

# Ashland Creek Ranch

204.86 Acres | Amador County, CA | \$960,000



HAYDEN  OUTDOORS.



# Ashland Creek Ranch

**TOTAL ACRES:**  
204.86

**PRICE:**  
\$960,000

**COUNTY:**  
Amador County

**CLOSEST TOWN:**  
Pioneer, CA



ASHLAND  
CREEK EST. 1966  
RANCH

*Presented by*



## Kevin Brunk

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**HAYDEN OUTDOORS.**  
**REAL ESTATE**





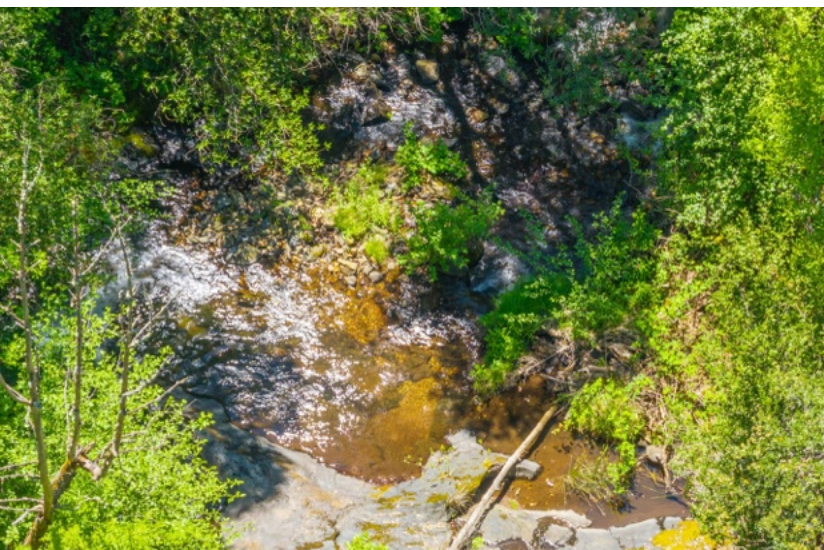


## About This Property

Located a short five-mile drive north of Pioneer, you'll find the splendors of Ashland Creek Ranch. This 204.86-acre property is prime recreational land in the heart of Amador County. With a peaceful secluded location nestled between Volcano and Pioneer, this Sierra Nevada gem offers unspoiled land with excellent timber, tree cover, year-around creek and striking views. With a central location and good access, it's ready for your home or getaway.

## Land

This scenic and versatile surveyed property has a healthy population of oaks, pines and other trees with excellent views of the surrounding foothills and mountains. The gated property is accessed by a well maintained road off Alicia Drive. One of the highlights of the land is the year-around Ashland Creek. The property has several excellent building sites optimal for a home, cabin or other structure(s). Dogwoods and wildflowers bring a sparkle in the spring and early summer and the land has a rich habitat for deer, quail and other wildlife. There are good sites for a water well, and electrical power is nearby. The property is currently enrolled in the Williamson Act and in a conservation easement. A timber management plan is in place.





## **Activities & Amenities**

ATV/Off Road  
Cattle/Ranch  
Conservation Easement  
Development Potential  
Hiking/Climbing  
Hunting - Big and Small Game, Upland Birds  
Stream  
Timber  
Water Access  
Wooded  
State Hunting Unit: See CA Fish & Wildlife

## **Land Details**

Address: 17050 Alicia Drive,  
Pioneer, California 95666, USA  
Closest Town: Pioneer  
Total Acres: 204.86  
Deeded Acres: 204.86  
Zoning: AG Exclusive  
Elevation: 2,340' - 3,000'  
Topography: Varies - See Map  
Vegetation: Native deciduous and  
conifer trees, grasses, shrubs  
Water Rights: Yes  
See Title Report  
Mineral Rights: Yes  
See Title Report  
Source of lot size: Assessor/Tax Data





## Recreation

Ashland Creek Ranch and the surrounding Sierra Nevada and Mother Lode region provides many outdoor activity opportunities such as hiking, fishing, camping, hunting, boating and more. Activities are plentiful in the surrounding hills, mountains, lakes, rivers and streams of the foothill communities and surrounding mountains. Bear River Reservoir and campground is less than an hour's drive east. The ever-popular Silver Lake and Kit Carson Lodge is 36-miles east along CA-88. Just a few miles further and you'll find some of the best snow in the west at Kirkwood Ski Resort. CA-88 is a very popular year-around route to South Lake Tahoe, one of the most scenic – and largest – alpine lake in the US. Numerous popular foothill lakes are a short drive to the west. A wide array of spectacular wineries are in Amador County, just a few miles down the hill from Pioneer. The popular Jackson Rancheria is a short 20-min drive to the west.







### **Agriculture**

With fertile soil the property is well suited for a variety of ag and timber opportunities.

### **Water/Mineral Rights & Natural Resources**

See Title Report for details.

### **Region & Climate**

Pioneer and the neighboring communities of Volcano, Pine Grove and others in Amador County offer year-round residents and visitors excellent west coast climate and weather. Over the course of the year, the temperature typically varies from 38°F to 88°F and is rarely below 30°F or above 95°F. Winters in the area are generally mild, with little snowfall, while summers can be warm to hot. Rainfall is light and spreads throughout the year, making it an ideal climate for outdoor activities like fishing and hiking. Pioneer can get 48 inches of rain, on average, per year and snowfall is relatively light due to its lower elevation. Pioneer, CA is known for its mild climate. The weather is usually sunny and dry, with an average temperature of around 70 degrees Fahrenheit throughout the year. Winters in the area are generally mild, with little snowfall, while summers can be quite hot. Rainfall is light and spreads throughout the year, making it an ideal climate for outdoor activities like fishing and hiking. On average, there are 259 sunny days per year in Pioneer. The US average is 205 sunny days.

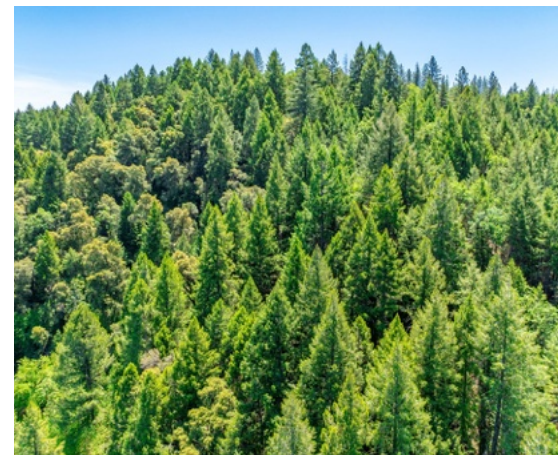




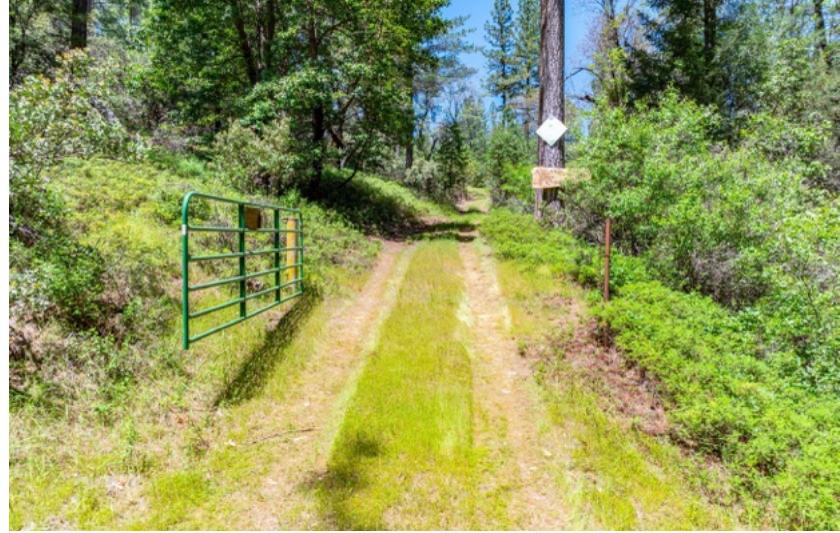


## History

**PIONEER:** Logging and lumbering in California's Sierra Nevada began well before gold was discovered. In the early 1800's logging was a laborious, slow, and dangerous profession, with brute strength and animal power being top requirements. The discovery of gold in 1848 brought a new demand for wood products. In January of 1848, the sawmill that James Marshall was building at Coloma was to be powered by water from the nearby American River. Although steam-powered mills had been sawing lumber for many years back East, water power was as good as it got in California. In fact, out West, much of the small quantity of lumber needed was still being produced by whip-sawing. The log was rolled onto supporting beams over a pit, while the head sawyer stood on the log and handled one end of the saw. His less fortunate partner worked in the pit, eating sawdust all day. While Marshall found gold, the resulting population explosion created a tremendous demand for timber products. They were needed for buildings, water flumes, mine timbers, and more. Source: Amador County Chamber of Commerce



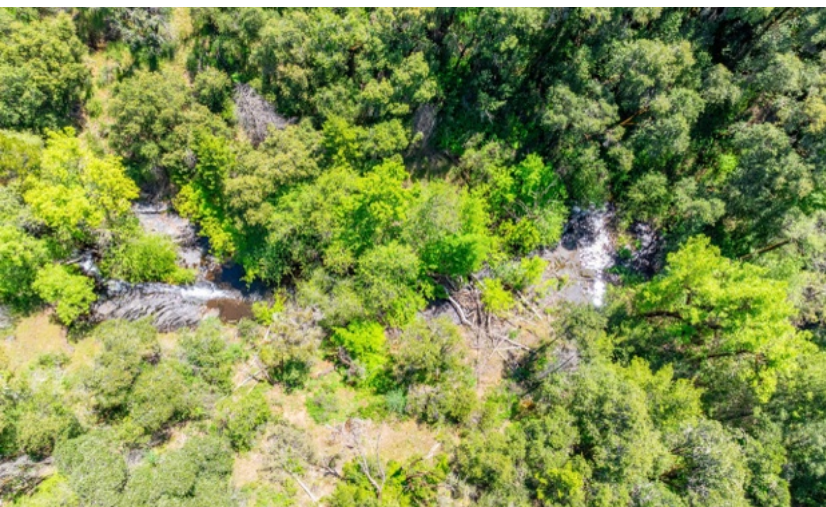




## Location

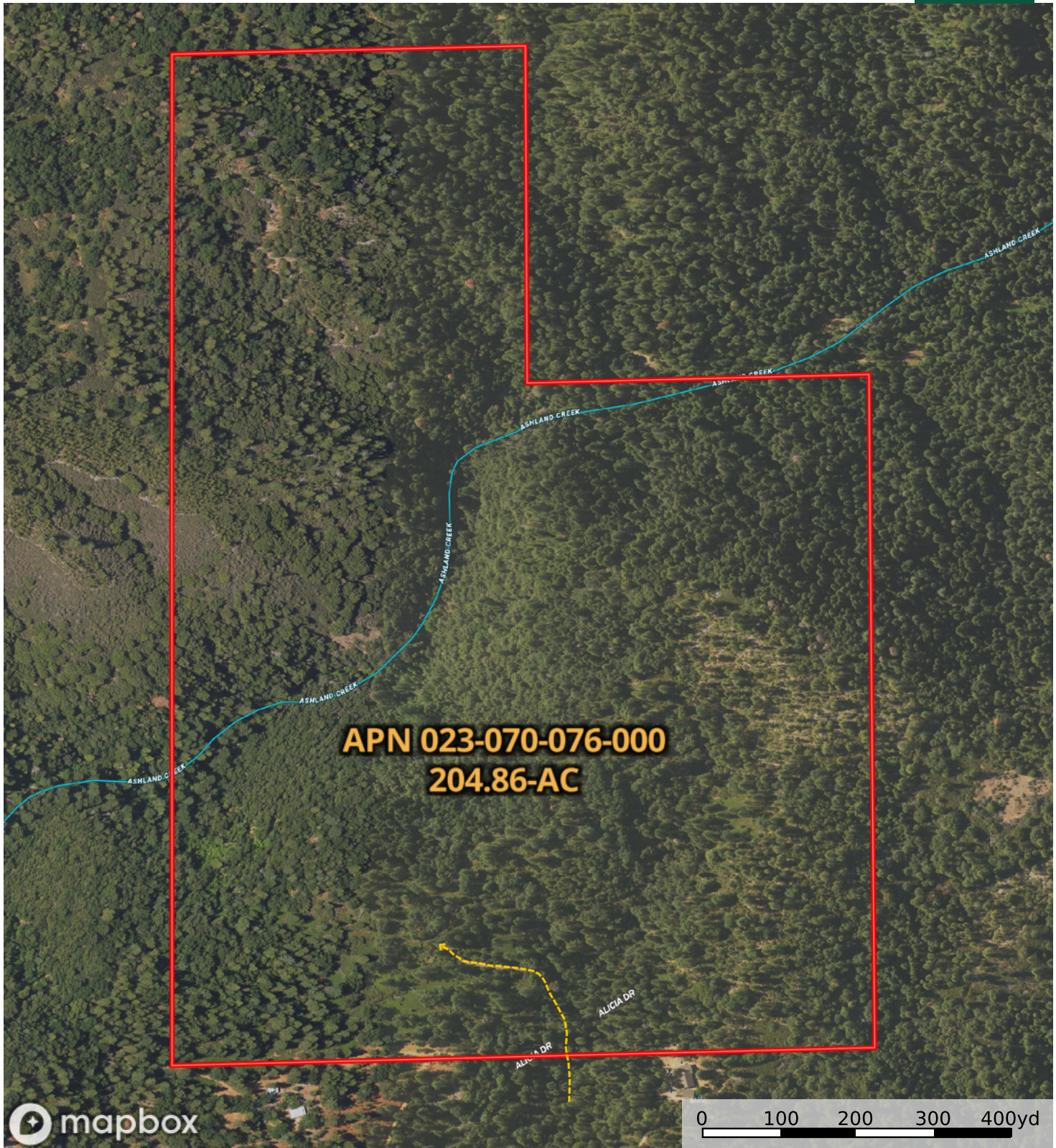
Pioneer is 19-miles east of Jackson along CA-88. Other nearby communities include Pine Grove (5-miles west), Volcano (4.5-miles) and Buckhorn (5-miles east). Sacramento International Airport is less than a 1.5-hr drive to the northwest. Shopping, entertainment and ranch & home resources are readily available throughout the local towns along CA-88 including Jackson.

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**Ashland Creek Ranch - Property Map**  
Amador County, California, 204.86 AC +/-



- Access Road
- Boundary
- .-.- Stream, Intermittent
- River/Creek
- Water Body

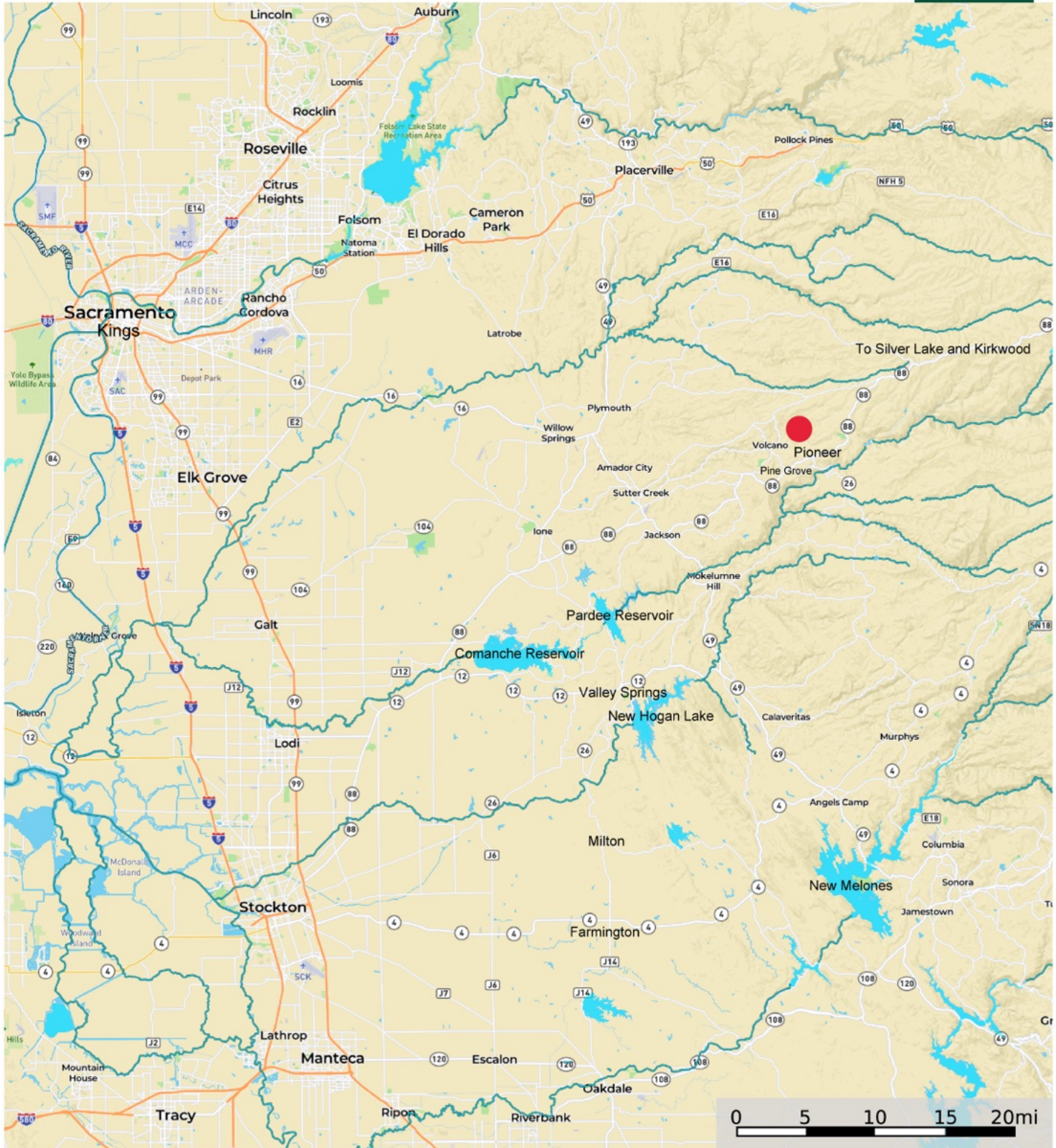
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MAP IS FOR ILLUSTRATIVE PURPOSES ONLY

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**Ashland Creek Ranch**  
Amador County, California, 204.86 AC +/-



— River/Creek    ● Water Body    ● Property Location

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# 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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*- RICK STEINER, SELLER/BUYER*

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