

Broken Arrow Ranch

160.00 Acres

Calaveras County, CA

\$1,650,000



HAYDEN  OUTDOORS

Broken Arrow Ranch

TOTAL ACRES:
160.00

PRICE:
\$1,650,000

COUNTY:
Calaveras County

CLOSEST TOWN:
Milton, CA



Presented by



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Overview

The Broken Arrow Ranch is located northeast of Farmington, CA, near Milton. This working cattle and equestrian property is situated in the fertile and water rich Milton Valley. The fully renovated farmhouse-style home has numerous custom features and expansive views of the ranch and beyond. This special property has several outbuildings, a second dwelling, shop, horse barns, corrals, tack building, ponds, small orchard, pool, garden and more.



Activities & Amenities

ATV/Off Road
Borders Public Lands
Cattle/Ranch
Development Potential
Equestrian/Horse Property
Farm/Crops/Ag
Hiking
House/Cabin
Hunting - Upland Birds, Waterfowl
Irrigation
Small Orchard
Outbuilding/Barn/Shed/Shop
Pond
Stream
Water Access
State Hunting Unit: See CA Fish & Wildlife

Land Details

Address: 11213 Rock Creek Road
Farmington, California 95230
Closest Town: Milton
Total Acres: 160.00
Deeded Acres: 160.00
Zoning: Rural / Ag Residential
Elevation: 260'-340'
Topography: Flat to mild slope
Vegetation: Grasses, clover, trees and shrubs
Estimated Taxes: \$4,147.28 - 2020
Source of lot size: Assessor/Tax Data

Building Details

Homes: 2
Homes:
Wood Framed, Masonry, Cement/Concrete Siding,
Wood Siding, Metal Roofing
Style of Home(s): Farmhouse / Bungalow Style
Finished Sq. Ft.: 2,100
Bedrooms: 4
Full Bathrooms: 3
Basement: Partial finished
Parking Types: Detached Garage, Carport, Driveway
Total # of Spaces: Unlimited
Outbuildings: 15
Types of Outbuildings: Detached Garage, Carport,
Shop Building, RV Storage Building, Second Dwelling Unit,
Storage / Multipurpose Building, Greenhouse,
Chicken Coop, Livestock Care Building,
Well / Pump / Water Treatment Building, Modular Building, Tack
Room Building, Horse Paddocks, Horse Barn, Covered Pen
Other Improvements: Solar Power System, Above Ground Pool
Fence Type: Barbed wire and ranch fencing
Cooling Systems: Forced Air Cooling
Heating Systems: Forced Air, Wood Stove
Foundations: Combination Raised Foundation
Waterfront Features: Ponds and Creek
Exterior Features:
Large Covered Porch and Raised Wood Deck



Land

This beautiful property is a single 160-acre parcel in the Milton Valley in western Calaveras Co. The primary entrance is on Rock Creek Road and leads you up past the irrigated clover pastures and horse barns to the main home and ranch buildings. Surrounding the ranch center are gently rolling hills and flat grazing land with a creek, ponds, oak trees, grasses and wildflowers. An orchard and greenhouse garden area are adjacent to the home. A variety of wildlife can be seen on the ranch land and in the surrounding area. Spectacular views of the region's Mother Lode foothills and Sierra Nevada range can be taken in from around the property including panoramic vistas from the home. The versatility and beautiful setting of this ranch has provided friends and family a special setting to host celebrations and other entertainment functions. Clear night skies free from ambient light and gentle breezes offer a quiet respite from the bustle of urban life. Well maintained roads provide access through the ranch.







Improvements

The beautifully appointed farmhouse-style home is 1,600-sq. ft.+ with a full-sized finished attic/loft with windows. The naturally bright main level includes a new primary entry area, kitchen with granite counters, dining room, living room, main bedroom with adjoining bathroom, two additional bedrooms, office/multipurpose room, second dual-entrance full bathroom, closets and a mudroom/laundry room. A large covered front porch provides shaded expansive views and a south facing raised deck includes a hot tub, entertainment area and access to the second dwelling unit and irrigated landscaped yard. The home has been recently remodeled with numerous upgrades throughout, including flooring and more. The upgraded basement area provides access to the new HVAC system and storage area. A detached 370-sq. ft. building serves as a garage/multipurpose structure.

The second dwelling building is 500-sq. ft. and includes a covered porch area with garden, living room, kitchen and dining area, full bathroom and bedroom. Part of the building houses a complete and potential certification-ready 158-sq. ft. canning and prep room including freezers, refrigeration, stainless steel sinks, AC and on-demand hot water. This guest house also has access to a private garden area.

A large 1,210-sq. ft. Steel Master powered and lit metal building shop with 14' high roll up door and concrete floor highlights the numerous outbuildings. A bonus 500-sq. ft. RV storage building is situated on the south side of the shop. A 570-sq. ft. multipurpose building is located near a 350-sq. ft. enclosed chicken coop and fenced open 350-sq. ft. chicken feeding area. A 160-sq. ft. livestock building includes a fenced run to a feeding area. A +400-sq. ft. greenhouse and adjacent garden provides a variety of vegetables and produce. The fully roofed main livestock barn/paddock is nearly 1,110-sq. ft. with feeders and an additional separate two-stall enclosed breezeway horse barn with feeders is 486-sq. ft. The property also has a 144-sq. ft. tack room building, primary well/pumphouse building with water treatment unit, a 240-sq. ft. carport, 160-sq. ft. modular office/storage building, dog kennels and additional 120-sq. ft. covered horse/cattle shed. Storage for hay, ranch equipment, side-by-sides, boat and more are included.





Also included is a 9.6 KW ground level solar electric system, a water softening/filtering system housed in a separate building and a 4,000-gallon water storage tank. A special feature of this property is it's three wells that provide an incredible water supply. The property is fully fenced and includes new barbed wire ranch fencing, separate pens, cross fencing, paddocks, chutes, stalls and more.

Note: Building square footages are approximate.



Recreation

This property and the nearby region provides numerous outdoor activity opportunities such as horseback riding, hiking, upland bird hunting, cycling, wildlife viewing and more. Activities are plentiful in the surrounding hills, mountains, lakes, rivers and streams of the Gold Country, Valley and Sierra Nevada. The Calaveras River is just a few miles away and New Hogan Lake is a 20-min drive to the north. A short drive further lands you at Camanche Reservoir, Pardee Lake and the Mokelumne River, providing excellent fishing, boating, camping and hiking. Salt Springs Valley reservoir is just 4.0-miles up Rock Creek Rd. La Contenta Golf Club is a 15-mins north and the picturesque Greenhorn Creek Golf Course a half-hour drive up CA-4. For the wine enthusiast, a wide array of spectacular wineries is a short drive up CA-4, including Murphys and nearby communities. An hour's drive east finds you at the renowned Calaveras Big Trees State Park with snow skiing at the nearby Mt. Reba / Bear Valley Ski Resort.

Agriculture

The property is well suited for cattle and horse grazing and other farm and ranch activities. The property is currently used as a grass-fed cattle operation, with chicken egg production and horse raising / training facilities. Clover pasture finishing fields, and numerous varieties of tree fruit and vine berries benefit from the ranch's abundant artesian water supply.







Region & Climate

Milton, Farmington and the neighboring communities in Calaveras and Stanislaus County offer year-round residents and visitors exceptional climate and weather. The region has a rich history of cattle ranching and high production agricultural operations.

History

Milton and the surrounding area has a long history in placer mining, including at nearby Calaveras River. Since the Gold Rush, West Calaveras has been the County's gateway to the Mother Lode. From stage stops along the route from Stockton to the San Joaquin & Sierra Nevada Railroad from Lodi that established Wallace, Burson and finally Valley Springs in 1884, the western section of the county has provided access to business and visitors to the Mother Lode. The first Wells Fargo stage that Black Bart robbed was the Milton stage route, which went through the Broken Arrow Ranch. The area has also boasted its own resources, whether gold in Jenny Lind and Paloma, copper in Campo Seco or ranching and agriculture in Milton, Farmington and throughout the region. With Camanche, New Hogan, and Pardee reservoirs, the Tri-Dam area is a draw for boating, fishing and camping. This tranquil agrarian region has become a highly desirable place to live and ranch, escaping the bustle of urban living.

Location

The Broken Arrow Ranch is located near Milton and Farmington, CA. Charming Jackson is just 30-miles northeast, Oakdale 30-miles to the south and the Lodi wine region 30-miles to the southwest. The Sacramento International Airport is less than a 1.5-hr drive to the northwest. Shopping, ranch and farming resources, dining and entertainment are available in nearby communities.



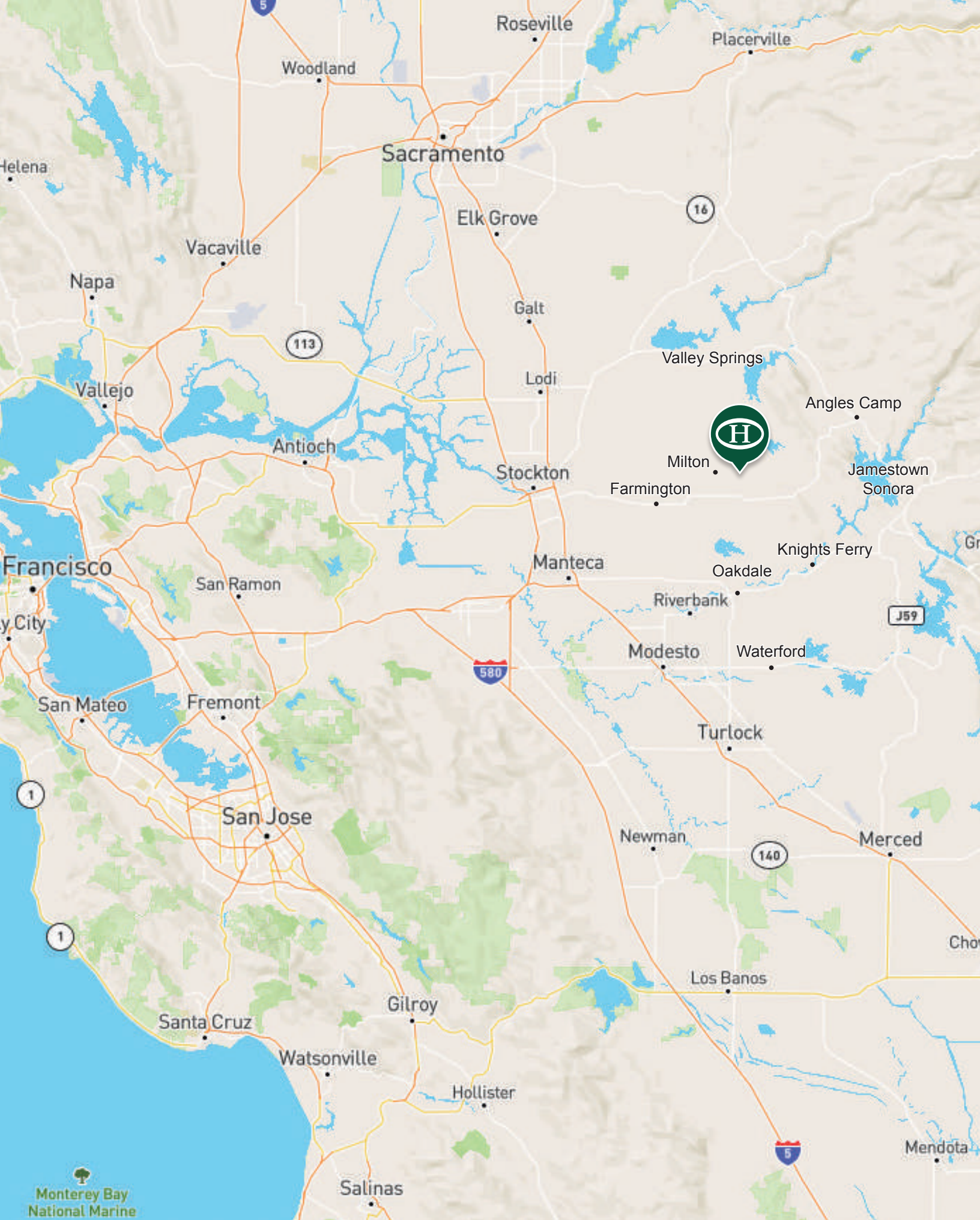






 Boundary

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





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BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

PROPERTY SHOWINGS: With regards to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

REPRESENTATION OF OFFERS: Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

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- RICK STEINER, SELLER/BUYER

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The team at Hayden Outdoors has grown and prospered to include over 200 brokers, agents, and an excellent full-time staff supporting the sale of rural land. Hayden Outdoors represents the finest farms, legacy properties, working ranches, hunting lands and recreational properties from coast to coast.

Over time, we have built our team to be composed of brokers and agents with experience and knowledge in their markets and an affinity to "Do what they say they will". Hayden Outdoors is about honesty and integrity with customers and a rich sense of land stewardship. We understand land, water, habitat, livestock, wildlife, minerals and what is necessary to maximize value for our clients. **We truly love the great outdoors!**

We are blessed to work with the owners and buyers of the farms, ranches and other fine recreational properties we represent, because it is still the diversity of owners over the years that make these places so special.

At Hayden Outdoors, we're proud to say that we only work with the **best** brokers and agents who are experienced farmers, ranchers & outdoor enthusiasts.

Hayden Outdoors Real Estate

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