



Greeley Hill Ranch

45 Acres

Mariposa County, CA

\$525,000

HAYDEN  OUTDOORS.

Greeley Hill Ranch

TOTAL ACRES:

45

PRICE:

\$525,000

COUNTY:

Mariposa County

CLOSEST TOWN:

Greeley Hill, CA

Activities & Amenities:

ATV/Off Road
Cycling/Mountain Biking
Development Potential
Equestrian/Horse Property
Farm/Crops/Ag
Fishing
Hiking/Climbing
Hunting - Big Game
Hunting - Small Game
Hunting - Upland Birds
Stream/River
Water Access
Wooded

Land Details:

Address: 10279 Greeley Lane,
Coulterville, California 95311, USA
Closest Town: Greeley Hill
Total Acres: 45.00
Deeded Acres: 45.00
Zoning: Mariposa Co. Town Planning
Area (TPA); Rural Residential (RR) until
town plan adopted.
Elevation: 3,100'
Topography: Gently rolling
Vegetation: Native grasses, shrubs,
deciduous and conifer trees
Estimated Taxes: \$1,022 - 2020
Source of lot size: Assessor/Tax Data

Building Details:

Basement: None
Parking Types:
Other Improvements: Ranch road
accessible from two sides of property
Fence Type: Barbed wire/ranch fencing

Property Summary:

Exceptional 45-acre multi parcel recreational property now available! Located in historic Greeley Hill, this rare find is set in gently rolling hills, open meadowlands and forested greenbelts along Bean Creek. Scenic Greeley Hill Ranch is in the Stanislaus National Forest provides a wide range of opportunities for the outdoor enthusiast. Located near Yosemite, the wildlife, amazing views and development versatility make this a special property.

Land:

This picturesque ranch located in "Gold Country" has level access points leading to ranch road paths on the north and east sides, with the opportunity for expanded and/or additional entry areas. Native grasses, shrubs, conifer and deciduous trees are throughout the property, concentrated along Bean Creek and offshoots, a year-around water source fed by numerous natural springs. The topography of the property includes very gently sloping areas with abundant sunshine. Good soils with approx. +99% Josephine family, moderately deep-Deep complex. Beautiful rock outcroppings add to this postcard ready property. Numerous ideal building sites are available for your dream home, outbuildings, cabin, or recreational retreat.





Improvements:

This property is comprised of three contiguous parcels, all of which have access to electrical power within 100' of both frontage roads, CA J-132 and Greeley Lane. Parcel APN 004-200-0120 is 2.89-acres. Parcel APN 004-200-0130 is 5.4-acres. Parcel APN 004-180-0260 is 36.84-acres. Total area is 45.126-acres per Mariposa Co. records. Each parcel can be improved and subsequently resold individually or grouped together. New water well(s) can be added subject to guidelines and regulations. Greeley Hill Ranch is enclosed with a 4-strand barbed wire ranch fence including access gates.

Recreation:

Outdoor activity opportunities on the property include hiking, fishing, ATV, biking, wildlife viewing, horseback riding and so much more. Additional endless activities are available in the surrounding hills, mountains, lakes, rivers and streams of the Sierra Nevada. Horseshoe Bend Recreation Area at Lake McClure is just a 20 minute drive away and Don Pedro Reservoir is just a short distance further, offering boating /watersports and fishing for multiple species including bass, trout, panfish and more. The nearby Tuolumne and Merced Rivers and tributaries/streams flow down from Yosemite and provide excellent flyfishing. Less than 30 miles uphill you will find yourself in Yosemite, one of the most picturesque National Parks in the US and arguably one of the most beautiful in the World. Yosemite is internationally recognized for its granite cliffs, waterfalls, clear streams, giant sequoia groves, lakes, mountains, glaciers, biological diversity, including unparalleled hiking, camping, fishing and site-seeing. Yosemite is also home to five National Historic Landmarks. This property would be ideal for setting up an archery range, building a shop building for storing your off-road vehicles, other ranch/recreational vehicles and equipment, and horse and cattle outbuildings, barns, corrals and more.

Region & Climate:

Greeley Hill and neighboring towns in Mariposa and Stanislaus County offer year round residents and visitors exceptional climate and weather.

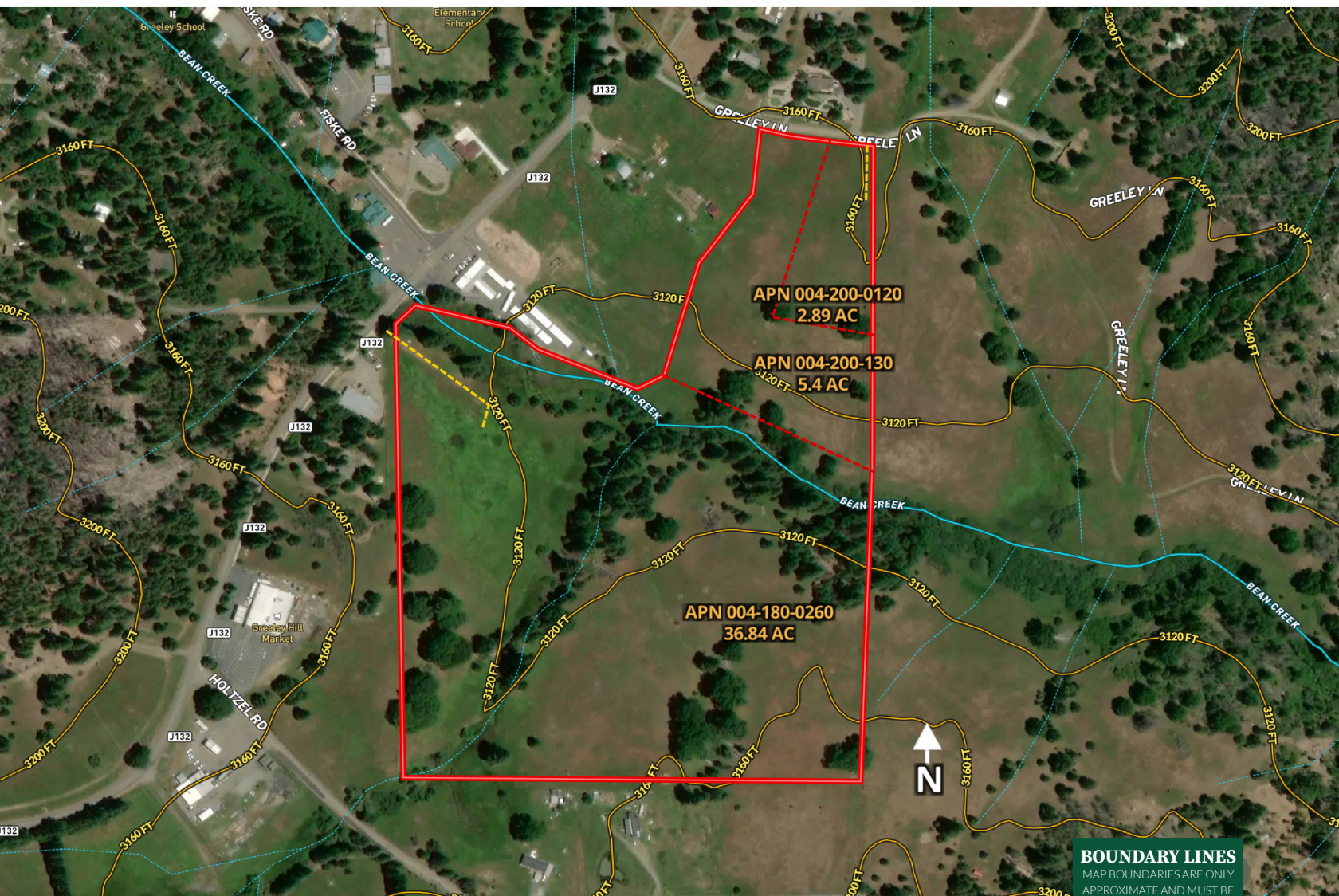
History:

This property is owned by one of the original founding families of the Greeley Hill area, just a short drive up from historic Coulterville. The region has a rich history in the gold mining era and continues to provide a "Gold Rush" feel in Greeley Hill and in the other friendly nearby communities.

Location:

Greeley Hill is in the northern part of Mariposa County along CR J-132, just east of Coulterville. Greeley Hill and nearby towns and communities provide plentiful shopping, dining and other resources and amenities to residents, along with close access to Yosemite National Park. Numerous international airports are a few hours drive to the west, north and south.

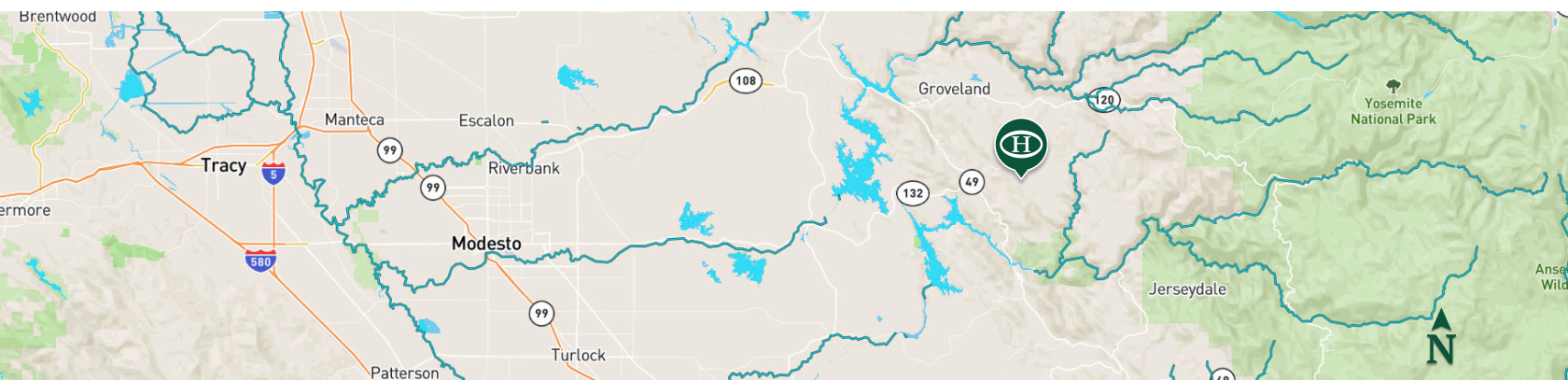
*All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates makes no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics links or other items contained in any website, print, or otherwise linked to or from this website. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.



 Boundary

BOUNDARY LINES

MAP BOUNDARIES ARE ONLY APPROXIMATE AND MUST BE VERIFIED FOR ACCURACY.






HAYDEN OUTDOORS.


FARM, RANCH & RECREATIONAL REAL ESTATE



Kevin Brunk

 Real Estate Agent
CA Lic #02139744
 KevinBrunk@HaydenOutdoors.com
 209.604.2912

Joseph W. Welch

 Managing Broker
CA Lic #00554427
Joseph@HaydenOutdoors.com 
209.573.2249 