

# Neuman Ranch

472.72 Acres | Tuolumne County, CA | \$895,000



HAYDEN  OUTDOORS.

# Neuman Ranch

TOTAL ACRES:

472.72

PRICE:

\$895,000

COUNTY:

Tuolumne County

CLOSEST TOWN:

Big Oak Flat, CA

*Presented by*



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## Property Summary

The Neuman Ranch is a beautiful 472.72-acre multi-parcel property near Big Oak Flat and Groveland, CA. A short drive south from Priest Station, this versatile property is in the heart of Tuolumne County gold country and a short drive to Yosemite. With excellent development versatility, spring water and outbuildings, this property has paved access points, a prime location and a scenic setting for your dream home, ranch or recreational retreat.



## Activities & Amenities

ATV/Off Road  
Borders Public Lands  
Cattle/Ranch  
Cycling/Mountain Biking  
Development Potential  
Equestrian/Horse Property  
Farm/Crops/Ag  
Fishing  
Hunting - Big Game, Predator/Varmint,  
Small Game, Turkey & Upland Birds  
Mineral Rights  
Natural Spring  
Outbuilding/Barn/Shed/Shop  
Stream/River  
Water Access  
Water View  
Wooded  
State Hunting Unit: Deer Hunting Zone D-6.

## Land Details

Address: Priest Coulterville Road Jackass Creek  
Access Road, Groveland, California 95321, USA  
Closest Town: Big Oak Flat  
Total Acres: 472.72  
Deeded Acres: 472.72  
Leased Acres: 0.00  
Zoning: AE-37  
Elevation: 2,020' - 3,160'  
Topography: Flat to mildly sloped  
Vegetation: Native trees, shrubs and grasses

## Building Details

Outbuildings: 2  
Types of Outbuildings: 848-sq. ft. two-story  
barn/cabin & 192-sq. ft. storage building  
Other Improvements: Water  
well, septic system  
Fence Type: Barbed wire and other



## Land

The property is comprised of eleven contiguous parcels totaling 472.72-acres and provides excellent development opportunity. The terrain ranges from nearly flat to moderately sloped areas, forested with a rich variety of native trees, shrubs, grasses and flowers, e.g., Mariposa Lilies, Wild Clematis and others. Beautiful Oaks, some Heritage-sized, Pines, Buckeyes and other trees dot the landscape with Little Jackass Creek and Spring Gulch Creek running through portions of the land. The property has two access points: Priest Coulterville Road on the west and Jackass Creek Road to the east via a private 30' wide easement road. See Map. A primary internal road and secondary road provides access through the picturesque terrain. There are numerous excellent building sites on the property that could be developed for a variety of uses, including: homes, outbuildings, cabins, recreational retreat facilities, storage for off-road and recreational vehicles, equipment and more. The property provides amazing views of California's famed Motherlode region within and beyond the property. This scenic land has a natural year-around spring, includes rich habitat for a variety of wildlife and supplies a wide range of opportunities for the outdoor enthusiast. The property was previously enrolled in the Williamson Act and is primed for re-enrollment. The property was part of the Wildwood Farms subdivision, issued 10/27/77 and renewed 07/10/91 (Public Report #013904SA-A06). A Road Maintenance Agreement is in place with Tuolumne County.

APNs 066-680-007-000/008-000/009-000/010-000/011-000 total approximately 208.5-acres.

APNs 006-690-001-000/002-000/003-000/004-000/005-000/006-000 total approximately 264-acres.





*Lake Don Pedro*





## Improvements

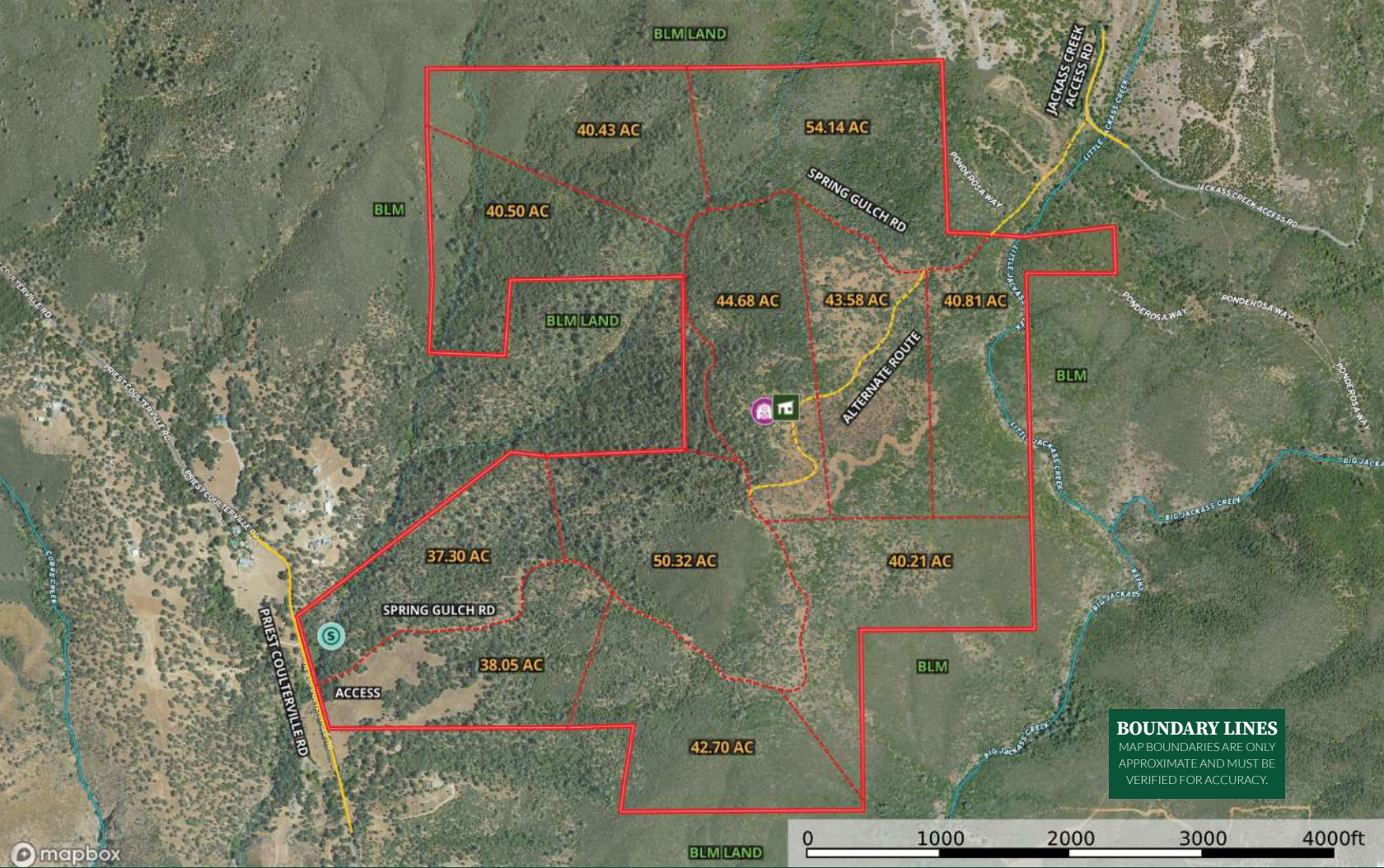
The ranch property includes two outbuildings. The primary building is a 848-sf. ft. two-story residential styled barn-type/cabin structure affording excellent views and easy access. It is wired for generator or solar power and plumbed for water and propane. It includes multiple rooms/spaces, a kitchen-type area and a loft accessible via stairs. A lockable sectional door provides access to the garage. A septic tank system serves the building. The barn/cabin has great flexibility and provides opportunity for a variety of uses. The second building is a 192-sq. ft. wood clad, roofed storage building where the water well is located. It is located near the barn for ease of access and use. Outbuilding sizes are approximate.

## Recreation

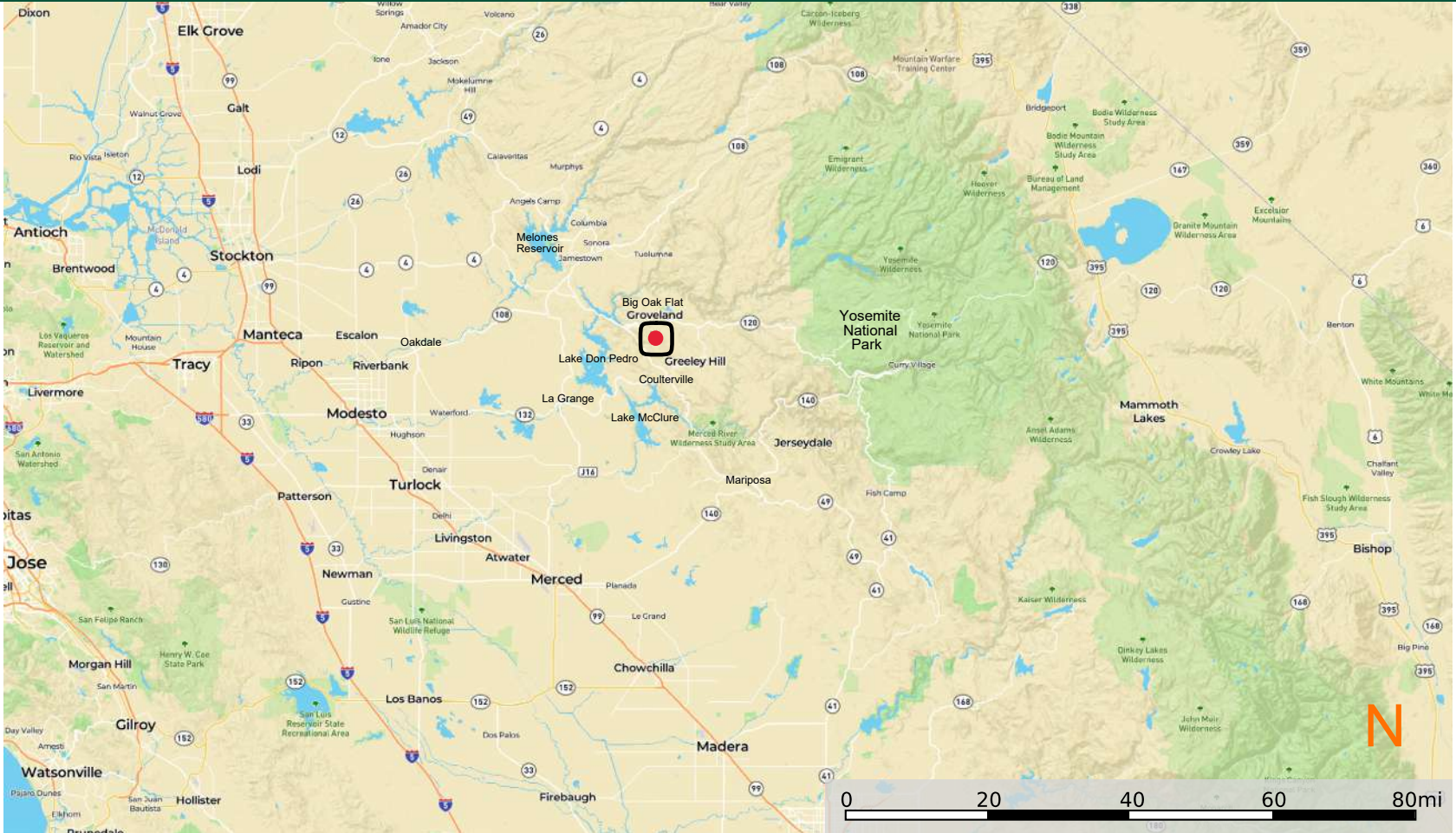
Outdoor activity opportunities on the property and in the region include, hunting, fishing, ATV, mountain biking, hiking, camping, wildlife viewing, horseback riding and more. Other activities are available in the surrounding hills, mountains, lakes, rivers and streams of the Sierra Nevada. Moccasin Recreation area at Lake Don Pedro is a 30-min drive west on CA-120 with Melones Reservoir a short distance further to the north. South of Don Pedro you will find Horseshoe Bend Rec. Area at Lake McClure offering boating, watersports and fishing for multiple species. The nearby Tuolumne, Stanislaus and Merced Rivers provide excellent fly-fishing. A short drive east on CA-120 you will find yourself in Yosemite, one of the most unique and picturesque National Parks in the US. 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 sightseeing. Closer to the property, the historic communities of Big Oak Flat and Groveland provide a step back in time with a variety of shops, restaurants, hotels, premier golf and dining at Pine Mountain Lake and more.







mapbox Boundary Barn Shed / Shack Spring





### **Agriculture**

The property is well suited for livestock grazing and horses with additional farm/ag opportunities.

### **Region & Climate**

Big Oak Flat, Groveland, Coulterville and the neighboring communities in Tuolumne and Mariposa County offer year-around residents and visitors exceptional climate and weather. The region boasts some of the most sun-days in the area, being above the fog line and below most snowfall areas.

### **Location**

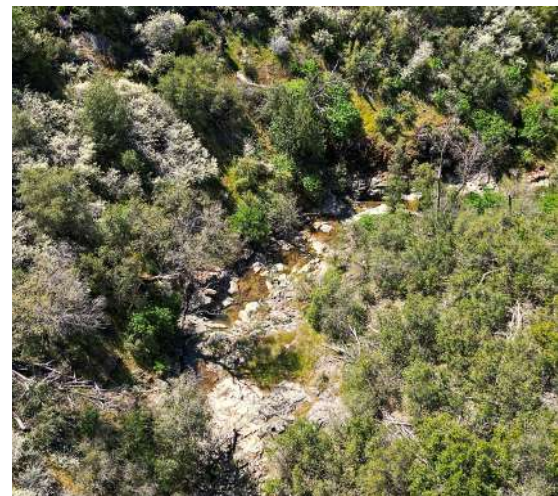
Big Oak Flat and Groveland are in Tuolumne County along CA-120. The Neuman Ranch is 2.6-miles south of Priest Station on Priest Coulterville Road. The ranch can also be accessed via Groveland off Jackass Creek Road to the east. The historic town of Coulterville is 7.6-miles south of the property entrance along Priest Coulterville Road. The 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 with Pine Mountain Lake airport nearby. See the Recreation section for more.



## History

The Neuman Ranch has been family owned since 1958 and has been maintained in an unspoiled-like manner to a great extent over the years. The property was the site of a since removed Old Spring Gulch School. A portion of the original stagecoach road route runs through a section of the ranch. Nearby Big Oak Flat and Groveland were originally part of a small placer mining area discovered by James D. Savage, a California pioneer of 1846. The gold was first found in the waterway later named Rattlesnake Creek, near Big Oak Flat. Both towns are on the way to Yosemite National Park. Savage founded the towns of Big Oak Flat and Garrote (now Groveland), then collectively known as Savages Diggings in 1849. Big Oak Flat got its name from a large oak located there. The Groveland section of the camp was named Garrote from its reputation of swift and hard justice by way of hangings. In 1874, the Big Oak Flat Road to Yosemite was completed as a tourism and freight route linking the San Joaquin River docks in Stockton and the Yosemite Valley. Passing through Big Oak Flat and Garrote, the road, now largely Highway 120 in Tuolumne County, became and remains an important factor in the vitality of the region. The large Hetch Hetchy (HH) water project's headquarters was in Groveland from 1915 to 1925. The City and County of San Francisco had gained generous rights to the Tuolumne River watershed in 1910 and set its sights on damming the main Tuolumne River as it meandered through HH, a wide glacial cut valley almost as grand as Yosemite. O'Shanghnessey Dam, a key feature of the HH Water and Power project, was constructed at HH. Before the actual dam construction could get underway, the San Francisco project built the HH Railroad extending from the Sierra Railway at the HH Junction, fifteen miles west of Jamestown, and continuing to the dam site. Miles of tunnels were drilled to carry the water 150 miles to reservoirs in the Bay Area. Evidence of the Hetch Hetchy project can be seen along Highway 120 where four large penstocks descend to Moccasin, adjacent to Priest Grade.

*Source: Tuolumne Co. Historical Society*







## Hayden Outdoors

# Buyer Process

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**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.

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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.

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