

Hawver Road 40

40.00 Acres

Calaveras County, CA

\$225,000



HAYDEN  OUTDOORS

Hawver Road 40

TOTAL ACRES:

40.00

PRICE:

\$225,000

COUNTY:

Calaveras County

CLOSEST TOWN:

San Andreas, CA

Presented by



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Property Summary

Located in Calaveras County, Hawver Road 40 is a multipurpose property with great versatility. Situated between San Andreas and Mokelumne Hill east of CA 49, this property provides a secluded yet central location in California's Mother Lode region. The property has favorably zoning for a variety of uses with three pads located for development opportunities. Panoramic views spanning the Sierra Nevada to the Central Valley are now available!



Activities & Amenities

ATV/Off Road

Development Potential

Equestrian/Horse Property

Hiking/Climbing

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

Mineral Rights

Water View

Wooded

State Hunting Unit: See CA Fish and Wildlife

Land Details

Address: TBD Hawver Road, San
Andreas, California 95249, USA

Closest Town: San Andreas

Total Acres: 40.00

Deeded Acres: 40.00

Zoning: A-1 General Agriculture

Elevation: 1520'

Topography: Mild to moderately sloped

Vegetation: Native grasses, shrubs and trees



Land

This property has plentiful native vegetation including oaks, pines and other trees. A private access drive off Hawver Road leads you throughout the property and to the highlighted pinnacle atop the land, providing spectacular panoramic views of the area. Fertile land and tree cover provides a rich habitat for wildlife, including quail, dove, deer and turkey. This property has favorably zoning for a variety of uses with multiple building pads for development opportunities. Spectacular views of the Gold County, Sierras and the Centrally Valley stretching to Mt. Diablo can be taken in from around the property.

APN: 016-024-080-000, 40-acres. NOT enrolled in the Williamson Act.

Recreation

The land in the region provides many outdoor and other recreational activity opportunities including hiking, fishing, hunting, cycling, horseback riding, wildlife viewing and more. The surrounding hills, mountains, lakes and rivers of the California foothills, Central Valley and Sierra Nevada provide some of the country's best recreation. New Hogan Lake, Camanche Reservoir and Pardee Lake are close by providing excellent fishing, boating and camping along with the nearby Calaveras and Mokelumne Rivers. A wide array of wineries are a short drive up highway 4 in well-known Murphys with great snow skiing at Bear Valley Ski Resort further up the highway. The popular nearby Gold Rush towns of San Andreas, Mokelumne Hill, Valley Springs and Jackson offer year-round residents and visitors excellent climate, weather, shopping and entertainment.









Agriculture

The property can accommodate horses and cattle with additional farm/ag opportunities.

Region & Climate

San Andreas, Mokelumne Hill and the neighboring communities in Calaveras County offer year-round residents and visitors excellent climate and weather.

History

SAN ANDREAS: San Andreas was settled by Mexican Gold Miners in 1848. By 1850 over 1000 tents dotted the hillsides. The first church, built in 1852 was a canvas structure with a simple cross over the door designating it a church of the Roman Catholic faith. It was named for St. Andrew (San Andreas) and the name of the town was taken from this church. In August 1852, the large San Andreas Nugget was found in a claim just north of where the town is located and sold to the Wells Fargo company for \$12,000. In 1859 over \$500,000 in gold dust was shipped. The channels were producing gold, although lack of water hampered the efforts of the miners until the miner's ditches were completed. Two infamous names from the Gold Rush often tied to San Andreas, are Black Bart and Joaquin Murieta. Handsome and debonair, Black Bart was a gentleman bandit who never harmed drivers or passengers and left bits of original verse behind signed "P08". Black Bart held up the Milton-Sonora stage at Funk Hill on November 3, 1883, leaving several articles behind in his hurried flight. One of which was a handkerchief with a laundry mark traced back to a San Francisco Laundry where the mark was identified as belonging to C.E. Bolton one of the city's leading citizens. He was arrested and brought back to San Andreas where he confessed to the robbery. His trial was held in the court room in San Andreas and he was sentenced to six years in San Quentin Prison. In 1866, the County Seat was moved to San Andreas from Mokelumne Hill and in 1869, a county hospital was moved to the Gold Hill house.



History

MOKELUMNE HILL: Founded in 1848, “Moke Hill”, as the locals call it, was among the richest of the digs. Claims in some areas were confined to sixteen square feet and many fortunes were made. It was the county seat in the early days and, although it held no exclusive rights, it was known as one of the most violent, bawdy towns in the Mother Lode. As the gold played out, Mokelumne Hill shrunk from a wild and woolly 15,000 to the much less populated, quiet historic village that it is today. Main Street Mokelumne Hill is directly adjacent to Highway 49 between Jackson and San Andreas and is well worth a stop. Many of the original buildings are still in place and an air of Gold Rush authenticity exists. There are some fun retail shops, a library and museum, and Renegade Winery which serves up their own wine, plus brews and food. At the heart of town is the historic Hotel Léger with its fabulous old saloon and stories about the ghostly cattle stampede in the middle of the night. Hotel Léger’s ghostly reports are so common that you can pick up a ghost hunting kit from the front desk to do a little exploring on your own.

Source: Calaveras Visitor Bureau

Location

San Andreas, Mokelumne Hill and Valley Springs are a short drive with the charming Jackson is 14-miles northeast and the Lodi wine region less than an hour to the southwest. Sacramento International Airport is less than a 2-hr drive to the northwest. Shopping, entertainment and ranch / home resources are available in nearby communities.

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--- Access Road
 --- Hawver Road
 Building Pad
 Boundary

0 50 100 150 200yd



 Boundary
 --- Stream, Intermittent
 --- River/Creek
 Water Body
 Property Location

0 10 20 30 40mi

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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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"Thank you so much Kevin for your diligent work! We are truly grateful for these new owners who seem to want to keep the integrity of our campground. Thanks and God Bless."

- MARY MOORE

Scan to see more testimonials





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