

Lake Don Pedro Estates

250.00 Acres

Tuolumne County, CA

\$1,660,000



HAYDEN  OUTDOORS®

Lake Don Pedro Estates

TOTAL ACRES:

250.00

PRICE:

\$1,660,000

COUNTY:

Tuolumne County

CLOSEST TOWN:

La Grange, CA

Presented by



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Property Summary

Lake Don Pedro Estates is a striking 250-acre property along the shores of Lake Don Pedro in Tuolumne County. Centrally located in the heart of California's famed Gold Country near La Grange, this coveted lakefront peninsula property has panoramic views, excellent development versatility, prime location, private gated entrance and a postcard-perfect setting for your dream home, ranch or recreational retreat.



Activities & Amenities

ATV/Off Road

Beach Access

Boating/Sailing/Rafting

Borders Public Lands

Cattle/Ranch

Development Potential

Fishing

Hiking/Climbing

Hunting - Big Game, Predator/Varmint,
Small Game, Turkey & Upland Birds

Lake

Water Access

Water View

Waterfront

Wooded

State Hunting Unit: See CA Fish
& Wildlife for regulations

Land Details

Address: TBD Llanura Drive, La
Grange, California 95329, USA

Total Acres: 250.00

Deeded Acres: 250.00

Leased Acres: 250.00

Zoning: Rural 40 / AE-37

Elevation: 845' - 1,200'+

Topography: Varied, nearly flat
to rolling hills and draws

Vegetation: Native oaks, conifers,
shrubs and grasses

Mineral Rights: Yes, See Title

Income Type: Cattle Grazing Lease

Source of lot size: Owner



Land

The ranch is approximately 250-acres of spectacular lakefront property on the highly desirable shoreline of Lake Don Pedro. Its prime location and favorable zoning provide excellent development opportunities for a variety of uses. The terrain ranges from nearly flat to moderately sloped areas, forested with a rich variety of native trees, shrubs, grasses and flowers. Beautiful Oaks, Pines, Buckeyes and other trees dot the landscape from the shoreline to the amazing plateaus and hilltops that provide 360-degree views of the lake, Sierra Nevada, Yosemite National Park and even the Coastal Range. The property's primary access point is along Llanura Drive on the east side of the lake with numerous internal ranch roads providing many routes through the property. The property is currently zoned Rural 40 / AE-37 with rezoning currently underway to accommodate 10-acre parcels. There are numerous excellent building sites on the property that could be developed for a variety of uses, including: homes, outbuildings, cabins, vacation rentals, 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 land, with one of the prime highlights being its panoramic lake views. The land provides a rich habitat for livestock and wildlife and supplies a wide range of opportunities for the outdoor enthusiast, including hunting, shooting sports and more. Deer, turkey, quail, dove, eagles and hawks frequent the property and area. This property is truly a sportsperson's paradise. Owner financing available.







Recreation

Outdoor activity opportunities on the property, lake and in the region include hunting, fishing, mountain biking, hiking, camping, wildlife viewing, horseback riding, houseboating, water skiing and off-road trekking. Other activities are available in the surrounding hills, mountains, lakes, rivers and streams of the Sierra Nevada. Lake Don Pedro is at your feet providing some of the best and most popular recreation areas in the region. There are dozens of bass fishing tournaments annually on the lake with kokanee, trout, sunfish, catfish adding to the incredible fishing. the north. A short drive east you will find yourself in Yosemite, one of the most unique and picturesque National Parks in the US. Lake Don Pedro is at your feet providing some of the best and most popular recreation in the region. Don Pedro's Fleming Meadows, Blue Oaks, Moccasin Point and the marina provide even more recreation with nearby Tuolumne, Stanislaus and Merced Rivers offering excellent fly-fishing.

Agriculture

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

Water/Mineral Rights & Natural Resources

In addition to the land habitat, the lake shoreline provides excellent water. A solar powered well/pump also provides water on the east end of the property.





Region & Climate

La Grange, Coulterville, Oakdale and the neighboring communities in Tuolumne, Mariposa and Stanislaus Counties offer year-around residents and visitors exceptional climate and weather. Centrally located, the area boasts some of the most sun-days in the region.

History

Lake Don Pedro, aka Don Pedro Reservoir, was originally developed in 1923 primarily as storage for irrigation water. After the new dam was completed in 1971, the capacity grew to over 2 million acre-feet of valuable water source. The lake and facilities provide first class water sports recreation, power generation, and flood control. It is one of Central California's largest lakes, and provides three primary recreation areas, with camping, boating, marina and swimming: Fleming Meadows, Blue Oaks and Moccasin Point. Don Pedro's popularity is evident in the lovely private and secluded neighborhoods and the extensive lake activities. See the Recreation Description Section and Resource section for more information, attachments and links.







Location

This property is in the Lake Don Pedro community area, close to several regional communities: 15-miles from La Grange, less than 20-minute drive to Coulterville, 25-miles to Groveland, , 25-miles to Groveland, 45-minute drive to Sonora, 44-miles to Oakdale, 1-hour drive from Turlock, less than an hour's drive from Merced, 44-miles to Yosemite National Park, 2-hour drive to San Francisco Bay Area. 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.





Hayden Outdoors *Buyer Process*

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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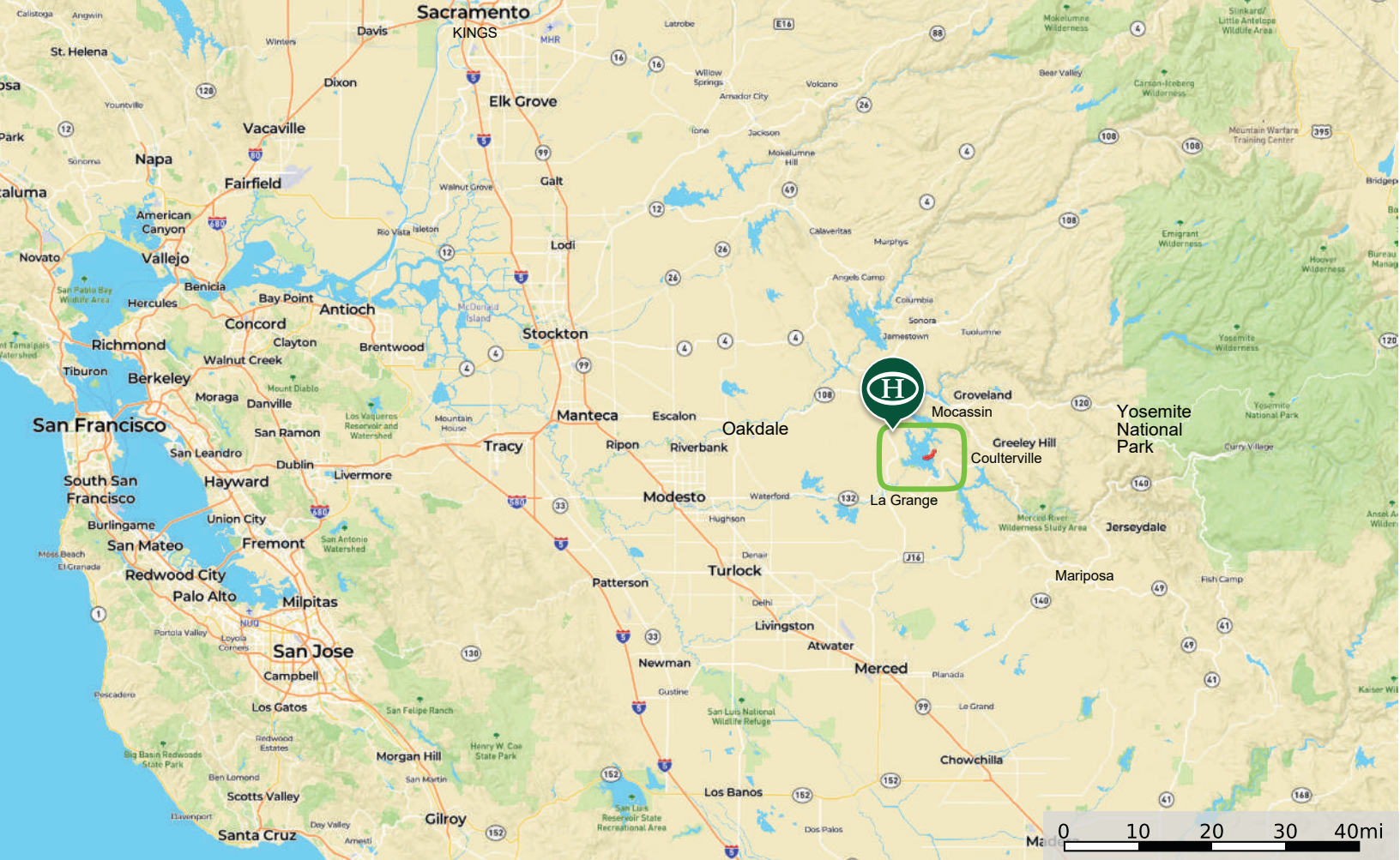
"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

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PROPERTY LOCATION

Panoramic View Gate Primary Entrance Well Primary Road Boundary





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