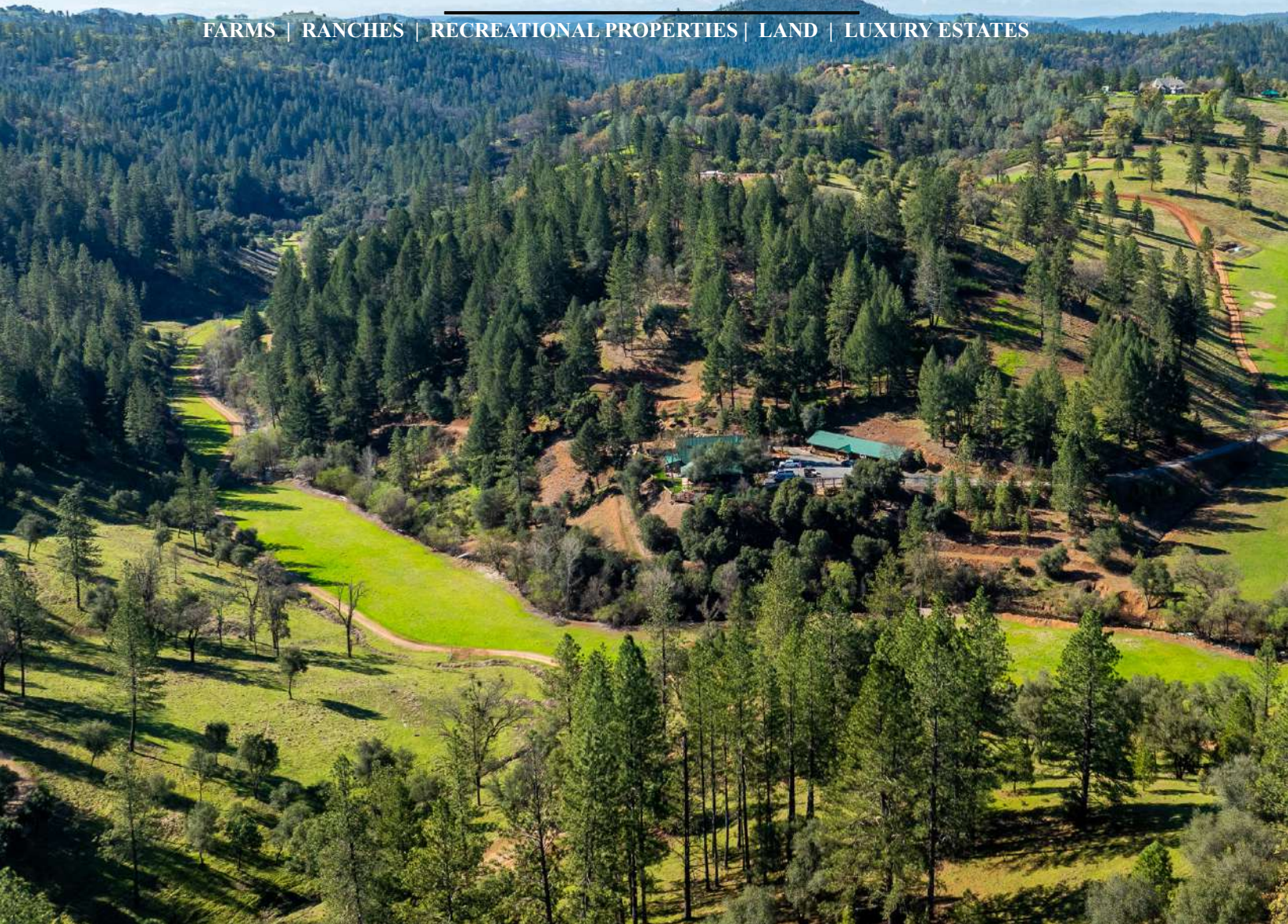




OUTDOOR PROPERTIES

FARMS | RANCHES | RECREATIONAL PROPERTIES | LAND | LUXURY ESTATES



Heart Rock Ranch

381.43 ± Acres | El Dorado County, CA



707 Merchant Street | Suite 100 | Vacaville, CA 95688

707-455-4444 Office | 707-455-0455 Fax | www.CaliforniaOutdoorProperties.com

DRE# 01838294



Introduction



Nestled in the golden foothills of Greenwood, CA, the Heart Rock Ranch is a rare and radiant 381.43-acre sanctuary where luxury and nature exist in perfect harmony. Located in northern El Dorado County, this extraordinary property is more than a retreat, it's a living canvas where unforgettable memories are made and the rhythm of the land inspires every moment.

At the heart of the ranch stands a striking 3,720 SF custom lodge-style timber home, where rustic craftsmanship meets refined living. This is not just a house, it's a masterpiece. Towering, storied timbers salvaged from the historic late-1800s Elko, Nevada Pacific Railroad Station, infuse the home with soul and timeless character. Inside, the design balances grandeur with warmth, creating a space that is as breathtaking as it is welcoming. The lodge features three thoughtfully curated bedrooms, two beautifully appointed bathrooms, and a showstopping chef's kitchen — a culinary haven designed for those who cook with passion and entertain with ease. Rising 30 feet high, the hand-stacked rock fireplace is a breathtaking centerpiece, crafted from stones gathered on-site, evoking the grandeur of a mountain lodge and anchoring the home in history, heritage, and heart. Multiple living and dining areas provide ample room for gathering, while outdoor patios with fireplaces invite you to relax and savor the sweeping vistas of the surrounding river valley.

A serene waterfall and gently flowing brook enrich the landscape near the main home, enhancing the peaceful, storybook feel of the ranch. For more intimate occasions, a private wine cave, a tribute to the California Gold Rush of 1849, offers a one-of-a-kind setting for tastings, storytelling, and reflection.

Beyond the main residence, the ranch offers versatile accommodations for guests and extended family, including a charming 750 SF guest cabin and a 900 SF studio apartment. Additional improvements include a 75 x 130 covered tractor barn, small outbuildings, and sheds to support both lifestyle and ranch operations.

The property is fenced and cross-fenced, with over 12 miles of private trails and roads ideal for horseback riding, hiking, hunting, or ATV exploration. Nature lovers will revel in the confluence of Penobscot and Greenwood Creeks, five wells, freshwater springs, and a year-round pond that enhances both beauty and utility. Adding historical richness, the land has revealed Gold Rush-era relics; pickaxes, shovel heads, antique bottles, and dishes; making the Heart Rock Ranch not just a place to live, but a legacy to carry forward.

For those with vision, future development opportunities abound: the ranch includes six legal parcels and three additional build sites; one with existing septic, water, and electricity. Multiple gated entrances ensure privacy and convenience across its varied topography. Adding even greater value, the property comes with a rare, state-approved permit to build a large off-stream pond; the result of a meticulous seven-year approval process. This hard-won entitlement opens the door to future recreation, fishing, and enhanced water features that would be nearly impossible to replicate today.

Whether you're exploring on horseback, sharing a bottle of wine by the fire, or simply standing still in the quiet magic of the land, the Heart Rock Ranch is a place to fall in love with life — again and again.

Highlights

- First class improvements throughout
- 3,720 SF custom lodge-style timber home
 - The main home has three bedrooms / two bathrooms
 - Every room in the main home has been completely remodeled
 - Open floor plan, large beams, grand yet inviting
 - Timber beams are from the 1800s
 - Radiant floor heating
 - Large living room area with grand rock fireplace; rocks from the ranch
 - Impeccable chef's kitchen with scullery and room to entertain
 - Grand dining table made from decade old live edge milled wood from the ranch; seats 20
 - Exquisitely landscaped; even features river with waterfall at the headquarters
- Wine Cave complete with temperature control and room for 800+ bottles
- 750 SF guest cabin with kitchenette, bed/bath upstairs, and separate outdoor entertaining area with fire pit
- Six-car garage: Currently used to store ATVs, vehicles, and gym space; two additional rooms for storage or offices
- 900 SF studio apartment with separate entrance; perfect for guests or an in-law's quarters
- 75 x 130 covered tractor barn and small sheds/outbuildings
- Fenced and cross-fenced
- Water: Penobscot and Greenwood Creeks, year-round stocked pond, five wells, year-round springs and storage tanks
- Great outdoor recreation: horseback riding, hiking, fishing, hunting, ATVing, gold panning
- Healthy population of turkey, quail, and trophy black-tailed bucks
- Large backup generator for the entire main house, garage, and studio apartment
- High-speed internet
- Dedicated pistol range and expansive long-range shooting areas
- Separate RV parking at house with electricity and sewer hookup
- Own quarry to make all the gravel needed to maintain the roads
- Ultimate privacy yet minutes to first-class grocery store
- 2 hours to San Francisco and Bay Area
- Less than 2 hours to Wine Country
- 90 minutes to skiing



Improvements



The crown jewel of this first-class property is its beautiful headquarters, where meticulous attention to detail and exceptional craftsmanship are immediately evident. The magnificent 3,720 sq. ft. lodge-style timber main home welcomes you with soaring ceilings and exposed beams in an open-concept layout, creating both grandeur and an inviting atmosphere. Adding a unique historical touch, the grand timbers originate from the Historical Elko Nevada Pacific Railroad Station of the 1800s. The expansive living area is anchored by an extra-large stone fireplace soaring over 30 feet, setting the perfect scene for grand entertaining around an extra-long table comfortably seating twenty. Notably, the rock for the fireplace and the decade-old live edge milled wood for this impressive table were sourced directly from the ranch itself. While every room has been completely remodeled, the home's rich character, elegance, and sense of history have been lovingly preserved.





Improvements Cont'd

The main lodge offers three bedrooms along with two bathrooms and features the comfort of radiant floor heating throughout. The impeccable kitchen is a true culinary haven and an entertainer's dream, boasting multiple refrigerators, a practical scullery, and a wealth of high-end features. In addition to the ample seating at the grand dining table, there's also comfortable seating for eight at one of the kitchen islands. The lodge also includes a convenient laundry/mudroom and multiple living spaces. To truly appreciate the quality and ambiance, this property is a must-see in person.



Improvements Cont'd

Retreat to the primary bedroom, featuring elegant wooden walls and a generous double vanity bathroom with a separate shower, steam shower, and tub. The bedroom extends to a private sitting area where the tranquil sounds of the waterfalls and picturesque views create a peaceful retreat.



The landscaping surrounding the home is truly stunning, featuring a captivating waterfall and a brook that meanders gracefully by the residence. Uniquely, an old converted chicken coop now serves as an outdoor heated bathroom with shower facilities, a practical amenity for a ranch (Seen below). The back entertaining patio has a raised roof, fireplace and views of the river valley.



Improvements Cont'd

Complementing the main residence is a unique feature: a private wine cave. Inside, wine racks line the walls with room for 800+ bottles of wine, and a table awaits, perfect for enjoying and tasting wines!



Guests will appreciate the beautifully appointed 750 SF guest cabin, designed for comfort and privacy. The downstairs features a kitchen, living room, and fireplace, while a spiraling staircase ascends to the upstairs bedroom and bathroom. Outside, guests can enjoy their own secluded haven on the ranch, complete with a private entertaining area and fire pit—perfect for relaxed evenings under the stars.



Improvements Cont'd

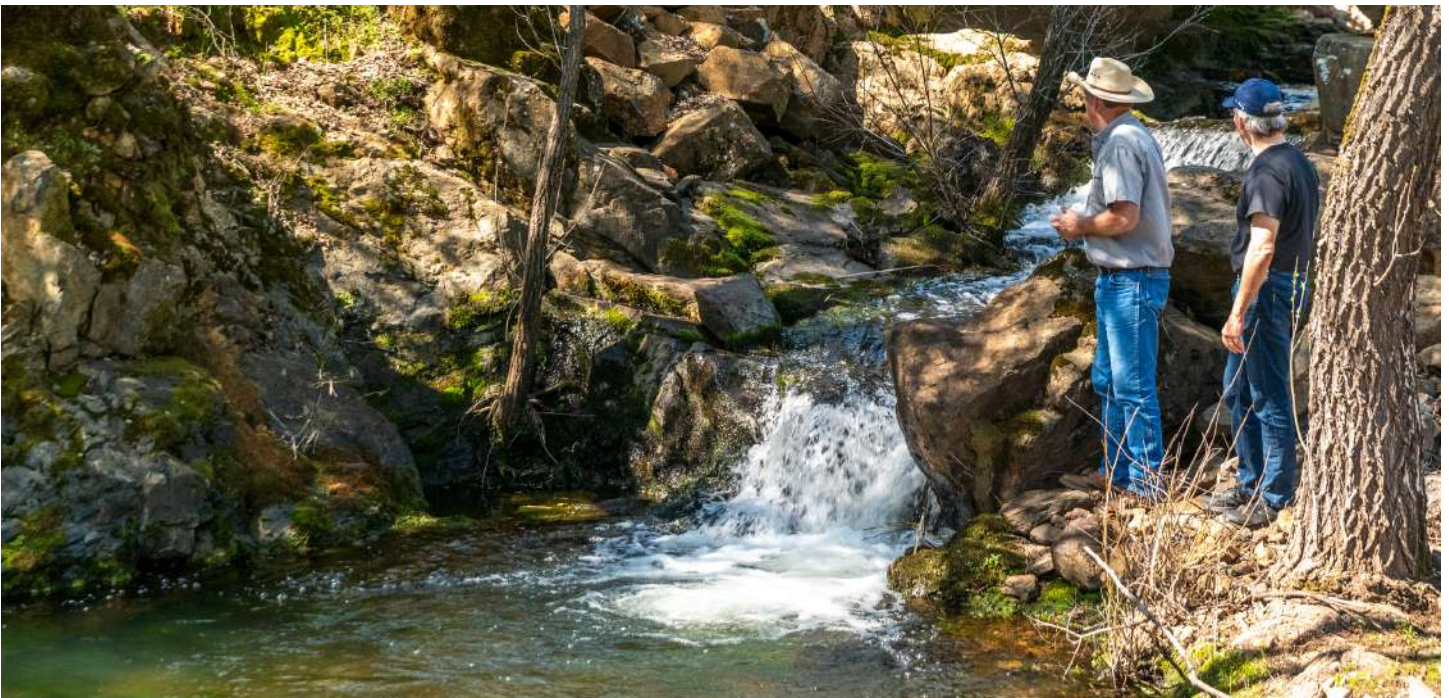
Additional amenities include a detached six-car garage complete with a 900 SF studio apartment that has a separate entrance; perfect for guests or an in-law's quarters. The garage is currently used as a gym and to house ATVs and other vehicles. There are two additional rooms that can be used for storage or offices. Furthermore, there is a 75 x 130 covered tractor barn (pictured *bottom left*) and small sheds/outbuildings behind the tractor barn.



Water



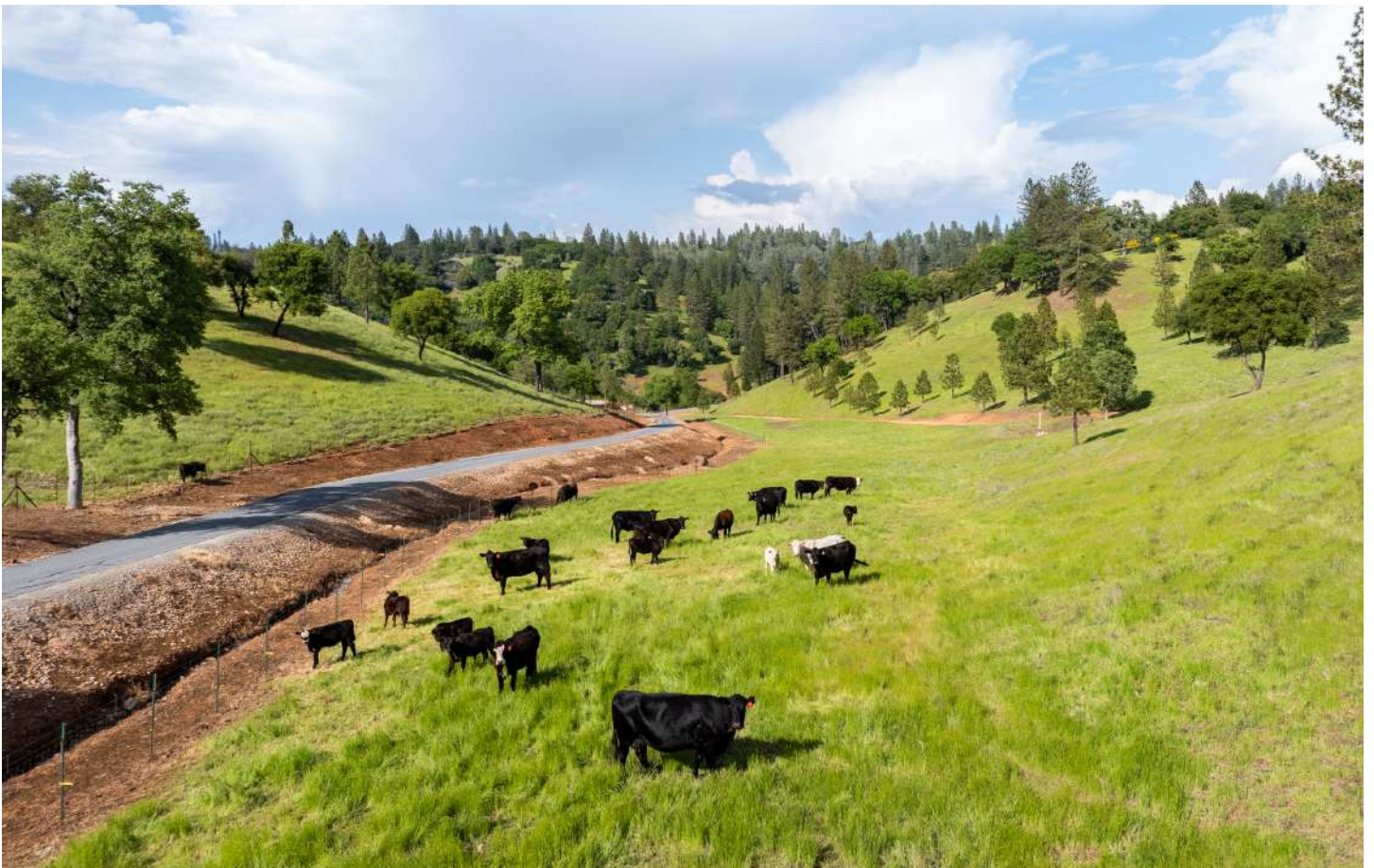
Water on the property includes Penobscot and Greenwood Creeks, a stocked year-round pond with bass and bluegill, five wells, year-round springs, and storage tanks for over 40,000 gallons of storage. There are also numerous fire hydrants.



Recreation

Embrace the great outdoors with over 12 miles of private trails and roads, perfect for exploring on horseback, foot, or ATV, or simply soaking in the surrounding natural beauty. A year-round pond, stocked with bass and bluegill, offers excellent fishing right on the property. This ranch is a true recreational haven with something for everyone, including the thrill of gold panning, a fun and unique element woven into the ranch's rich historical landscape. For an added dose of adventure, there's also a 120-yard zip line on the property. (seen bottom left) For shooting enthusiasts, the ranch features a dedicated pistol range carved into the hillside, along with expansive natural terrain ideal for long-range marksmanship. The land also offers exceptional hunting opportunities, with a healthy population of turkey, quail, and trophy black-tailed bucks - known for their impressive genetics and elusive character, making this a true destination for seasoned hunters. The property is also fully fenced and cross-fenced, making it ideal for both cattle and horses.





Location



About Greenwood, CA:

Greenwood is an unincorporated community in El Dorado County, California, located 4 miles west of Georgetown. It sits at an elevation of 1,608 feet. Before officially becoming Greenwood, the area was known by other names, including Long Valley, Green Valley, and Lewisville. The name Greenwood honors John Greenwood, who founded a trading post there in 1848. The population in 2010 was 1,007. Greenwood is also a California Historical Landmark, marked as #521.

About Auburn, CA:

Auburn, CA, a city and the county seat of Placer County, traces its origins back to the Gold Rush of 1848. This popular town, located near Greenwood, CA, benefited from its strategic location between Sacramento and Reno, becoming a key transportation hub, especially with the advent of the railroad. The scenic landscape of rolling hills is enhanced by the nearby meeting of the American River forks. In 2020, Auburn had a population of 13,776. Today, Auburn offers a blend of small-town charm and modern conveniences. Visitors can explore its historic Old Town with preserved buildings now home to shops and restaurants, and enjoy miles of trails, river fishing, white water rafting, and the impressive Foresthill Bridge. The city also hosts community events and provides easy access to the outdoor adventures of the Auburn State Recreation Area along the American River.

Nearby airport(s) include: Sacramento International Airport is less than one hour from the ranch.

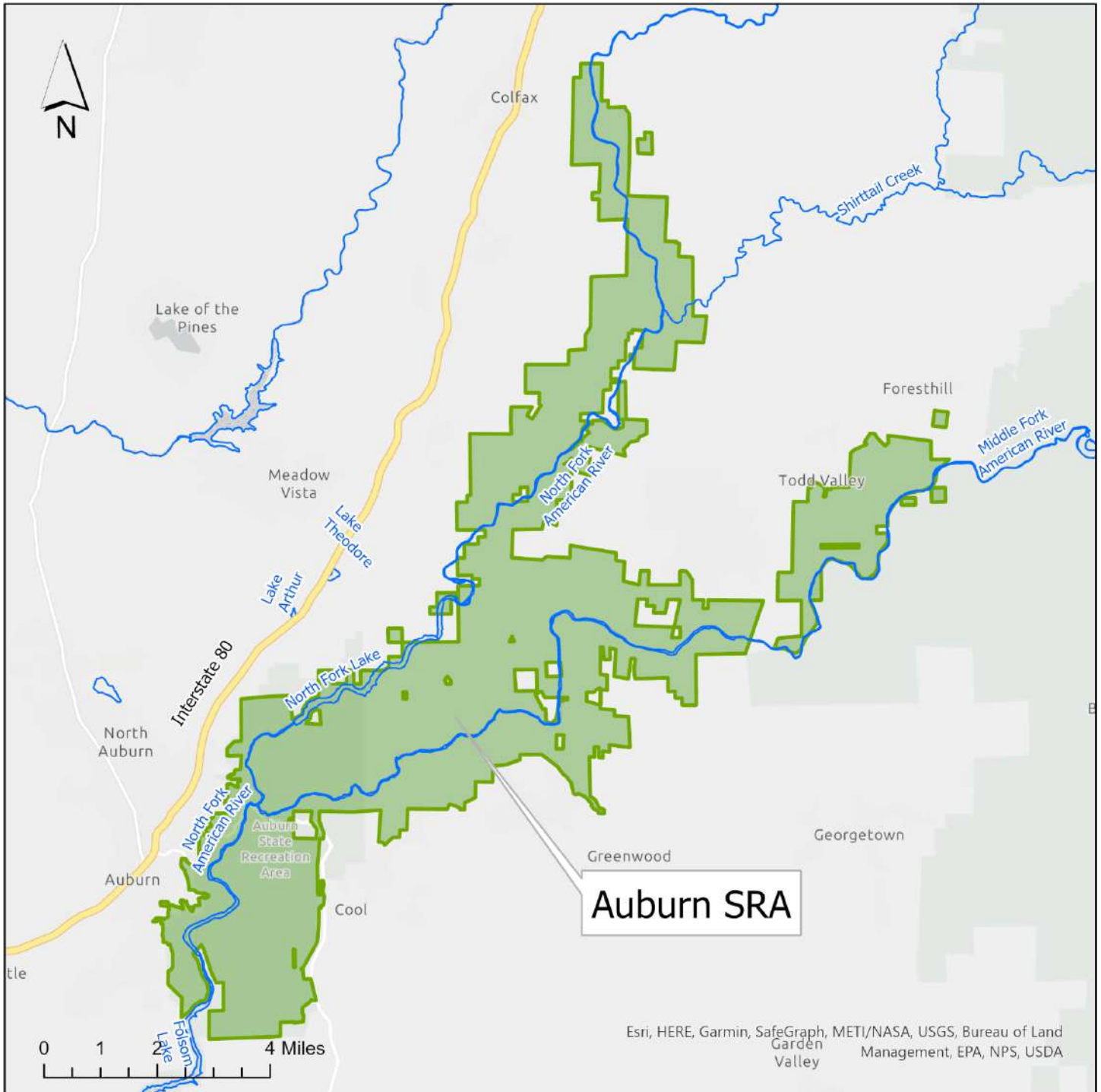
About El Dorado County, CA:

El Dorado County, located in the foothills and mountains of California's Sierra Nevada range, east of Sacramento, has a rich history dating back to its indigenous inhabitants, the Maidu, Nisenan, Washoe, and Miwok nations. Its name itself, "El Dorado," which means "the gilded one" in Spanish, hints at the area's famed discovery of gold in 1848 that sparked the California Gold Rush. El Dorado County's landscape is diverse, encompassing rolling hills, mountainous terrain, and a portion of the pristine Lake Tahoe. Much of the county is public land, with the Eldorado National Forest covering a significant area. The Desolation Wilderness, Folsom Lake State Recreation Area, and the American River are just some of the other natural wonders that attract visitors to the region. The county's population has grown over time, particularly due to its proximity to the expanding Sacramento metropolitan area. In 2020, El Dorado County's population was 191,185.



Location: Map of Auburn State Recreation Area

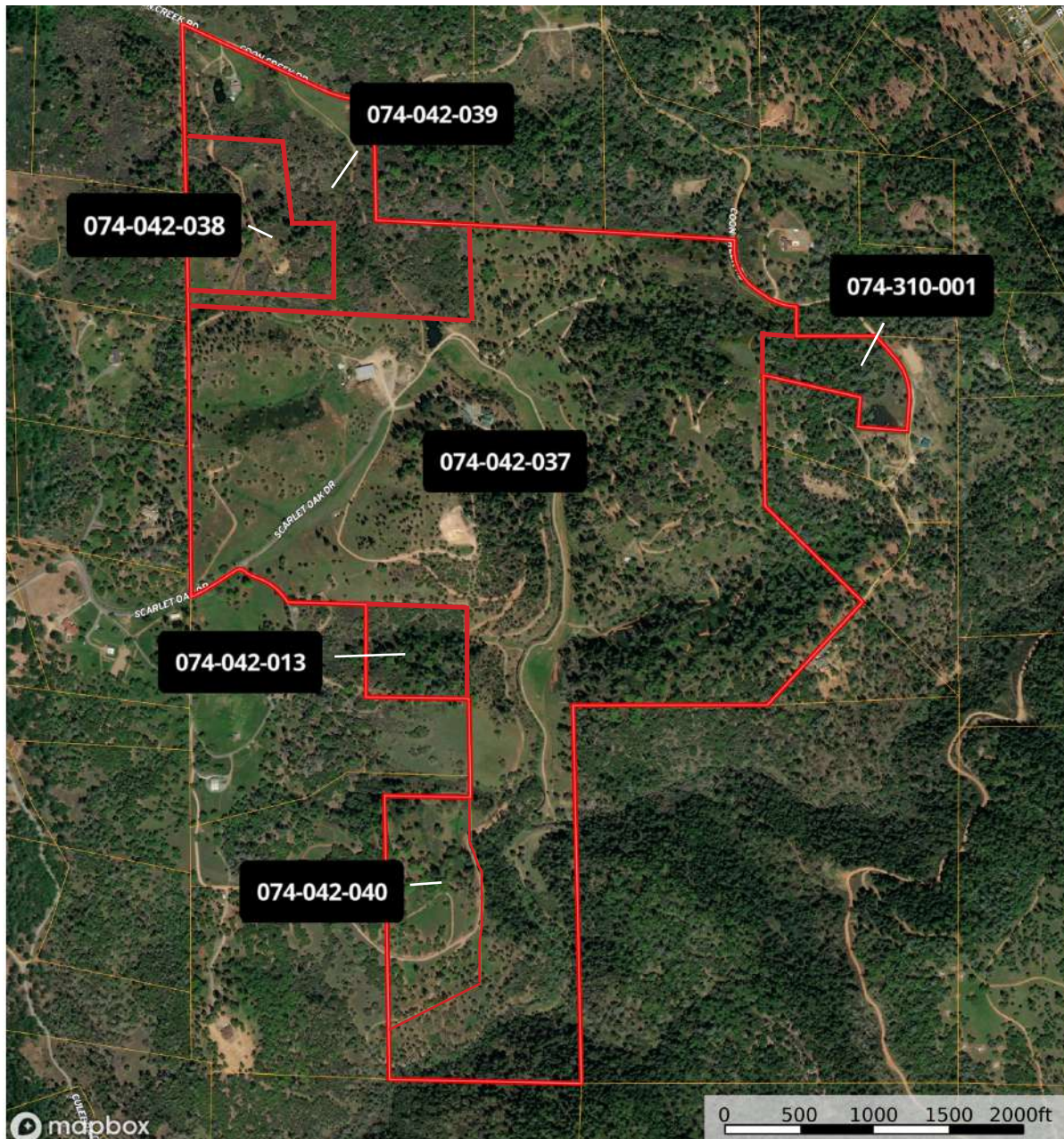
Pictured below is a map of the Auburn State Recreation Area in proximity to Greenwood, CA.



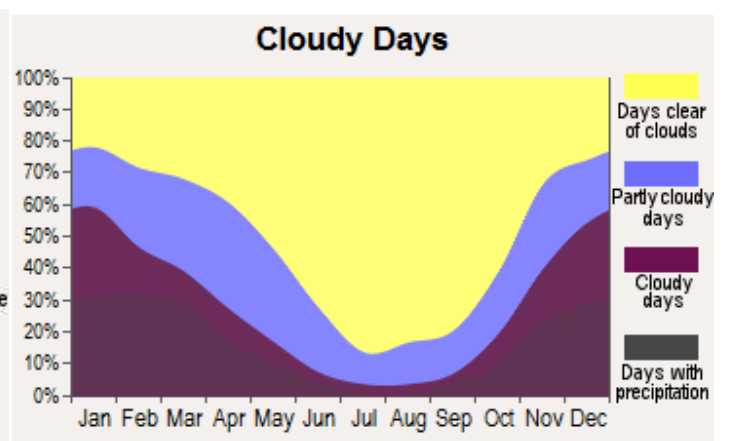
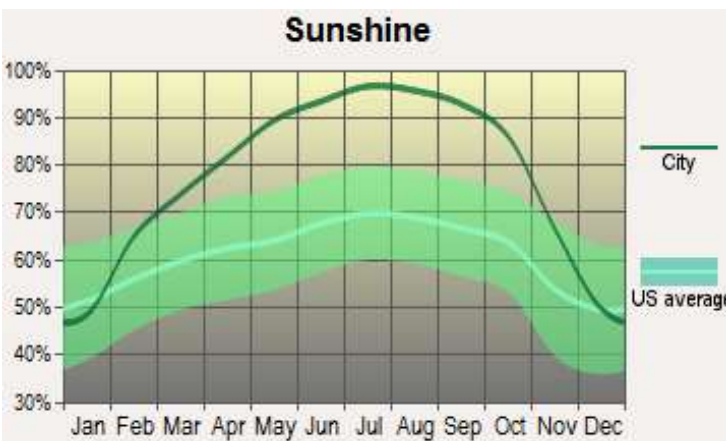
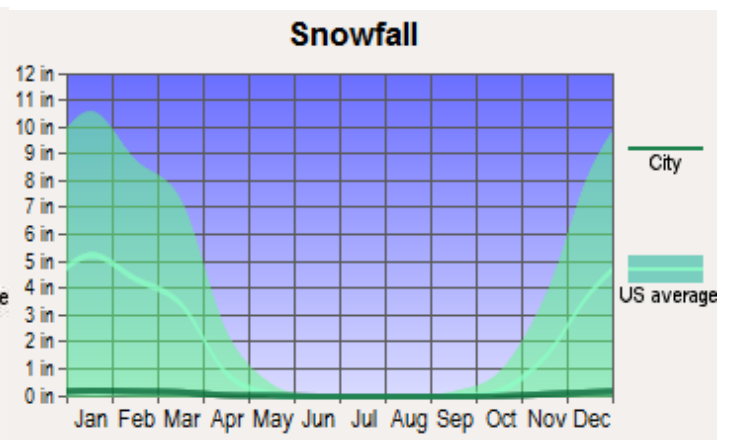
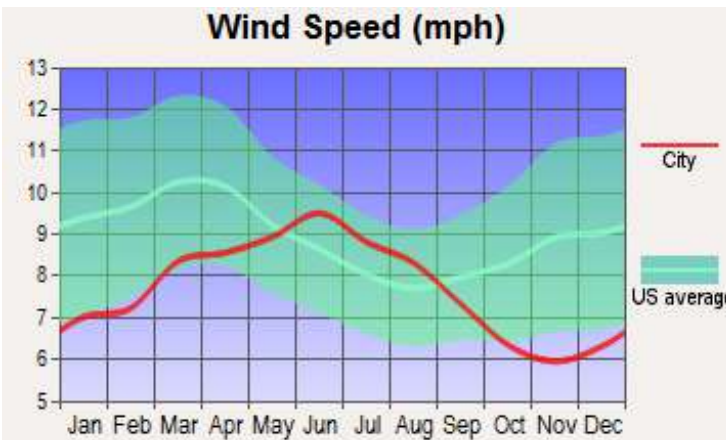
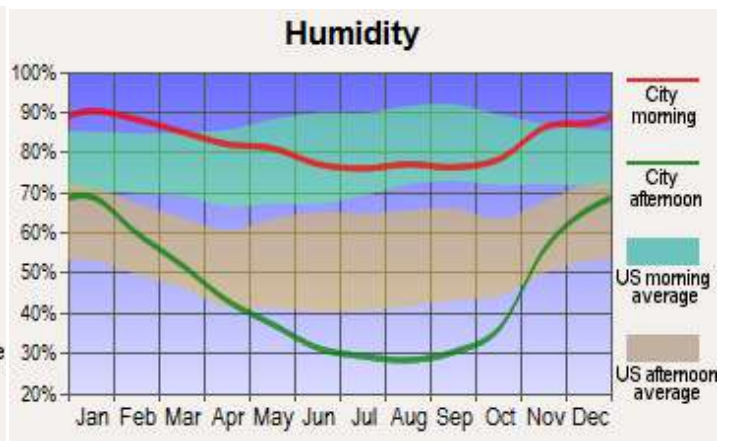
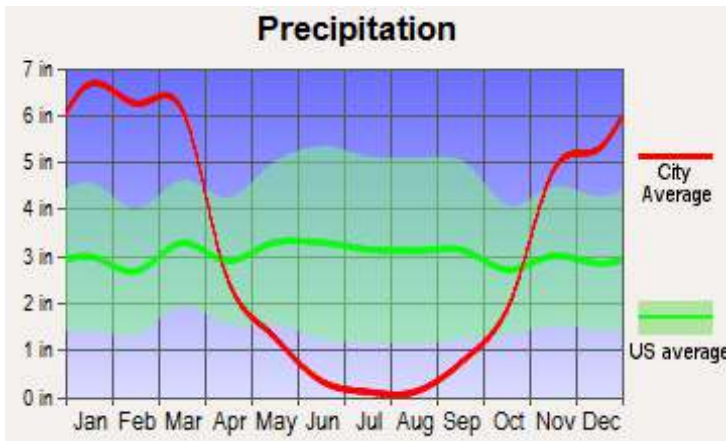
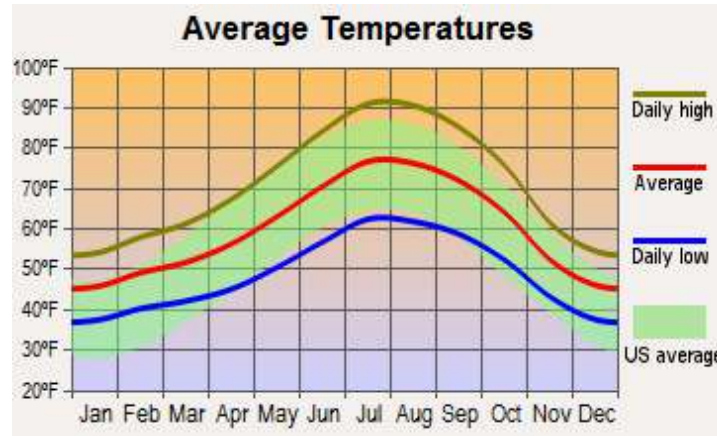
Size & Zoning

The Heart Ranch consists of six parcels totaling 381.43 acres. The taxes for the 2024 year were \$31,189.

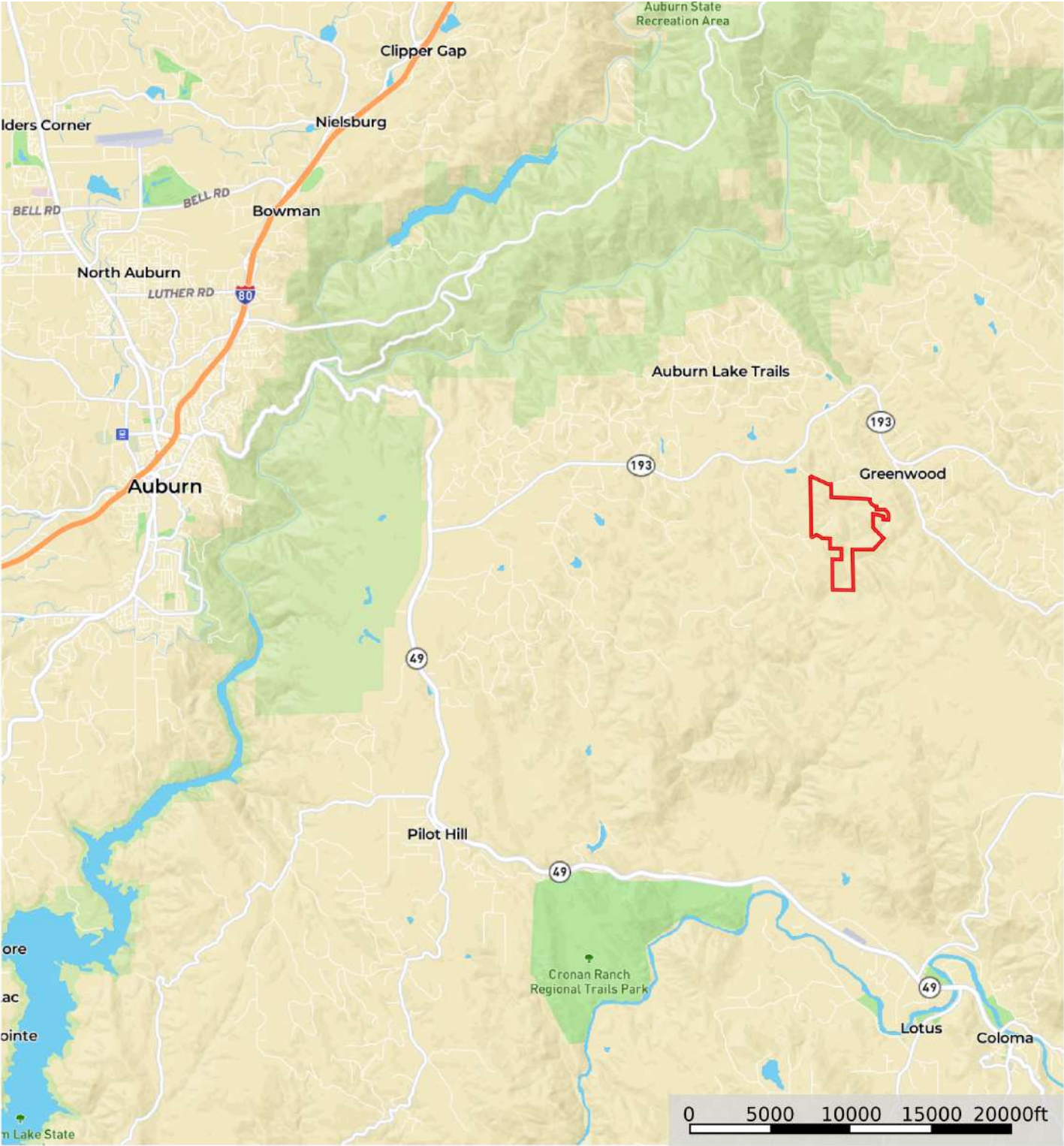
APN	ACRES	ZONING	WILLIAMSON ACT (Y/N)	TAXES (2024)
074-042-013	10 acres	AE	N	\$1,368
074-042-037	284 acres	Rural Imp - over 20 ac	N	\$19,934
074-042-038	20 acres	Vacant rural 2.5-20 ac	N	\$1,894
074-042-039	37.43 acres	Rural Imp - over 20 ac	N	\$5,145
074-042-040	20 acres	Vacant rural 2.5-20 ac	N	\$1,714
074-310-001	10 acres	AE	N	\$1,134
TOTAL	381.43 acres			\$31,189



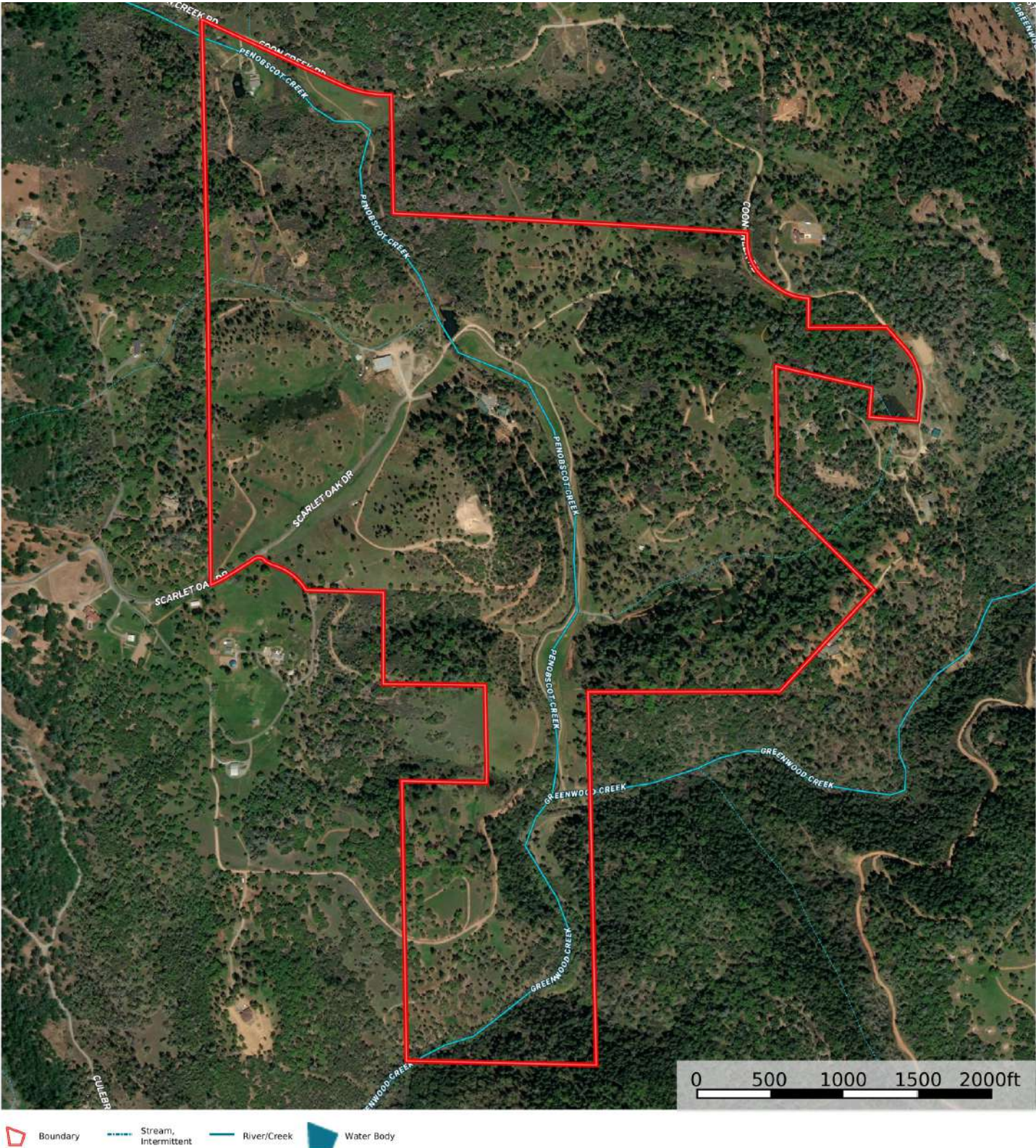
Weather for Auburn, CA*



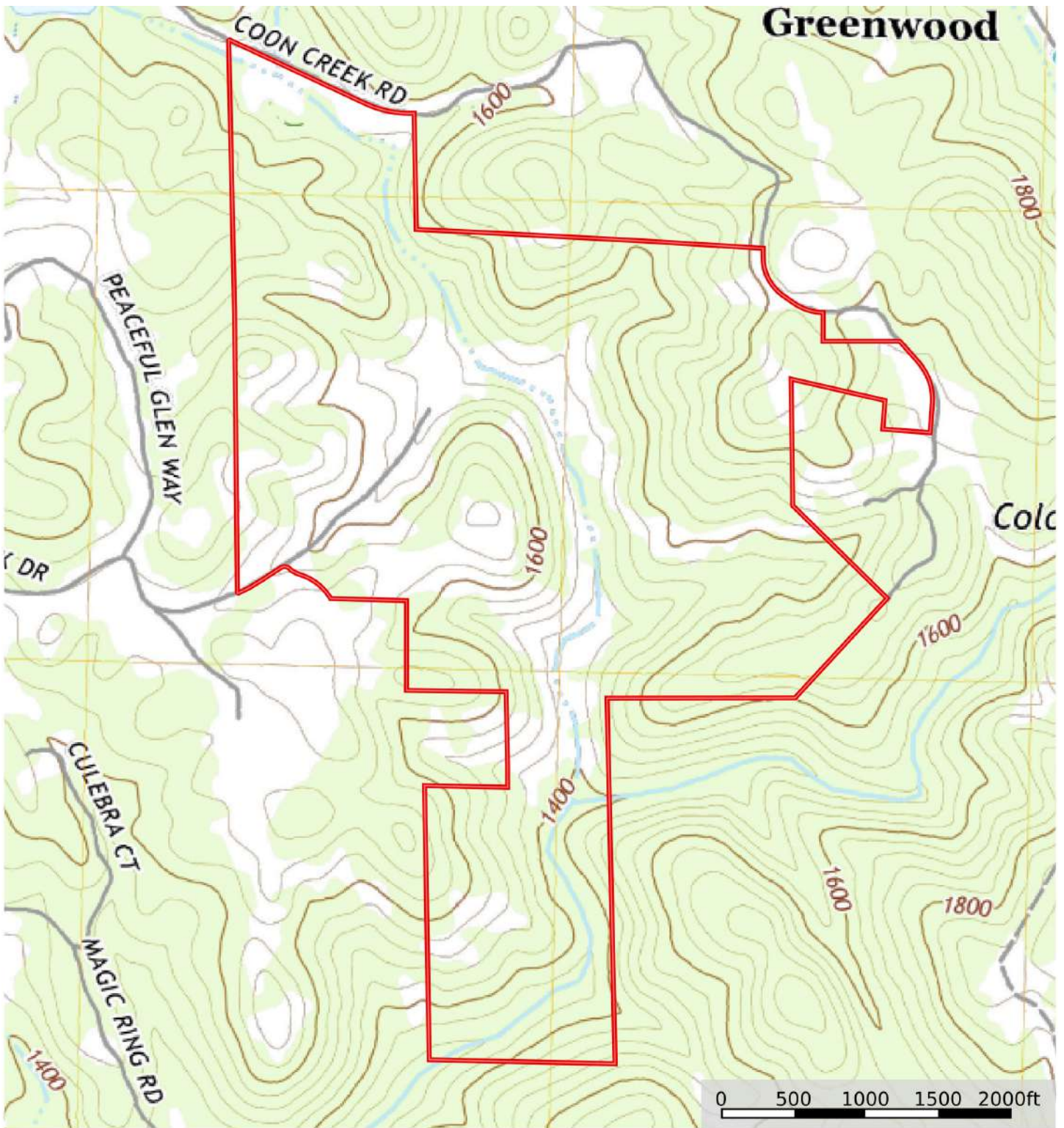
Street Map



MB Satellite Map

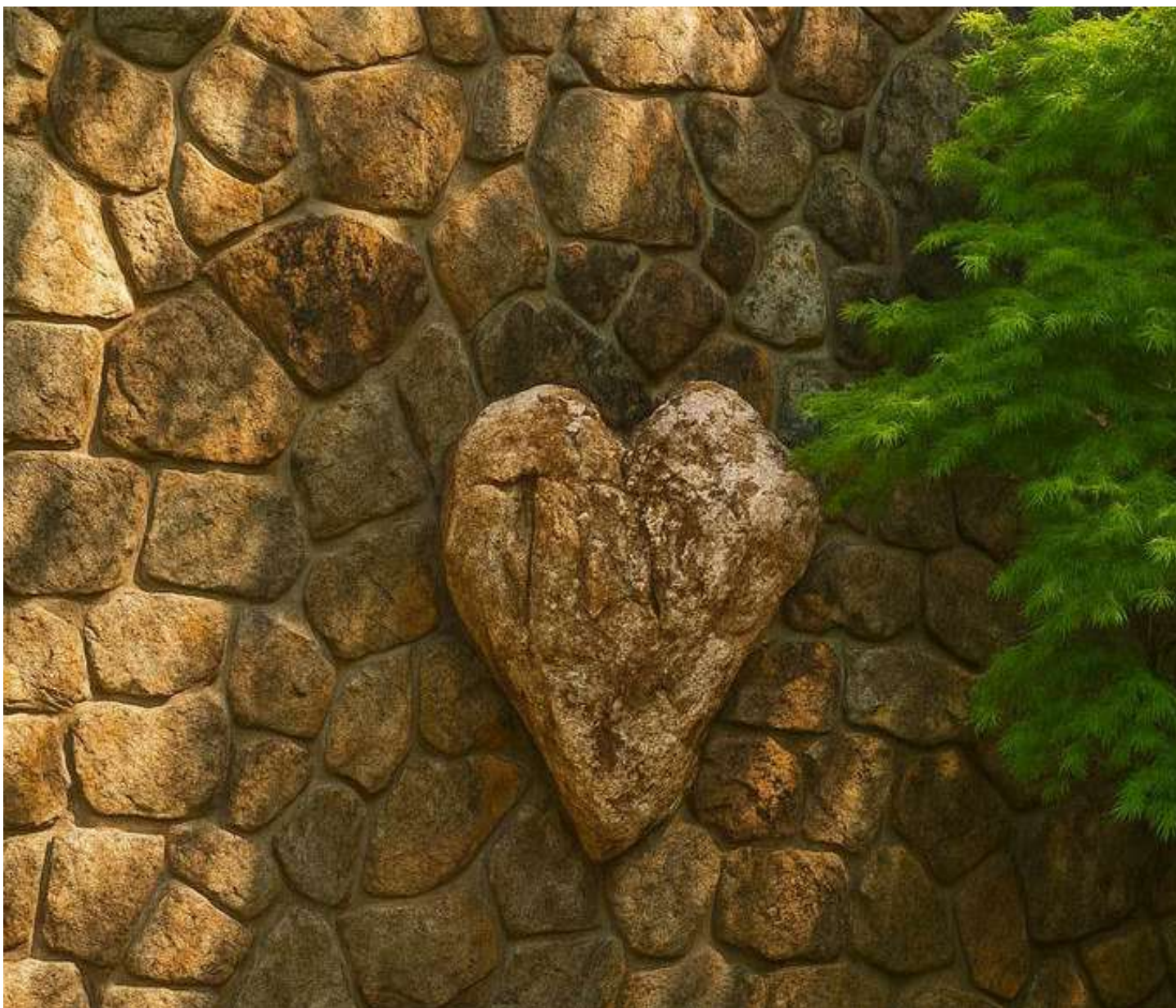


Topo Map



□ Boundary





California Outdoor Properties, Inc. is pleased to have been selected as the Exclusive Agent for the seller of this offering. All information has been obtained from sources deemed reliable by California Outdoor Properties, Inc. However, the accuracy of this information is not guaranteed or warranted by either California Outdoor Properties, Inc., or the sellers. Prospective buyers are charged with making and are expected to conduct their own independent investigation of the information contained herein. This offering is subject to prior sale, price change, correction or withdrawal without notice, and any offer presented does not have to be accepted.

California Outdoor Properties Inc.
707 Merchant Street, Suite 100
Vacaville, California 95688
Office: (707) 455-4444 Fax: (707) 455-0455
www.CaliforniaOutdoorProperties.com



LISTING AGENT:

Todd Renfrew | (707) 455-4444
todd@caoutdoorproperties.com

EXCLUSIVE PARTNER OF

