



# LONGVIEW RANCH

Calaveras County, California

Proudly Offered By



*California* **OUTDOOR  
PROPERTIES**

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EXCLUSIVE PARTNER OF



## INTRODUCTION



**Looking southwest towards the rear of the house**

The 422 acre+/- LongView Ranch is located just south of Jackson California in the historic town of Mokelumne Hill, Calaveras County, just 59 miles south-east of Sacramento and 138 miles east of the San Francisco Bay area. The Calaveras County airport is located 17 miles south with 3,600 ft of asphalt runway. Commercial flights are available a short 90 minute drive away at Sacramento International. Calaveras County is best known for the legendary Mark Twain story, "The Celebrated Jumping Frog of Calaveras County" as well as its annual Jumping Frog Jubilee, unsurpassed scenery, rich gold history, beautiful lakes, forests, rivers, towering sequoias, hunting, fishing, and excellent recreational amenities. The custom-built 6,000+/- sq ft hand-honed, open-beam and stone log home overlooks the beautiful Mokelumne River canyon and Butte Mountain. The 5,750 +/- sq ft cedar-sided guest house has a massive 30'X45' attached garage, your finishing touches on the upper level interior will make this area into the perfect guest lodge, meeting center, children's wing, business retreat, home office, co-buyer's residence, in-law, income or care takers home, the possibilities are endless. The ranch borders several-hundred acres of BLM land at the north boundaries and provides direct access to the Mokelumne River.

The property is reachable from Jackson California, travel south on Hwy 49, make right on Hwy 26, continue on Hwy 26 approximately 21 miles to property on left.

## SIZE AND DESCRIPTION



Looking east towards fenced pastures, barn and shop area

The property consists of 422 +/- acres and is located in Calaveras County. The property is divided into 4 parcels and zoned A1.

- 014-001-003 77 acres
- 014-001-008 160 acres
- 014-001-009 160 acres
- 016-027-001 26.5 acres



As you drive through the gated entry you'll experience the beauty of the tree-lined driveway and natural surroundings. Continue on the paved driveway into the family compound, arriving at the electronic iron gate on your left to access the custom 6,000 sq ft main log home, the the 5,750 sq ft cedar-sided guest house is just off to your right. Continue 1/8 mile to the fenced pastures, service area, 10 stall capacity horse barn and 7,500+/- sq ft warehouse, shop & offices which includes 2,500+/- sq ft of upstairs storage area and 5,000+/- sq ft of shop, warehouse and 4 finished offices on the main level. The ranch adjoins U.S. government acreage and the Mokelumne River at the north boundaries. Abundant wildlife includes deer, turkey, quail, dove, bobcat and the occasional bear & cougar. The property also has miles of awesome riding trails and direct access to the Mokelumne River and U.S. land for additional hunting, fishing, hiking, relaxation and enjoyment.

## HOME



**Looking southwest to the rear of the main home**

The main home was completed in 2006 with approximately 6,000 sq ft of impeccable living area. No detail or expense was spared in the design and construction of this custom built hand-honed open beam log home, providing the perfect blend of luxury, comfort and one of a kind elements only found in a home of this caliber and craftsmanship. Open, bright and spacious with soaring ceilings, natural light, magnificent views, expansive decks and architectural detail throughout. The gourmet kitchen opens to the main living and dining areas, providing perfect form and function with hand-selected granite slab bar and countertops, Wolf professional freestanding stove and oven, integrated Subzero refrigerator/freezer, walk-in pantry, breakfast nook, custom cabinets, wrought iron fixtures, stonework, lighting, flooring and designer touches. The great room is incredible with 22 foot open beam ceilings, magnificent floor to ceiling stone and timber fireplace, custom hardwood flooring, and floor to ceiling wall of windows overlooking the main deck, custom in-ground pool and spectacular Mokelumne River and canyon views. The dining room is adjacent to the living room and graces the same amazing views to the north. There is also a loft area up the spiral iron stairs that overlooks the living area below. The house has 4 generous bedrooms, 3 full baths, 2 half baths, and large office retreat. The master suite is spacious and private with its own deck access, gorgeous views, fireplace and luxurious master bath with incredible sculpted stone shower, jetted tub, polished stone vanity and walk-in closet. The home theater room is a one of a kind custom designed media retreat equipped with overhead projection & 115" theatre screen, professional surround sound system and engineered acoustic walls. Other amenities include a whole house stereo system, 3 fire places, multi-zoned AC/ heating, and an incredible outside entertainment area with custom in-ground pool, sculpted stone waterfall, fire pit, seating & conversation area and priceless river views and expansive vineyard potential. This beautiful ranch property is ready for unequalled entertaining, large gatherings and everyday enjoyment.

**GREAT ROOM , DINING, LOFT & BAR VIEW**



**GREAT ROOM**



# KITCHEN



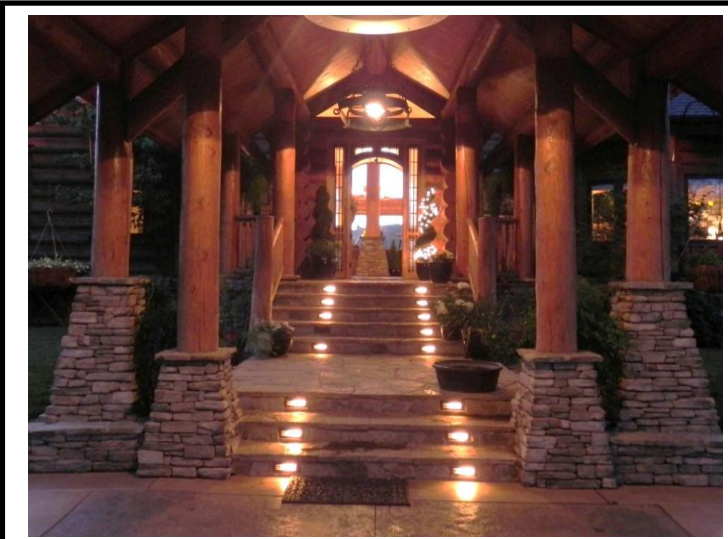
**DINNING AREA**



**NOOK**



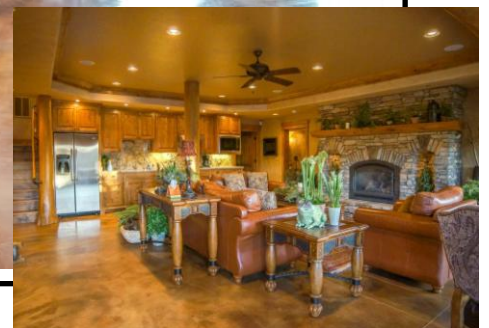
**FRONT ENTRY & WELCOME AREA**



**LOWER LEVEL HOME THEATER / MEDIA ROOM**



**LOWER LEVEL FAMILY ROOM**





**MAIN LEVEL MASTER BEDROOM**

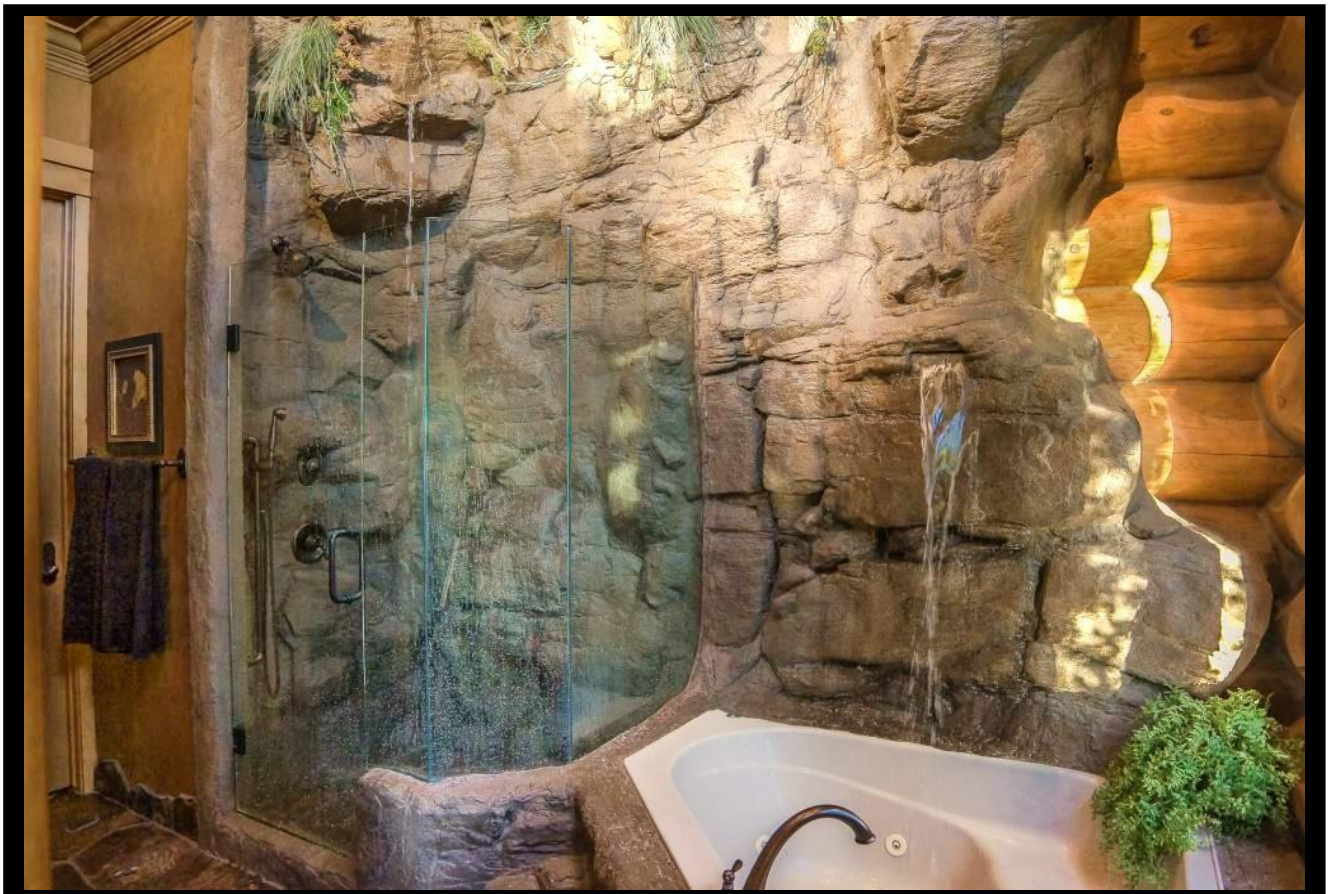


**MASTER BEDROOM SITTING AREA, FIREPLACE & DECK ACCESS**

## MASTER BATH VANITY



## MASTER BATH/SHOWER



**OFFICE**

**GREAT ROOM/ ENTRY**



**BEDROOM 1**

**BEDROOM 2**



**BEDROOM 3**

**BATH**

## GUEST HOUSE



Looking south at the guest house

**The ranch has a spacious, 5,750 +/- sq ft cedar-sided guest house with a 30'X45' attached garage. Your final finishing touches to the upper-level interior will create the perfect guest lodge, meeting center, children's wing, business retreat, home office, co-buyer's residence, in-law, income or care takers home, the possibilities are endless.**

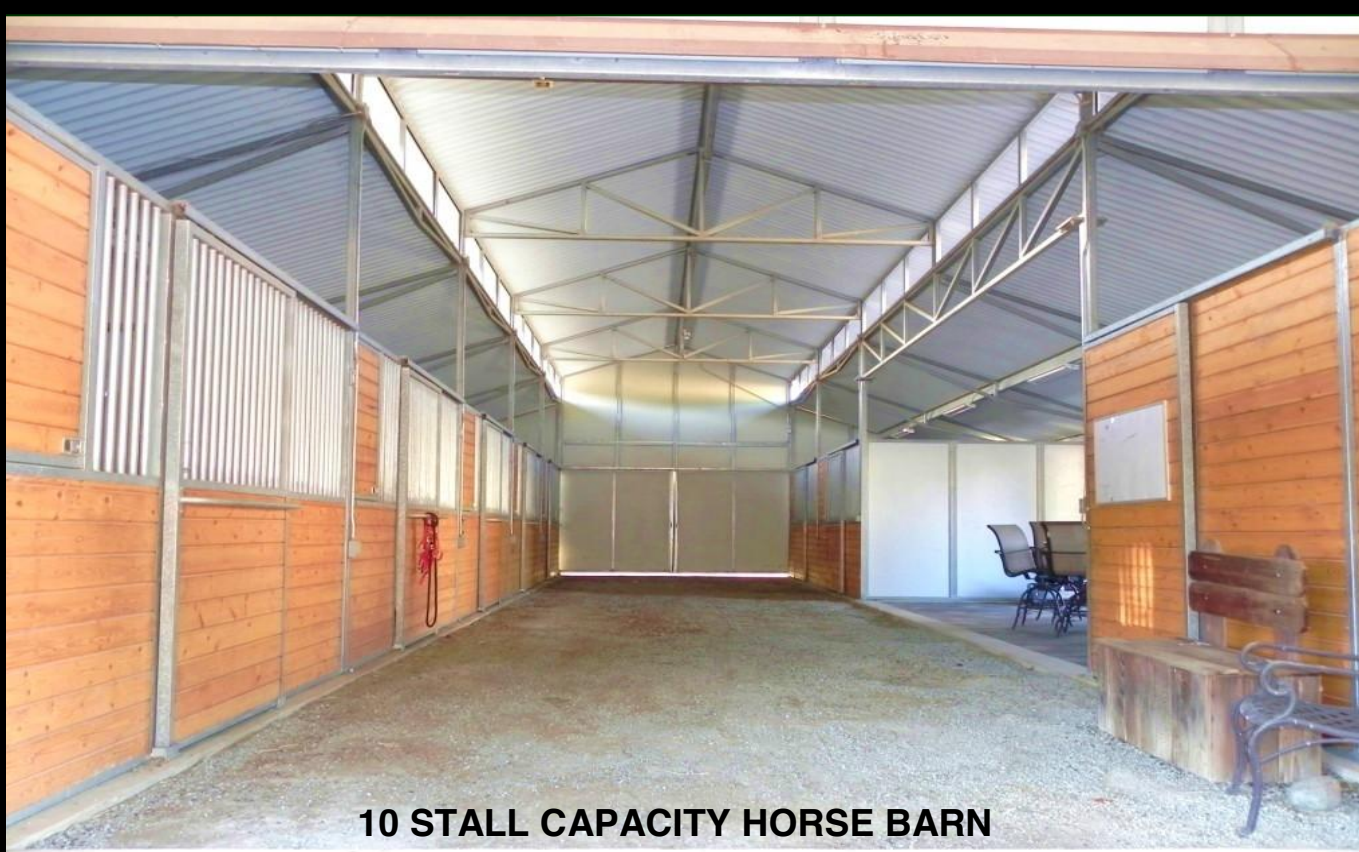


Looking West

**3-BAY MAIN GARAGE (PLUS ADDITIONAL 30' X 45' GUEST HOUSE GARAGE)**



**10 STALL CAPACITY HORSE BARN**



## OUTBUILDINGS & INFRASTRUCTURE



**10 Stall Capacity Horse Barn, Pasture, 7,500 sq ft shop, storage, warehouse & offices**



**Shop Offices, Warehouse, Storage and Production Area**

## BARN

The 10 stall horse barn is equipped with tack rooms, power, water, florescent lighting and available hay storage. The barn opens to the vinyl-fenced 5 acre pasture, grazing area, paddock and round pen.

## STEEL BUILDING

Well designed, fully functional all insulated 50'x100' Empire Steel Building built in 2007. It accommodates approximately 7,500 sq ft of interior floor space, with 2,500 sq ft upstairs storage area and 5,000 sq ft of main floor area providing 4 sheet rocked and finished offices with a kitchenette, restroom, power, water and AC. The remaining lower level is designated warehouse space with two 12'x14' roll-up doors. This building can be configured to accommodate almost any need you could ever want or imagine.

## INFRASTRUCTURE AND LAND

*\*In addition to PG&E power to the property, the ranch has an extensive 18Kw solar power array recently installed by the owner/builder which virtually services the entire ranch.*

- Public Utility Power Provider: PG&E\*
- 18K Kw Solar Power System Array
- Telephone Service Provider: AT&T
- Television Service Provider: Direct TV
- High Speed Internet Service Provider: AT&T
- Cell Service Reception: Verizon/AT&T
- Public Water Provider: Calaveras Water District
- Sewer: Engineered Septic System
- Gas: 1,500 Gallon Capacity Propane.
- Fencing: Iron, Vinyl, Barbwire
- Miles of established trails throughout the ranch
- 40+ acres of cleared land for possible vineyard, pastures, hay, crops, arena, additional building sites.



**18Kw owned & installed solar array**



**Beautiful Calaveras County soil with 40 acres cleared for unlimited possibilities**

## Recreation



**Mokelumne River**

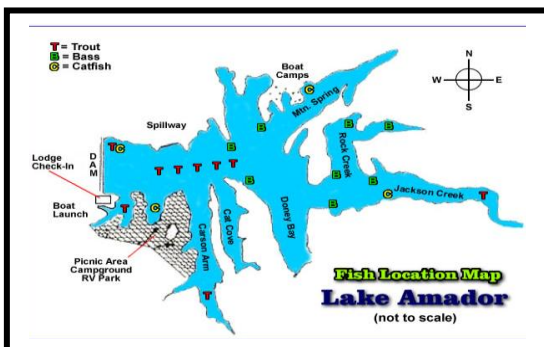
This area is a recreational paradise with abundant trout, wild turkey, deer, quail, dove, bobcat and the occasional bear and mountain lion. The main parcel has a 20' deep seasonal pond and there are 5 beautiful recreational fishing lakes located a short 20 to 45 minutes away:

- Lake Comanche
- Lake Amador
- New Hogan Lake
- Lake Pardee
- New Melones Lake

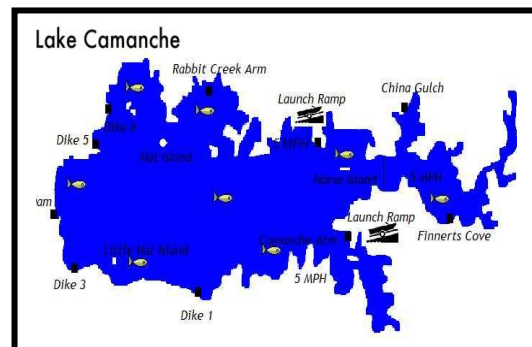


**Lake Pardee**

All are excellent fishing lakes where you can catch trout, bluegill, crappie, catfish and trophy bass, as well as providing great family fun, boating, boarding and jet skiing. Kirkwood Ski Resort is a short 60 mile drive, and only 90 miles to beautiful South Lake Tahoe.



**Lake Amador**



**Lake Camanche**

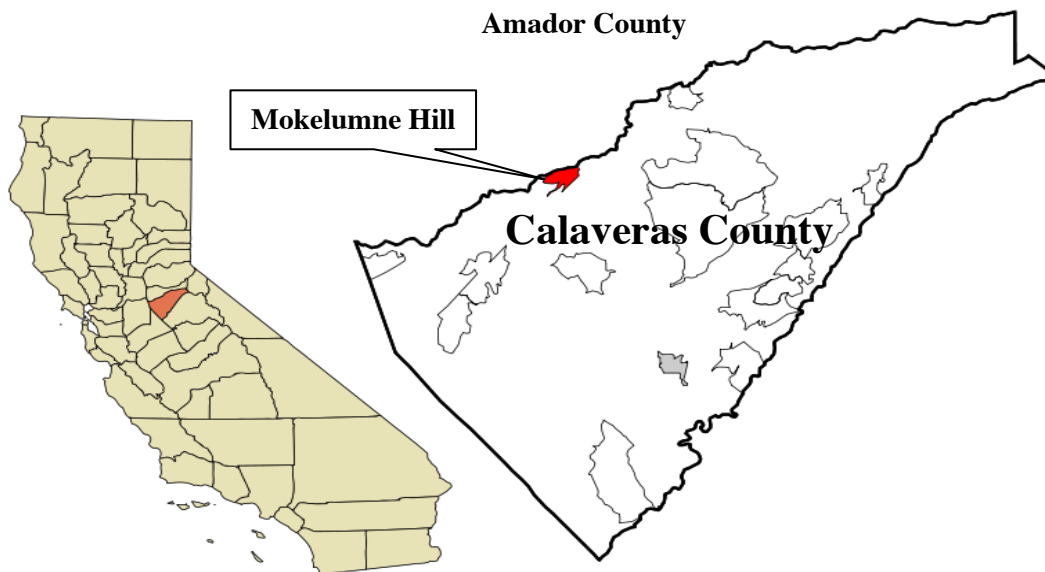


## Weather and Mokelumne Hill/Calaveras County

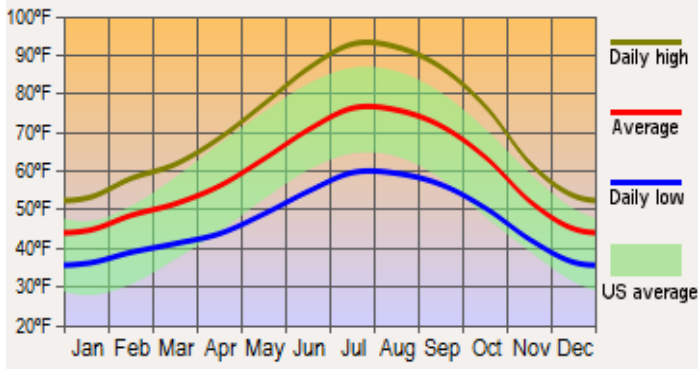


Looking northeast from main house rear deck

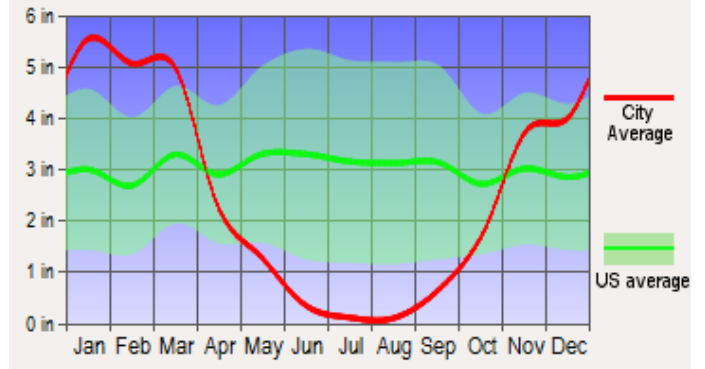
**Mokelumne Hill** is a census-designated place (CDP) in Calaveras County, California. The population was 646 at the 2010 census, down from 774 at the 2000 census. It is commonly referred to as "Moke Hill" by locals. The town takes its name from the neighboring Mokelumne River. Mokelumne Hill was one of the richest gold mining towns in California, founded in 1848 by a group of Oregonians. By 1850 the town was one of the largest in the area, with its population reaching as high as 15,000. Mokelumne Hill today is a quiet place, rich with historic status and registered as California Historical Landmark #269. The first post office was established in 1851.



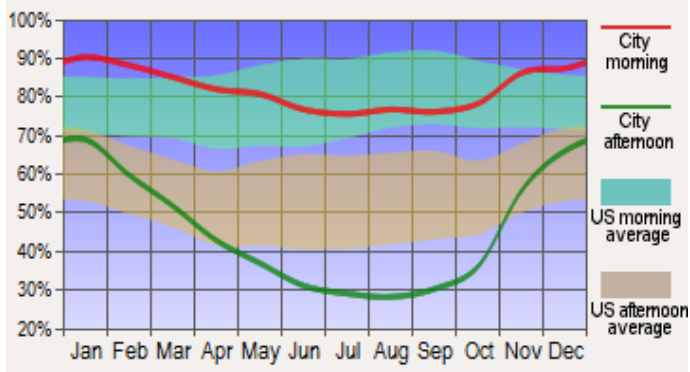
### Average Temperatures



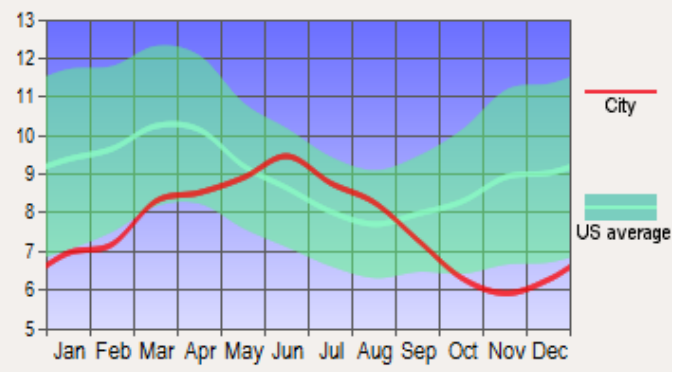
### Precipitation



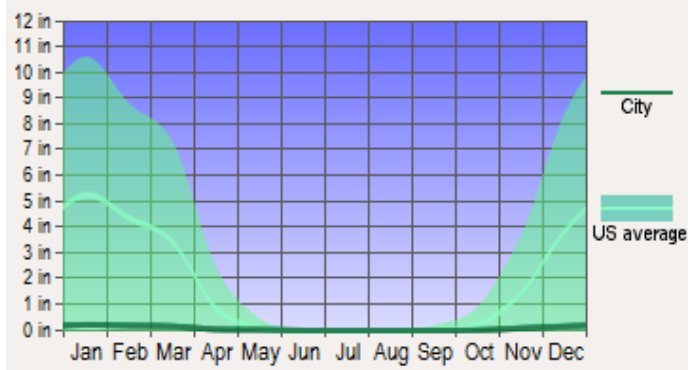
### Humidity



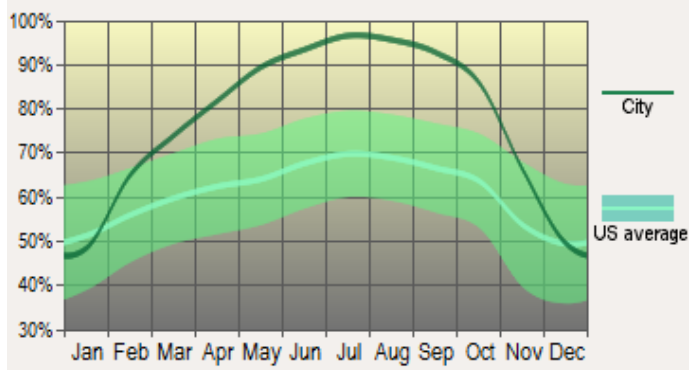
### Wind Speed (mph)



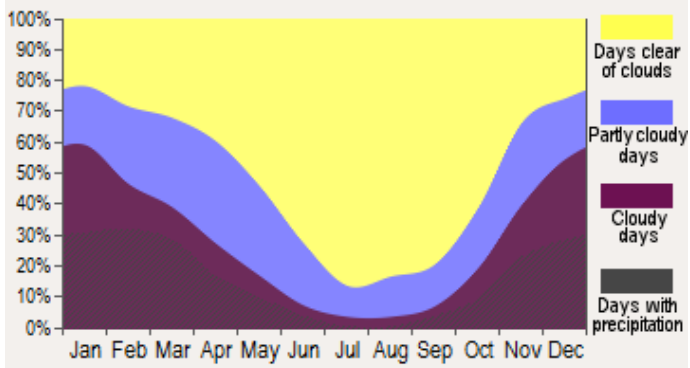
### Snowfall



### Sunshine



### Cloudy Days





## Offering Price

**\$4,199,000**

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., the sellers, and 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 price change, correction or withdrawal without notice and any offer presented does not have to be accepted.



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