



## OUTDOOR PROPERTIES

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# Espinoza Ranch

835.28 ± Acres | Tuolumne County, CA



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DRE# 01838294



# Introduction

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In the foothills of Tuolumne County, at an elevation of 2,250 ft. with the mighty Sierra Nevada mountains standing tall in the background, discover the 835-acre Espinoza Ranch, less than 10 minutes outside of Groveland, CA, the gateway to the iconic Yosemite National Park.

A well-equipped and landscaped ranch headquarters offers plenty of space for a large family or many guests to stay comfortably and is also ideal for hosting events or retreats. It consists of a 3BD/2BA main home, a 1,104 sq. ft. caretaker's house, a 2 BD/1 BA ranch house, a 432 sq. ft. guest house, two cabins, and a herb and vegetable garden for those with a green thumb. Multiple functional outbuildings serve as storage for ranch equipment & an RV, along with a 1,776 sq. ft. shop with power that includes an 11 x 12' roll-up door and a pair of 11' x 9' swinging doors. The multi-purpose, 960 sq. ft. retreat building includes a main area, kitchen, laundry, bathroom, and outdoor fire pit to share campfire stories and make s'mores.

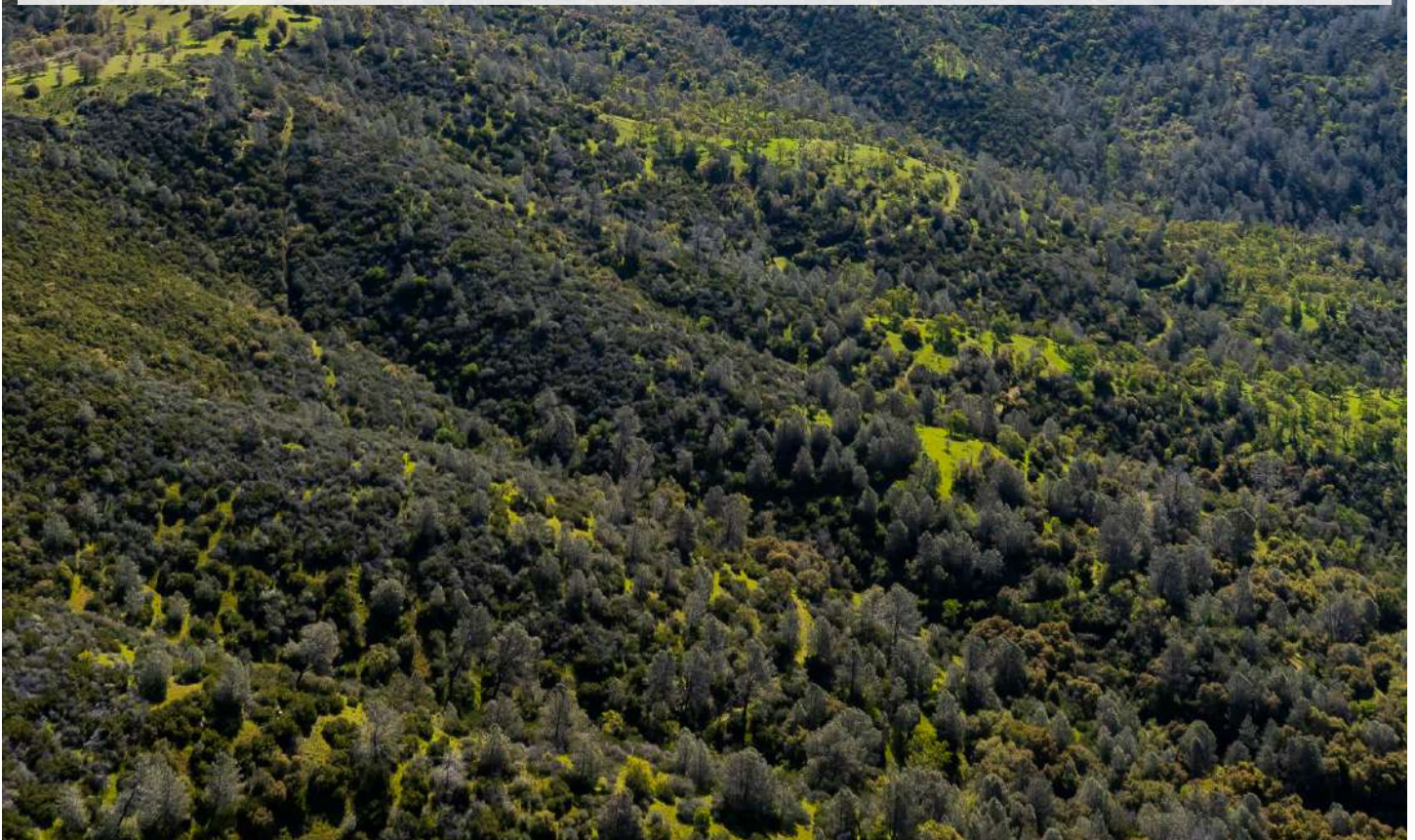
Livestock and wildlife also call Espinoza Ranch home. With perimeter and cross fencing, six natural springs, ponds, five wells including one with a solar-powered pump and two 900-gallon storage tanks, and livestock troughs - livestock and wildlife have ample year-round water.

Take advantage of the expansive roads throughout the ranch to indulge in outdoor recreational opportunities such as ATV'ing, horseback riding, or soaking in the panoramic views of Lake Don Pedro from the ranch's ridge line. Hunters and nature enthusiasts will unite with deer, quail, turkey, and dove spotted roaming the property. Nearby Tuolumne, Stanislaus, and Merced Rivers provide great fly-fishing opportunities, along with boating and water sport activities at Horseshoe Bend Recreational Area at Lake McClure. A day trip to explore one of the crown jewels of the Sierra Nevada, Yosemite National Park, is a must being just 45 short minutes from Espinoza Ranch.



# Highlights

- Less than 10 minutes outside of Groveland, CA
- Six natural springs & spring fed ponds
- Five wells; one equipped with a solar-powered pump
- Two 900-gallon storage tanks
- Fenced and cross fenced
- Currently run cattle on the ranch
- Livestock troughs
- Five router WIFI system
- A well-equipped and landscaped ranch headquarters
- Improvements:
  - » Main residence - 2,400 SF with 3 bedrooms, 2 bathrooms, & two car garage; Solar heated lap pool
  - » Caretaker's House - 1,104 SF with 2 bedrooms, 1 bathroom, & a covered patio/porch
  - » The Ranch House - 600 SF with 2 bedrooms, 1 bathroom, & a covered front porch deck
  - » Guest House - 432 SF with sleeping area, full bath, partial kitchen & laundry area
  - » Retreat Building - 960 SF unit with a fully equipped kitchen & laundry facilities
  - » Two Guest Cabins - each 120 SF
  - » Workshop - 1,776 SF, fully equipped with 220-volt power, lighting, & water access
  - » RV storage building - 12' x 31'
  - » Tractor shed, storage shed, outhouse building, pumphouse structure
  - » Horse stable - with water and pen
- Great outdoor recreation on the property & region
- Hunting, fishing, horseback riding, ATVing, boating, & more
- 45 minutes from Yosemite National Park



# Water & Cattle

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Water sources are plentiful on the property, including six natural springs and spring-fed ponds. Additionally, there are five wells, one equipped with a solar-powered pump, accompanied by two 900-gallon storage tanks and livestock troughs. The tanks currently supply water through gravity-fed systems. Both wildlife and livestock have abundant access to water throughout the year. Espinoza Ranch is fully fenced and cross-fenced, making it an ideal home for livestock. Furthermore, it enjoys the added advantage of being surrounded and adjacent to thousands of acres of public BLM land, offering endless opportunities for outdoor enthusiasts.



# Recreation

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The property and its surrounding region offer a wealth of recreational activities to suit every outdoor enthusiast. Hunters and nature enthusiasts will unite with deer, quail, turkey, and dove spotted roaming the property. Take advantage of the expansive roads throughout the ranch to indulge in outdoor recreational opportunities as ATV'ing, horseback riding, or soaking in the panoramic views of Lake Don Pedro from the ranch's ridge line. Venturing beyond the property's borders reveals a playground of outdoor experiences, including the serene joys of fly fishing, the excitement of boating, and the tranquility of traditional fishing in nearby waters such as Horseshoe Bend Recreational Area at Lake McClure or Tuolumne, Stanislaus, and Merced Rivers. Explore the vast expanses of the Stanislaus National Forest, bask in the scenic beauty of Pinecrest Lake and Don Pedro Lake, or carve up the slopes of Dodge Ridge Ski Resort during the winter months. However, the crown jewel of the region is undoubtedly Yosemite National Park, an awe-inspiring wonderland that beckons adventurers from across the globe. Here, amidst towering granite cliffs and cascading waterfalls, visitors can partake in a myriad of activities, from hiking and rock climbing to wildlife watching and photography.



# Improvements

The well-equipped ranch headquarters has plenty of space for a large family or many guests to stay comfortably. The headquarters consist of multiple homes, cabins, and additional outbuildings.



## MAIN RESIDENCE:

The main residence spans 2,400 square feet and comprises three bedrooms, two bathrooms, and a two-car garage. Notable features include an 800 square foot covered porch that wraps around the property and a solar-heated lap pool situated within an 1,800 square foot fenced area. The heated lap pool features an automatic powered and retractable cover. Upgrades to the property include a 22-KW backup standby generator, a water filtration system, an owned propane tank, and a separate septic system.



# Improvements Cont'd

## CARETAKER'S HOUSE

The caretaker's house encompasses 1,104 square feet and consists of two bedrooms, one bathroom, and a covered porch/patio. In addition to the living quarters, the property includes convenient amenities such as a single vehicle carport for protected parking and a separate shed for additional storage needs. The 'Ranch House' is equipped with its own septic system and water well.



## THE RANCH HOUSE

The 'Ranch House', spanning 600 square feet, includes two bedrooms, one bathroom, and a covered front porch deck with roller shade. The property also features a vehicle carport and a separate storage unit. Additionally, the caretaker's home is equipped with its own 22-KW backup standby generator, propane tank, and septic system.



# Improvements Cont'd

## GUEST HOUSE

The 'Guest House' is a charming 432-square-foot dwelling featuring a sleeping area, full bath, partial kitchen, and laundry area. Additionally, it includes a separate 300-square-foot enclosed storage shed.



## RETREAT BUILDING & GUEST CABINS

The 960-square-foot unit comprises of a main area, fully equipped kitchen, laundry facilities, and bathroom. With a welcoming 112-square-foot covered concrete porch/patio entrance, an outdoor firepit gathering space, and a nearby garden area, this structure boasts various amenities. Originally intended for additional guest accommodations and supplementary storage, it has proven to be versatile in its usage.

There are two small 120 square foot single room cabins next to the 'Retreat Building' providing extra accommodations and/or storage.





# Improvements Cont'd

## WORKSHOP



The 1,776-square-foot workshop is fully equipped with 220-volt power, lighting, and water access, featuring a convenient 11' x 12' roll-up door for easy entry. Inside, you'll find an open bay, a dedicated tool/equipment room, and a versatile multi-purpose area. Additionally, the workshop includes an outdoor 300-gallon diesel fuel tank for added convenience.



**RV Storage Building:** 12' x 31' consisting of 372 square feet; power and lighting



**Pumphouse structures**

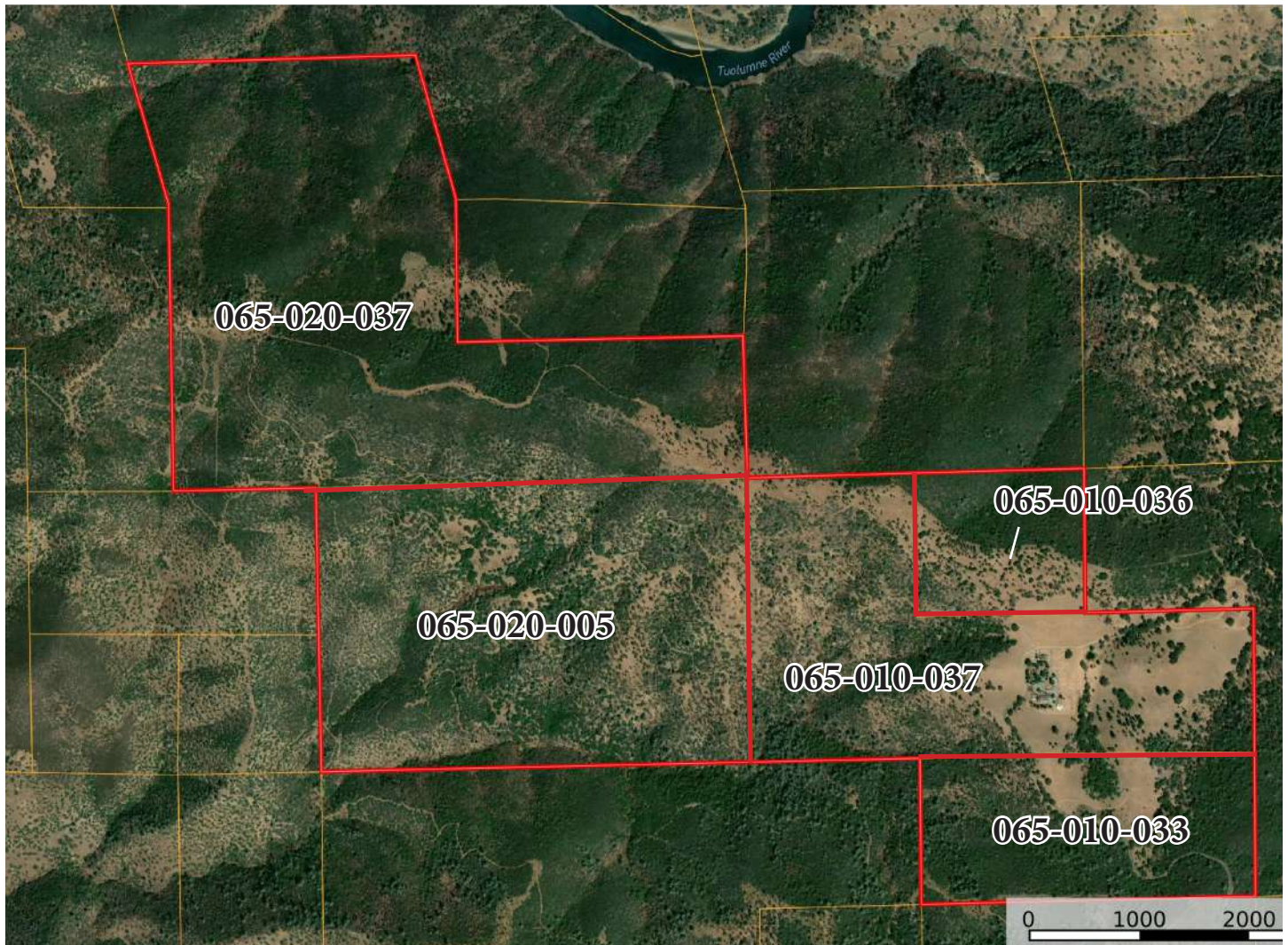
## ADDITIONAL IMPROVEMENTS

- Tractor Shed: Covered, 252 square feet
- Storage Shed – 528 square feet covered area
- Horse Stable – Covered 288 square foot three-horse stable with water and pen.
- Three RV power hookup spaces
- Outhouse building
- Five router WIFI system

# Size & Zoning

The Espinoza Ranch consists of 5 parcels totaling 835.28 acres. There are 4 parcels in the Williamson Act; lower property taxes. The total taxes from the year 2023 was \$10,379.

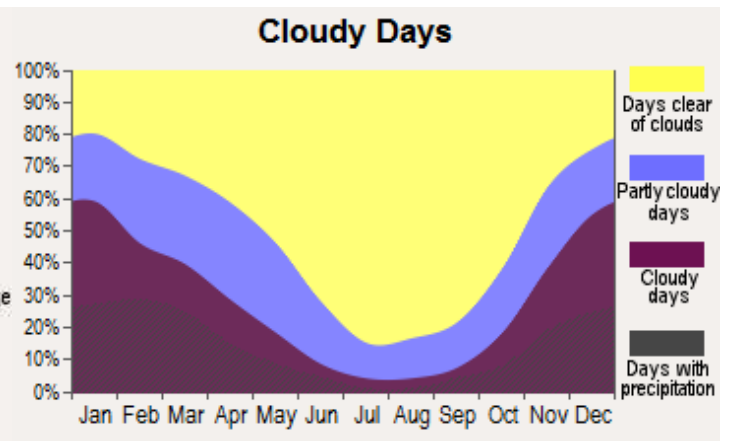
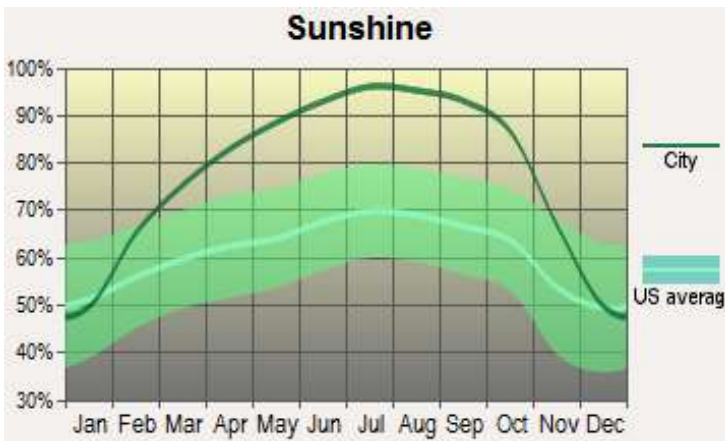
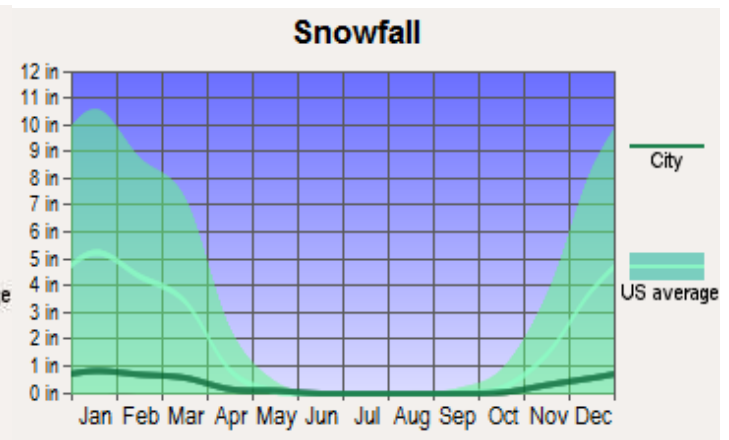
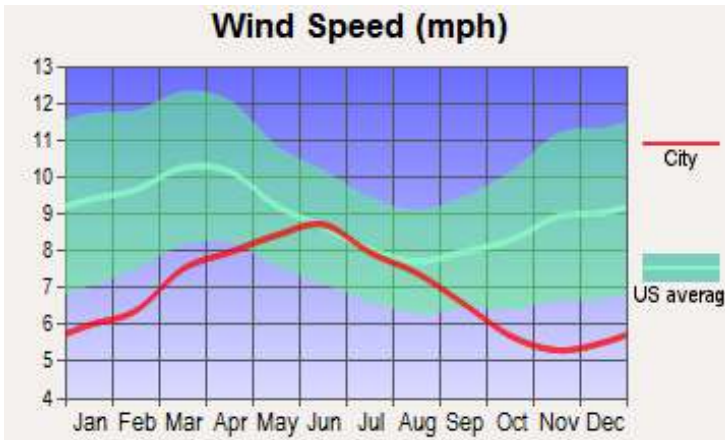
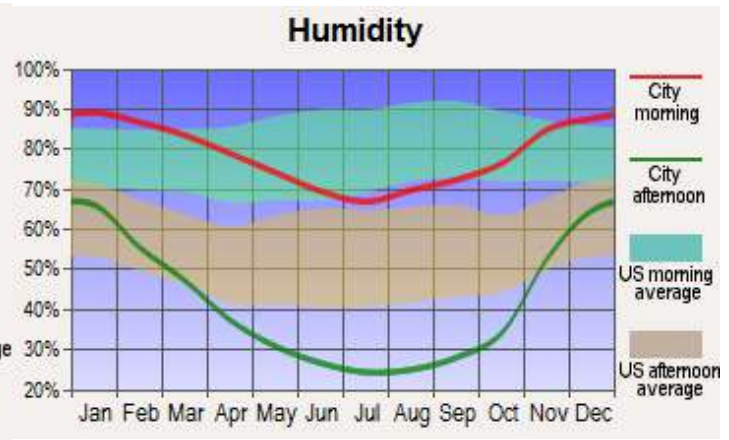
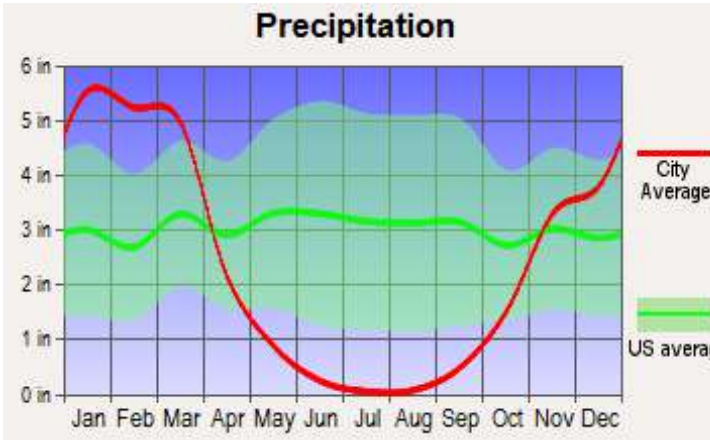
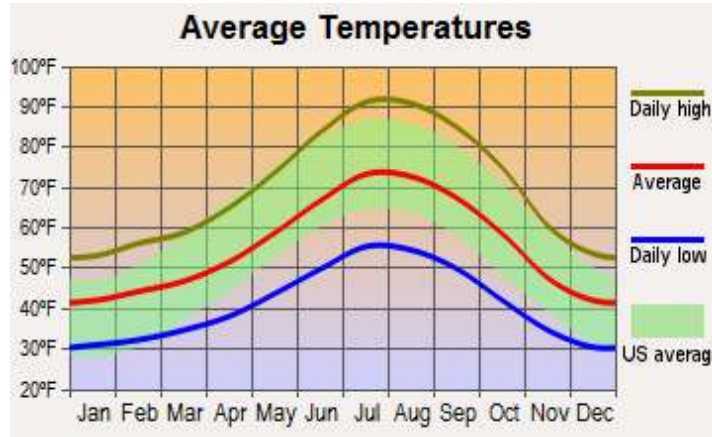
APN	ACRES	ZONING	WILLIAMSON ACT (Y/N)	TAXES (2023)
065-010-033	91.87 acres	AE-37: AP	Y	\$287
065-010-036	45.41 acres	AE-37	N	\$915
065-010-037	180.91 acres	AE-37: AP	Y	\$8,139
065-020-005	225.27 acres	AE-37: AP	Y	\$410
065-020-037	291.82 acres	AE-37: AP	Y	\$628
<b>TOTAL</b>	<b>835.28 acres</b>			<b>\$10,379</b>



*“The Williamson Act, also known as the California Land Conservation Act of 1965, enables local governments to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agricultural or related open space use. In return, landowners receive property tax assessments which are much lower than normal because they are based upon farming and open space uses as opposed to full market value.”*

– from the California Department of Conservation

# Weather



# Location



## **About Groveland, CA:**

Nestled amidst the breathtaking Sierra Nevada foothills lies Groveland, California, a historic gem cherished for its rich heritage and natural splendor. With a modest population of around 600 residents, Groveland holds a significant place in history as a former hub of gold mining activity during the 1800s Gold Rush era. However, its narrative took a turn in 1914 when it transitioned from a mining center to a pivotal site for the Hetch Hetchy Water Project. This project marked a shift in focus towards water management, with Groveland being selected as the construction headquarters for the vital water supply system serving San Francisco. Today, Groveland continues to captivate visitors with its proximity to the renowned Yosemite National Park. Its historic downtown, adorned with charming shops and eateries, serves as a testament to its vibrant past. Surrounded by the serene beauty of the Stanislaus National Forest, Groveland offers abundant outdoor recreational opportunities, including hiking and fishing along the Tuolumne River. As a beloved destination for both history enthusiasts and nature lovers alike, Groveland remains an idyllic retreat where the echoes of the past harmonize with the wonders of the present.

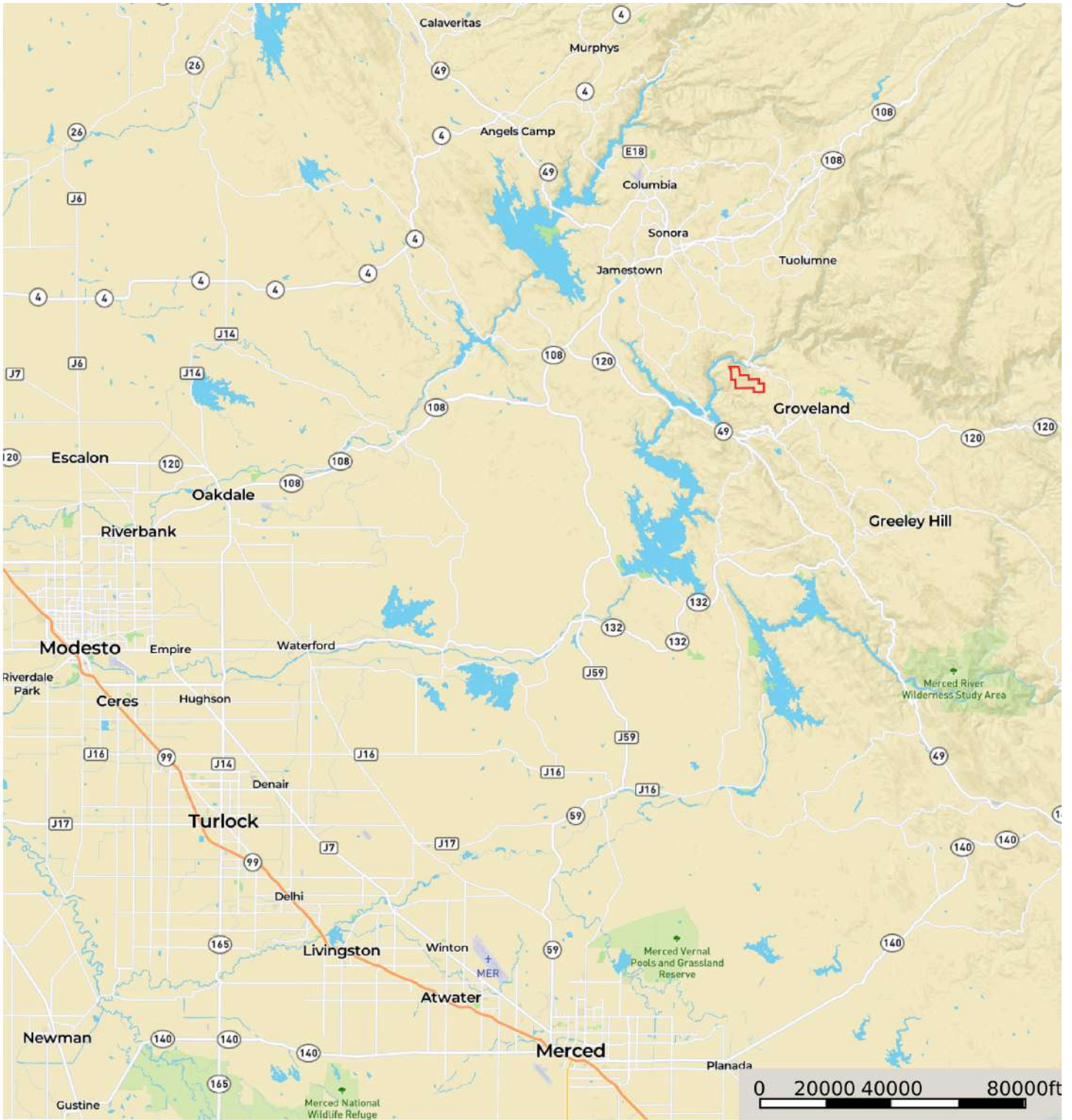
**Nearby airports:** *Local Airports include Pine Mountain Lake (6 miles from Groveland, CA) which has a 3,625' long with 100' (lighted) overruns at each end. Surface is asphalt cement pavement. Domestic airports include Merced Regional Airport (71 miles) and Stockton Metropolitan Airport (71 miles). International airports: Fresno Yosemite International Airport (122 miles) or Oakland International Airport (127 miles).*

## **About Tuolumne County, CA:**

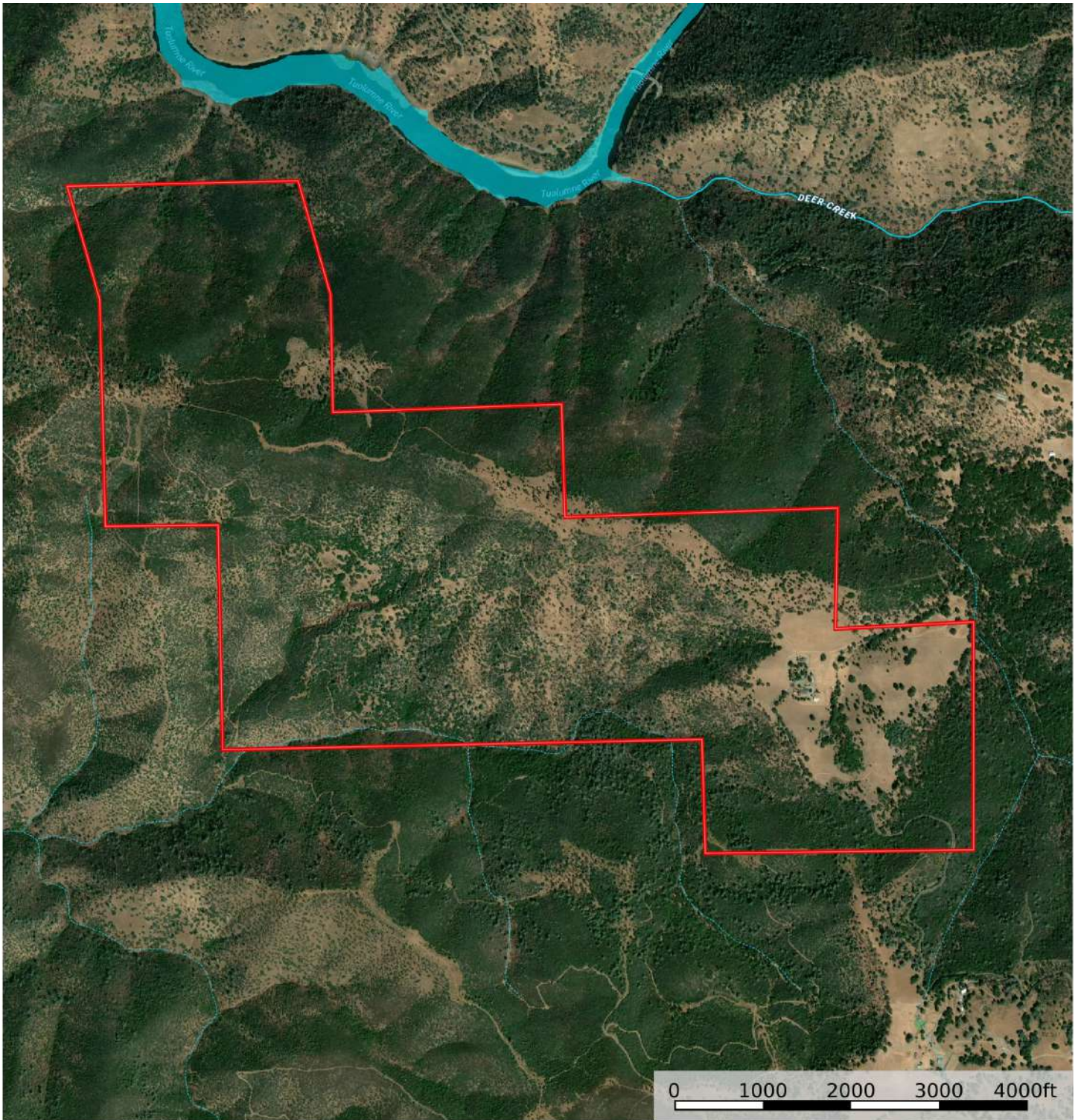
Situated amidst the majestic Sierra Nevada Mountains, Tuolumne County, California, stands as a captivating mosaic of natural wonders and historical significance. As of the 2020 census, the population was 55,620. The county seat and only incorporated city is Sonora. This county encompasses an array of landscapes, from rugged peaks to verdant valleys, offering a diverse backdrop for its inhabitants and visitors alike. Home to renowned attractions such as Yosemite National Park and the Stanislaus National Forest, Tuolumne County beckons adventurers from around the globe with its boundless outdoor adventures. Enriched by a storied past dating back to the Gold Rush era, the county's heritage is palpable in its charming towns and well-preserved landmarks. From the bustling streets of Sonora to the quaint charm of Jamestown, Tuolumne County invites exploration, promising a journey through time and nature unlike any other.



# Street Map

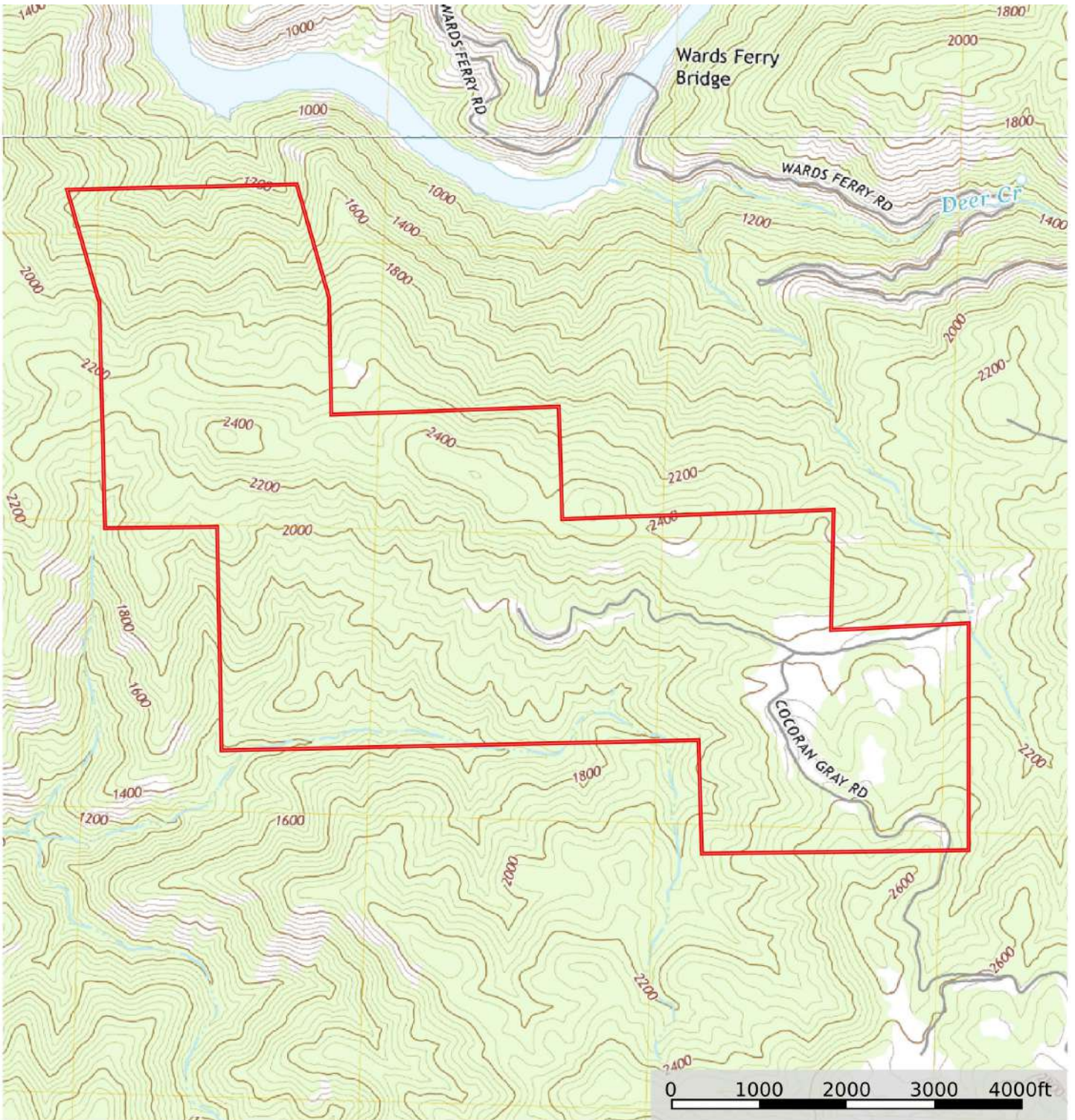


# MB Satellite Map



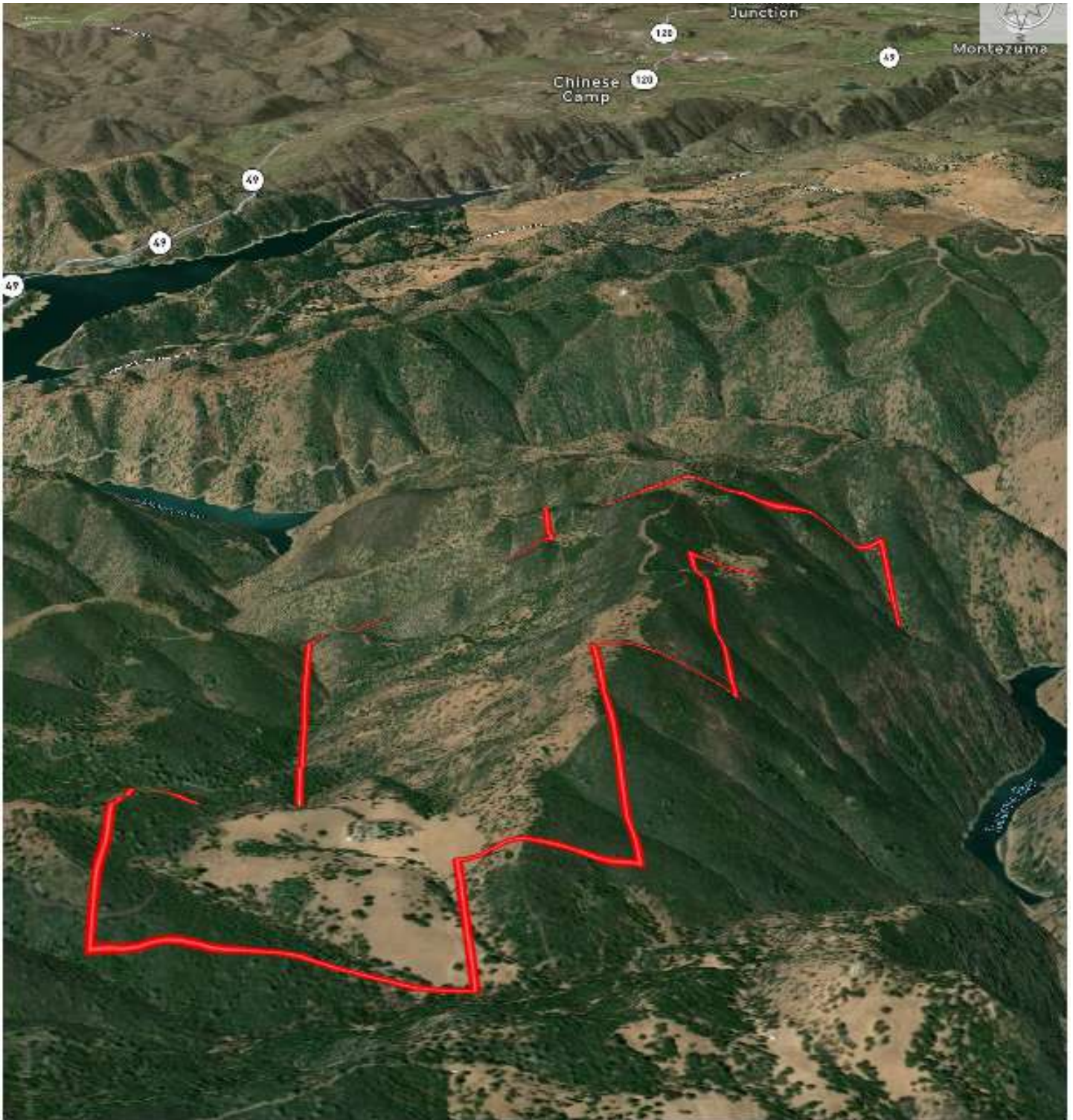
 Boundary     Stream, Intermittent     River/Creek     Water Body

# Topo Map



 Boundary

# 3D Map



 Boundary





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