

470 CA-12

4.11 Acres

Calaveras County, CA

\$1,500,000



HAYDEN  OUTDOORS[®]

470 CA-12

TOTAL ACRES:

4.11

PRICE:

\$1,500,000

COUNTY:

Calaveras County

CLOSEST TOWN:

Valley Springs, CA

Presented by



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HAYDEN OUTDOORS.
REAL ESTATE





Property Summary

Located in the heart of historic Valley Springs, '470 CA-12' is a multipurpose 4.11-acre commercial property in Calaveras County. This versatile multiple-parcel offering includes a water well, excellent wide frontage and a prime location near the town center. Situated along CA-12 near the CA-26 intersection, the highly visible property is along the well traveled route to and from the Central Valley and Foothills to the Sierra Nevada.





Activities & Amenities

Development Potential

Land Details

Address: 470 CA-12, Valley Springs,
California 95252, USA

Closest Town: Valley Springs

Total Acres: 4.11

Deeded Acres: 4.11

Zoning: C2 - Residential okay with CUP

Elevation: 680'

Topography: Flat

Vegetation: Oak Trees, Grasses

Mineral Rights: Yes, See Title





Land

The property is nearly completely flat and ready for development. There is an approximate 180' deep water well near the northeast side of the property. The land is surrounded by the beautiful oak tree studded rolling hills of the Mother Lode in the heart of historic and vibrant Gold Country. A highly desirable wide and visible frontage along CA-12 is optimal for commercial development, including a variety of other permitted uses for the favorable zoning provided this property.

Recreation

This property is in the popular California foothills, which provides many retail, recreation and outdoor opportunities. New Hogan Lake, the Calaveras River and other regional assets provide a rich source of customers for local commercial and retail business ventures. La Contenta Golf Club and a wide array of spectacular wineries are a short drive away. Fishing, camping, hunting, climbing, cycling, hiking and more are available for area residents and visitors alike.

Region & Climate

Valley Springs and the neighboring communities in Calaveras and Stanislaus County offer year-round residents and visitors exceptional climate and weather.







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

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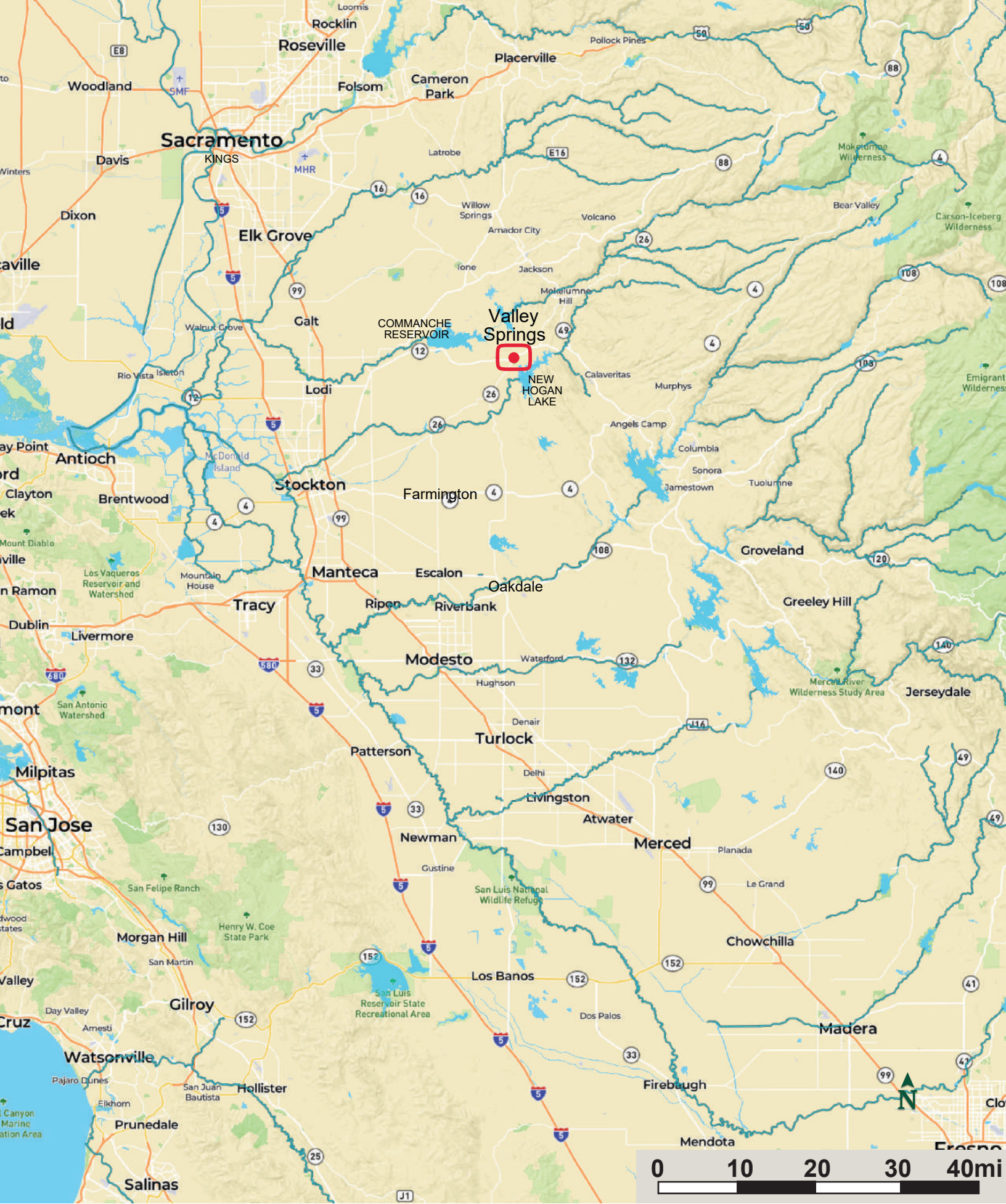
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Well



Boundary



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





History

VALLEY SPRINGS: Since the Gold Rush, the West Calaveras area has been Calaveras 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 area has also boasted its own resources, whether gold in Jenny Lind and Paloma, copper in Campo Seco or agriculture throughout the region. With Camanche, New Hogan, and Pardee reservoirs, the Tri-Dam area has most recently become a magnet for boating, fishing and camping. Today, while still a rural community, a residential real estate boom has made West Calaveras and Valley Springs a place to go to instead of a place to go through. Originally named Spring Valley and settled shortly after the discovery of gold in Coloma in 1849, Valley Springs served as a waypoint for travelers and prospectors heading to San Andreas to the east, Jenny Lind, and Copperopolis to the south, and Lone, Jackson, and Sutter Creek to the north. Valley Springs was not a gold rush town, though it served as a resting point for many miners. Prior to Anglo settlements, the area also served as a waypoint for native Mi-Wuk and Yokut tribes traveling from lower to higher elevations. Evidence of pre-historic settlements have not been found in Valley Springs, however grinding stones found in Valley Springs indicate that Native Americans passed through it. Source: Sierra Nevada Geotourism.

Location

Valley Springs is at the heart of the Gold Country area in Calaveras County and serves as a hub of activity and resources for the region. The town is centrally located at the intersection of CA-26 and CA-12, providing residents and travelers a desired location for dining, shopping, supplies and more. Milton is a short drive to the south with Jackson a half-hour to the northeast. The popular Lodi wine region is a brief trek to the southwest. Sacramento International Airport is less than a 1.5-hr drive to the northwest. Shopping, entertainment and ranch / home resources are available in Valley Springs.

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New Hogan Lake

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.

BROKER PARTICIPATION: Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

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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

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testimonials





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