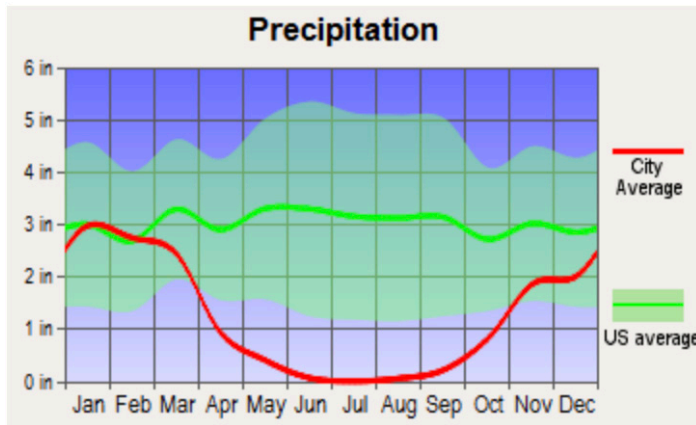
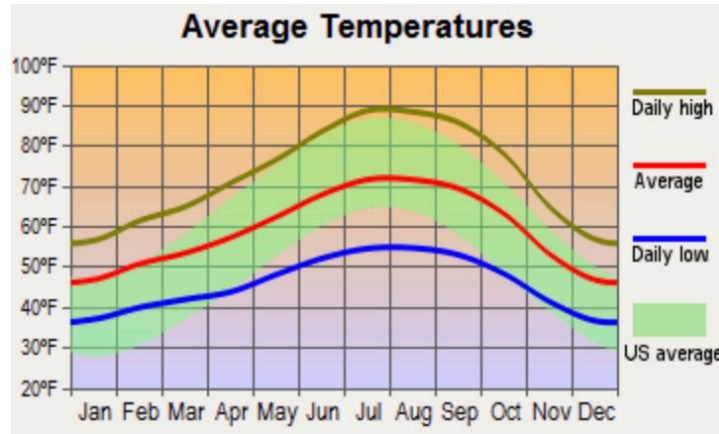
Airports near Livermore: Major airports nearby Livermore include the Oakland International Airport (28 miles), Norman Y. Mineta San Jose International Airport (32 miles), Stockton Metropolitan Airport (38 miles), and San Francisco International Airport (46 miles). Local airports in Livermore include Livermore Municipal Airport (4 miles) and Hayward Executive Airport (26 miles).

About Alameda County:

Alameda County is located in the San Francisco Bay Area with Oakland as its county seat. According to the 2010 US Census, the population was over 1.5 million which makes it the 7th most populous county in California. It is one of 9 counties that make up the San Francisco Bay Area. Alameda has diverse geography going from wetlands, to major cities, to vineyards and openness with lakes and streams.

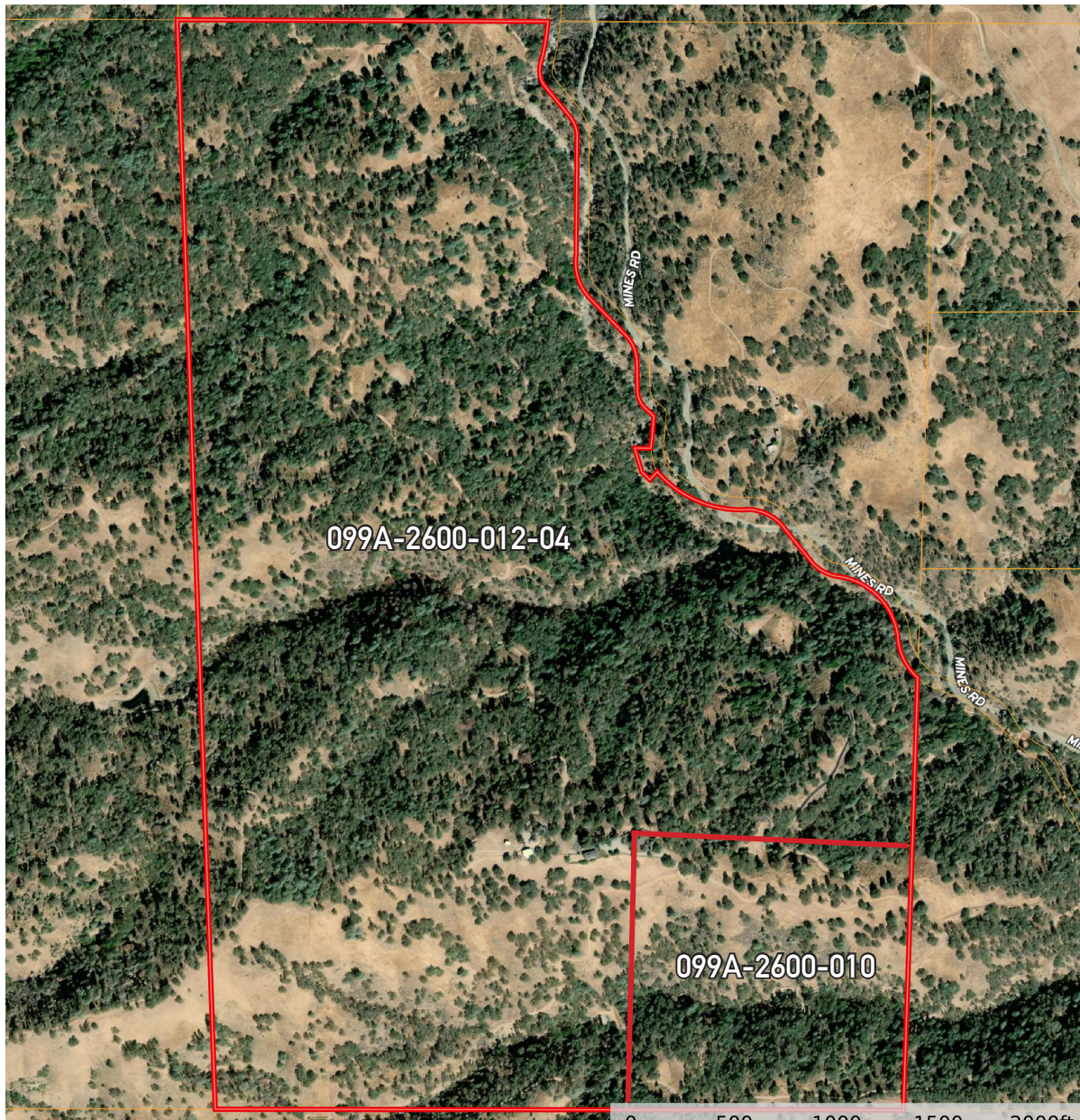


Weather for Livermore

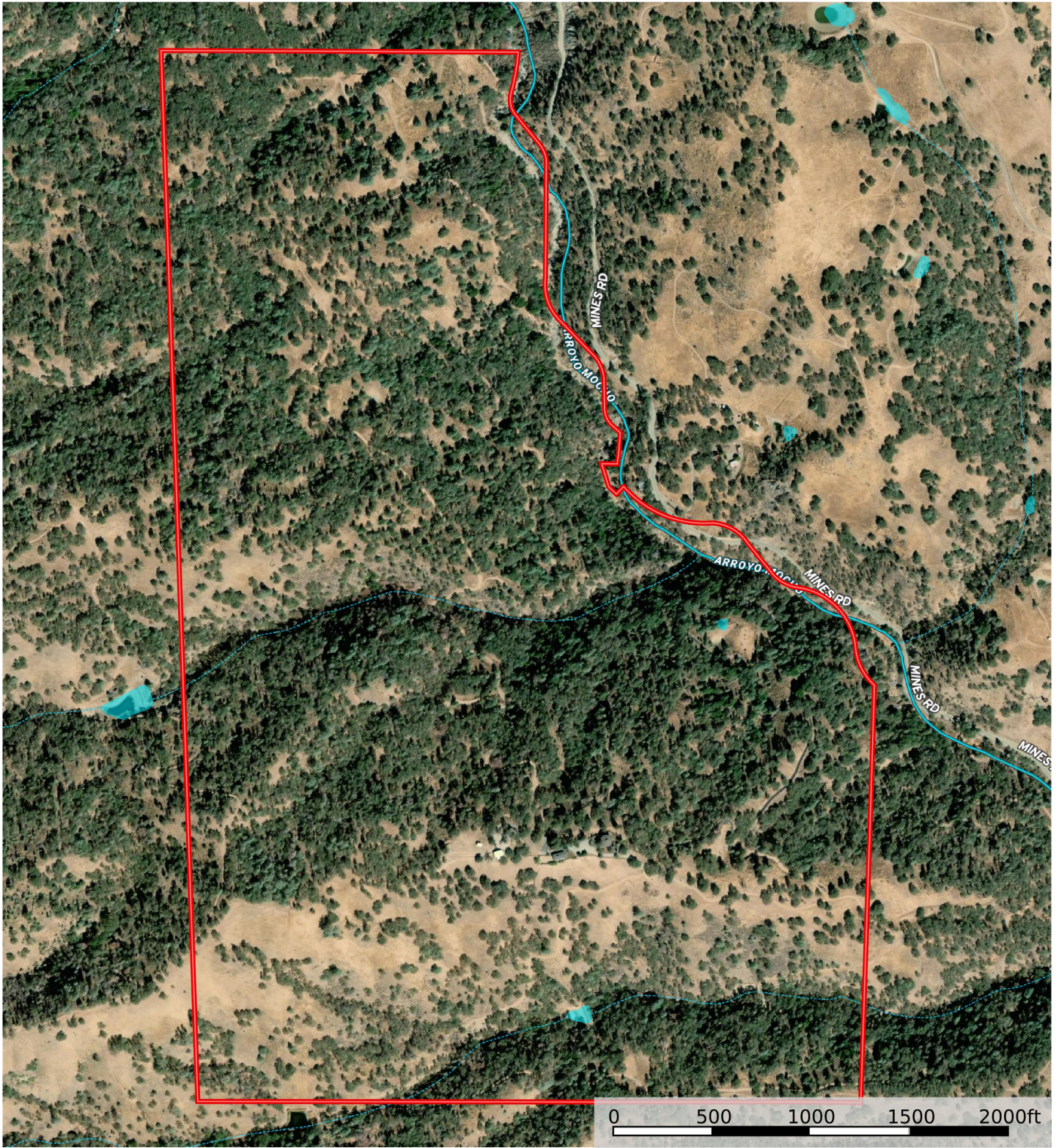


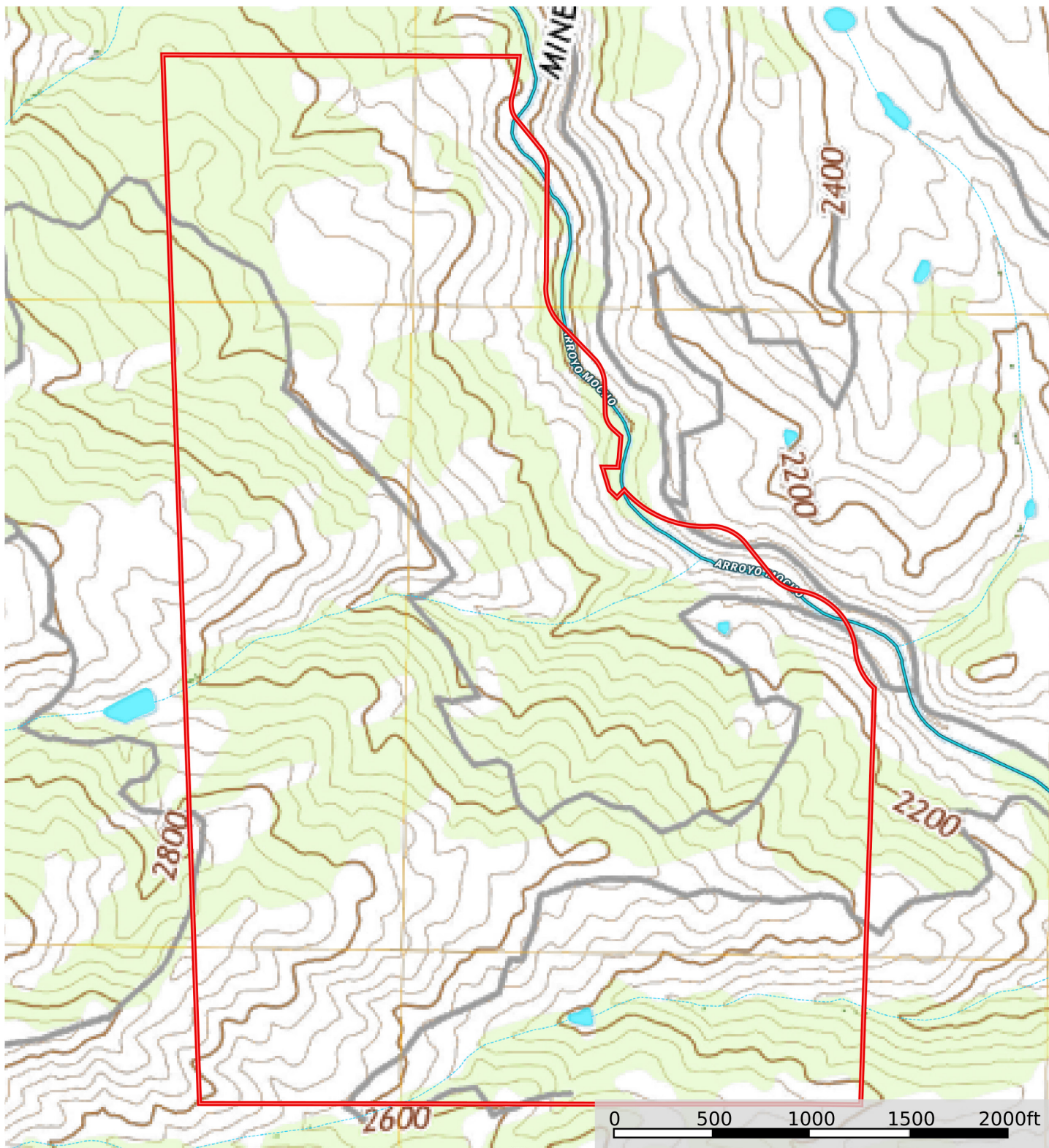
Size & Zoning

The 272-acre Mines Road Ranch property consists of two parcels. The first parcel, 099A-2600-012-04, consists of the improvements and totals 232. The second parcel, 099A-2600-010, consists of 40 acres.

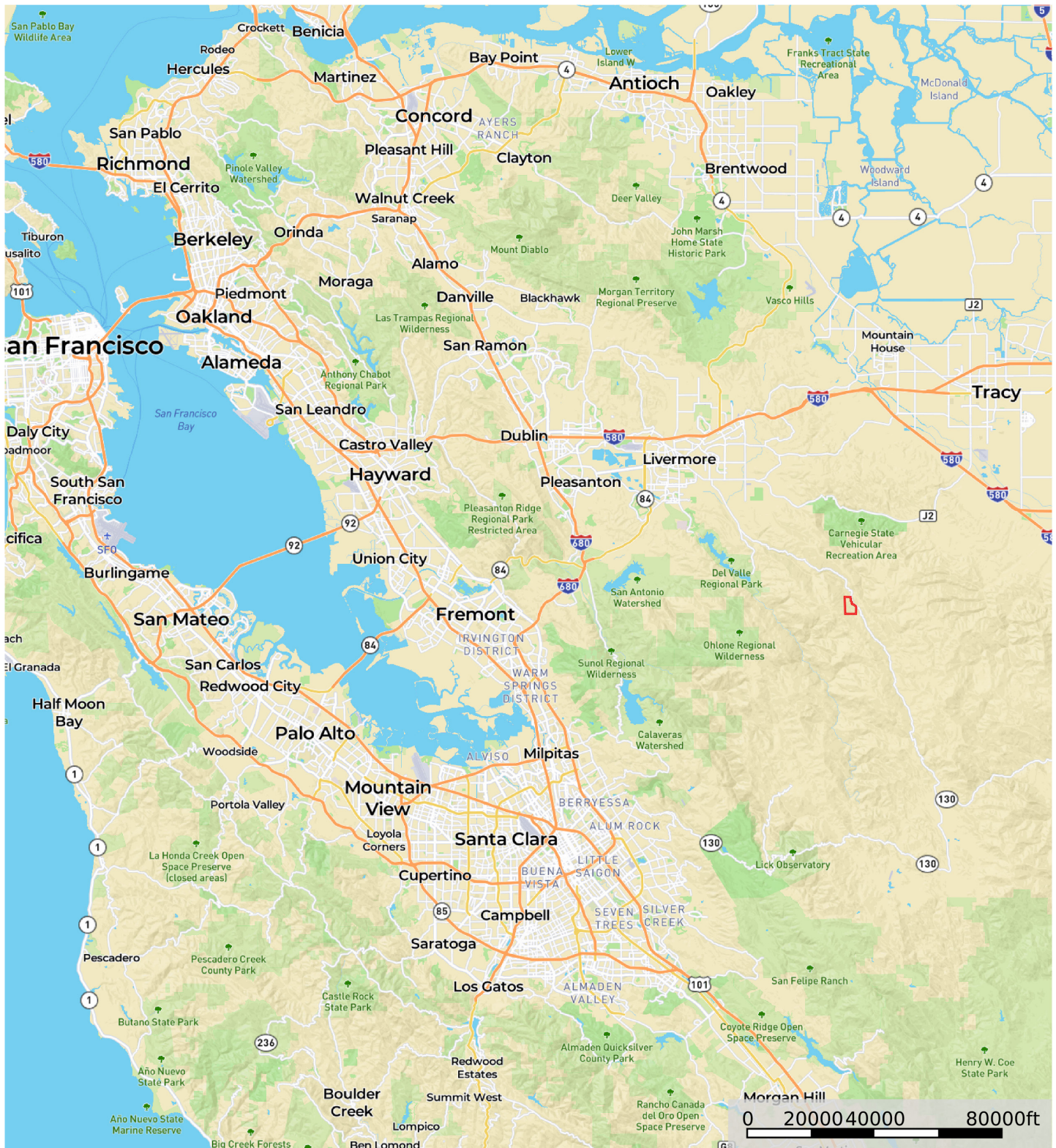


APN	Lot Acres	Land Use- County
099A-2600-012-04	232	Rural Prop - used for Agriculture
099A-2600-010	40	Vacant Rural-Res
Total	272	





Boundary Stream, Intermittent River/Creek Water Body



 Boundary



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