

Lots and Acreage
1602830 Active

7468, 7378 W OLD EMIGRANT TRL
Mountain Ranch, CA 95246



DOM : 15 L\$150,000



Area: 11 - 11 Mt. Rnch/RR Flat/Sheep Rnch
Subdivision: EPL - El Rancho Loma Serena
Apx Lot Size/Acreage: 12.390
Sewer Type: Septic
PERCD: No
Lease: No
Road Frontage: 900+
Cross Street: Hangman's Tree
Special Owner: Private Owner

Lot #/Unit #: 103,104
Subdiv. Unit:
Source: Tax Assessor
Elevation (ft): 2,200
PERC IN LO: No
Landscaping: No
APN #: 020-018-003
Zoning: RR-Rural Residential

[Previous](#) | [Next](#)

Bond: Yes **Disclosure:** Yes **Gas (Natural):** No **Survey:** Yes
Cable: No **Electricity:** Yes **Gas (Propane):** Yes **Telephone:** Yes
Homeowner Dues: Mandatory **Homeowner Dues Amount:** \$840 **Homeowner Dues Frequency:** Yearly
Sub HOA:

FEATURES

Driveway: Circular Driveway , Paved Driveway , Slope-Down **School District:** Calaveras
Dues Pay For: None , Other-See Remarks **Special Info.:** Horses OK
Fencing: Barb Wire **Terms Available:** Cash , Seller Finance
Lot Description: Waterfront **Terrain:** Down-Slope
Road Type: Private **Water Sources:** Well , Other - See Remarks

Public Remarks: Two adjacent parcels being sold together with over 300" of Jesus Maria Creek frontage. They went thru the fire, but the 40x32 metal barn, paddock, and shelter survived. Well, septic and power need to be inspected and reconnected, but they are still there. There is lots of usable area down by the creek, where the house was located before. This is a very private setting, but the HOA rules prohibit commercial activities. If you've always wanted your own waterfront property, you should take a look.

Personal Items Included: Dues amount cited is for two parcels. Dues pay for club house use and road maintenance.

Personal/Affixed Items Excluded:

PREPARED BY



Scott Bur
CalBRE # : 01301866
STARK REALTY
8020 Mountain Ranch Rd/PO BOX

MOUNTAIN RANCH, CA 95246

Email : scott@starkrealty.com
Direct Ph# : (209) 754-3232
Other Ph# : (209) 608-2382
Fax Ph# : (209) 754-9032



"Listing provided courtesy of Scott Bur with STARK REALTY "

Based on information from the Calaveras County Association of REALTORS® All data, including all measurements and calculations of area, is obtained from various sources and has not been, and will not be, verified by broker or MLS. All information should be independently reviewed and verified for accuracy. Properties may or may not be listed by the office/agent presenting the information. (Copyright 2017 01/02/2017 04:04 PM)