

Greenwood Ridge Ranch

111.60 Acres

El Dorado County, CA

\$1,600,000



HAYDEN  OUTDOORS

Greenwood Ridge Ranch

TOTAL ACRES:

111.60

PRICE:

\$1,600,000

COUNTY:

El Dorado County

CLOSEST TOWN:

Greenwood, CA



Presented by



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Property Summary

Greenwood Ridge Ranch is a one-of-a-kind 111-acre ranch property in Greenwood, El Dorado County. Nestled in a beautiful pocket between Cool and Georgetown, this private turn-key ranch includes a well maintained home, barns, pond, creek, good water and many ranch facilities. In a secluded, quiet setting, this property also includes a garage, livestock equipment, storage, hunting and grazing land, internal ranch roads and a variety of mature trees.



Activities & Amenities

Equestrian/Horse Property
ATV/Off Road
Cattle/Ranch
Cycling/Mountain Biking
Development Potential
Hiking/Climbing
House
Hunting
Income Producing
Mineral & Water Rights
Natural Spring | Creeks
Off Grid Power
Orchard
Outbuildings/Barns/Sheds/Shop
Pond
Propane
Solar
Wooded
State Hunting Unit: See CA Fish & Wildlife

Land Details

Address: 2845 Syd Road, Greenwood,
California 95635, USA
Closest Town: Greenwood
Total Acres: 111.60 | Deeded Acres: 111.60
Zoning: RL-10
Elevation: 1,880'-2,240'
Topography: Flat to mildly sloped
Vegetation: Native conifer and
deciduous trees, shrubs and grasses
Estimated Taxes: \$7,318.9 - 2023
Source of lot size: Assessor/Tax Data

Building Details

Homes: 1
Style of Home(s): Single story contemporary ranch
Finished Sq. Ft.: 1,750
Bedrooms: 3 | Full Bathrooms: 2
Basement: None
Parking Types: Detached Garage, Driveway
Outbuildings: 8
Types of Outbuildings: Garage, Main
Barn, Hay Barn, Storage Shed Building,
Storage Containers (3), Covered Horse
Stalls, Livestock Sheds & Outhouse
Other Improvements: Multiple
large water storage tanks
Fence Type: Livestock fencing and cross-fencing
Cooling & Heating: Forced Air
Foundations: Raised Foundation
Exterior Features: 1,700 Sq. Ft. wrap-around deck



Land

This equestrian and livestock property includes two contiguous parcels with easy and well-maintained access along Syd Road. A scenic drive to the ranch leads you past tree-covered rolling hills, valleys and stretching vistas. The property has a gravel driveway leading to the ranch center, with internal ranch roads providing good access throughout open tree-studded land. The property includes a pond and seasonal creek, native oaks and conifers and other plants and grasses. The land is well suited for a variety of livestock grazing, horses and other ag-related uses.

ORCHARD: Trees include White peach, Yellow peach, Gravenstein apple, Fuji apple, Honeycrisp apple, Bing cherry trees (2), White fig, Black fig, Apricot, Fuyu persimmon, White nectarine and Pomegranate (6). Other trees outside of orchard include White mulberry, Pakistani mulberry, Disc peach, White peach and Pomegranate (2). Plus, extensive fruit producing Raspberry vines.

APN: 061-760-003-000, 9.20-acres; APN: 061-760-008-000, 102.40-acres: 111.60-acres total.







Improvements

HOME: 1,750-sq. ft manufactured single-story home (2016) with custom-style features and finishes, 9' ceilings, with many windows providing expansive views over the ranch and area. A 1,700-sq. ft. wrap-around deck provides an expansive area for outdoor living. 3-bedrooms, 2-baths, laundry room, great room, with lots of storage and closets. A robust ornamental and fruit/vegetable garden greets you at the home's entrance. Granite countertops, ceramic tile and carpet flooring, septic system, 200-amp service, propane tank (leased) water-heater, range top and HVAC system, and many more features. See TDS and SPQ for more information.

GARAGE: 600-sq. ft. 24'x25' garage with adjacent 40-sq. ft. custom enclosed wood storage.

MAIN BARN: 1,600-sq. ft. 40'x40' steel enclosed barn with extended patios/ areas, 200-amp service, water, separate multi-purpose room, with power, lighting and water.

HAY BARN: 1,260-sq. ft. 42'x30' partially enclosed hay and equipment barn. Includes adjacent full RV parking and hookups (power, septic, water).

STORAGE SHED: 144-sq. ft. 12'x12' enclosed shed building.

STORAGE CONTAINERS: Three (3) fully enclosed 20'-long steel storage containers. One of them includes a refrigerated "cool room" and hot & cold water and dryer hook-ups.

COVERED STALLS: Multiple covered pipe stalls and pens.

WATER/WELL: 500'-deep well with approx. 20-GPM at source. 5.75+ GPM at supply with the well capable of producing more water if a larger, more powerful pump utilized. Well feeds a 6,000-gal storage tank that gravity feeds to a second 5,000-gal storage tank, a third 3,000-gal tank and a fourth 330-gal tank. Recently tested and passed August 2024.

SOLAR: Solar power system (owned) with transfer switches to the home and barn for backup generators.

OUTHOUSE: Fully functional enclosed "bonus" outhouse.

OTHER: The land is fenced and cross-fenced and includes internal ranch roads and many other features. California Fair Plan Insurance and Livestock Policy.

Buildings, structures, areas and other details are approximate.





Ranch Center
↳

Ranch overview - Southwest View



Recreation

This property and the surrounding region provides many outdoor activity opportunities such as horseback riding, hiking, fishing, upland bird and big game hunting, cycling, wildlife viewing and more. Activities are plentiful in the surrounding hills, mountains, lakes, rivers and streams of the foothill communities, Central Valley and Sierra Nevada. The Middle Fork of the American River is a short drive to the northwest and the South Fork of the American River is near the neighboring town of Coloma. Folsom Lake is a short drive southwest and the splendors of Lake Tahoe are 80-mile to the east. In nearly every direction there are lakes, rivers and other areas providing excellent horseback and hiking trails, fishing, boating, camping and more.

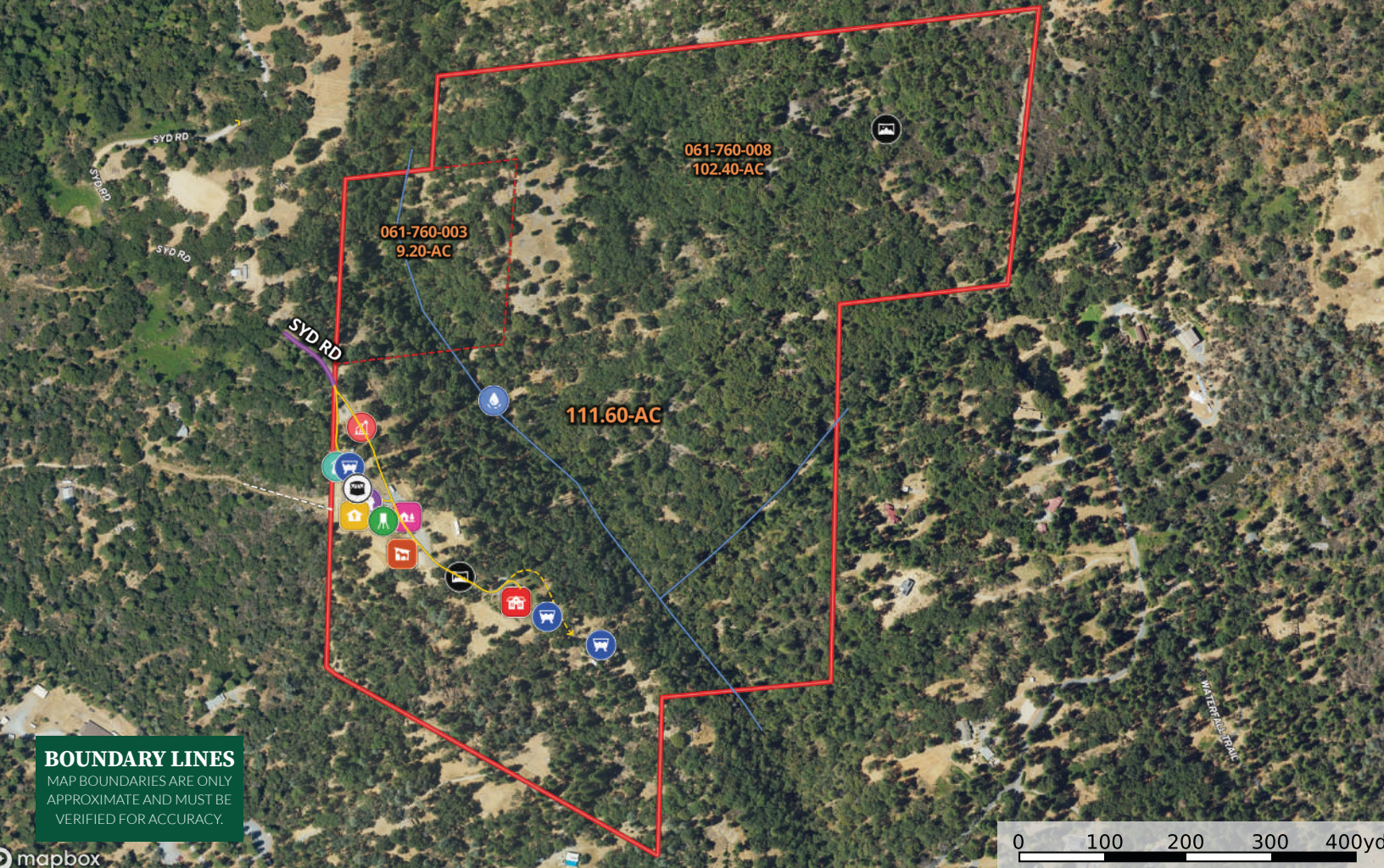
Agriculture

With its good water supply and fertile soil, the property is well suited for horse and livestock grazing with additional farming and agriculture opportunities.

Region & Climate

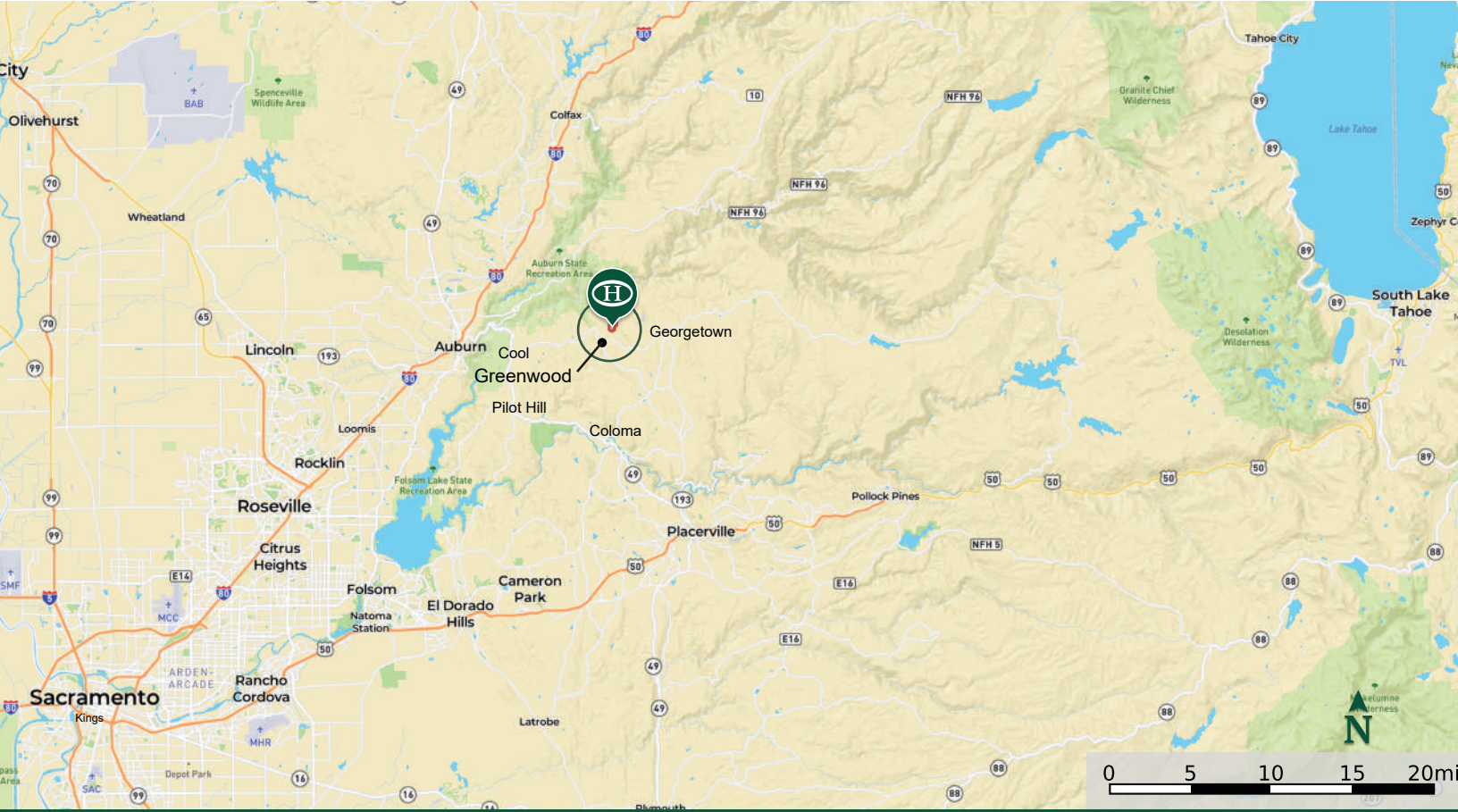
Greenwood and the neighboring communities in the region offer year-round residents and visitors exceptional climate and weather. See the Resource section for links to useful websites.





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

- Panoramic View
- Orchard
- Storage Containers
- RV Hookups
- Solar Power Array
- Water Storage Tank
- Well
- Garage - Storage
- Hay Barn
- Primary Access Road
- Parcel Boundary
- Syd Road
- Creeks
- Boundary





History

GREENWOOD: Originally called Long Valley, a trading post was opened here by trapper and tour guide John Greenwood in 1849. The first general store was opened by Lewis B. Myers, Nathan Fairbanks, and Louis Line. Greenwood soon boasted a theater, four hotels, 14 stores, and a brewery. The town became famous for its dry diggings, quartz, and hydraulic mining. The largest nugget found here weighed over two pounds. Among its illustrious citizens was John A. Stone, a California songwriter, who was buried here in 1863.

EL DORADO: Stretching from oak-studded foothills and the shores of Folsom Lake to the western shore of Lake Tahoe, El Dorado County is best known for the 1848 gold discovery at Coloma. "Old Hangtown" sprang up during the Gold Rush and was later renamed Placerville. The county name comes from the mythical land rich in gold sought by Spanish explorers. The first inhabitants of El Dorado County were the Maidu and Miwok Indians, followed by miners attracted to the area by the Gold Rush. El Dorado County was one of the original counties in California. The Pony Express Trail ran through the county approximately where Highway 50 is today, from April 3, 1860, to October 26, 1861. The first county seat was Coloma, and it was superseded by Placerville for this position in 1857. El Dorado means "the gilded one" in Spanish; a fitting name considering the mines in El Dorado County produced millions of dollars of gold.

Location

The property is centrally located in Greenwood; 9-miles east of Cool and under a 20-minute drive from Georgetown. Georgetown Airport is about 5-miles away. The El Dorado County Seat of Auburn is 15-miles away with Coloma about 15-miles south. Shopping, entertainment, ranch and home resources are available in nearby communities.





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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 regard 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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"We worked with Kevin and he helped us sell a vacant piece of property. We've worked with our fair share of real estate agents over the years and have had good experiences and not so good experiences. Working with Kevin was definitely in the good experience category. He was very easy to work with, prompt, respectful, thorough and put together a very professional listing for our property. The end result was a smooth and quick sale of our property. I would not hesitate to work with Kevin again and would very strongly recommend him to anyone else looking for a agent who has a lot of experience, knows the market and does the leg work to help in your real estate dealings."

-A.GALL & A. KAMPE

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testimonials





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Hayden Outdoors is a family-owned real estate company and brokerage with a background in the cattle and ranching business. In 1976, Leo Hayden founded the company as the Property Exchange, working with farms and ranches for sale near Hays, Kansas. The brokerage moved to Goodland, Kansas in 1981 and became Hayden Inc. In the late 1990's, Leo was joined by his two sons, Dax and Seth, to help grow the business in multiple states. In 2003, Hayden Outdoors was formed to represent sellers and buyers on farm, ranch, and recreational properties in the Great Plains and Rocky Mountains.

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.

Over time, we have built our team to be composed of brokers and agents with experience and knowledge in their markets and an affinity to "Do what they say they will". Hayden Outdoors is about honesty and integrity with customers and a rich sense of land stewardship. We understand land, water, habitat, livestock, wildlife, minerals and what is necessary to maximize value for our clients. **We truly love the great outdoors!**

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.

At Hayden Outdoors, we're proud to say that we only work with the **best** brokers and agents who are experienced farmers, ranchers & outdoor enthusiasts.

Hayden Outdoors Real Estate

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