

M & B Ranch

480.33 Acres

Tuolumne County, CA

\$2,300,000



HAYDEN  OUTDOORS

M & B Ranch

TOTAL ACRES:

480.33

PRICE:

\$2,300,000

COUNTY:

Tuolumne County

CLOSEST TOWN:

Groveland, CA

Presented by



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Property Summary

The M & B Ranch is a 480-acre property in Groveland in historic Tuolumne County. Minutes from CA-120, this secluded ranch includes a main residence, barns, ponds and outbuildings. Surrounded by quality timberland, the property offers excellent public road access, great water sources and landscapes of meadows and forests. With opportunities for hunting and grazing, the property is a versatile retreat, located 19-miles from Yosemite Nat'l Park.



Activities & Amenities

ATV/Off Road
Borders Public Lands
Cattle/Ranch
Cycling/Mountain Biking
Development Potential
Equestrian/Horse Property
Hiking/Climbing
House/Cabin
Hunting - Big Game, Predator/Varmint, Small Game, Turkey, Upland Birds & Waterfowl
Mineral & Water Rights
Natural Spring
Outbuilding/Barn/Shed/Shop
Multiple Ponds
Propane
Creek
Timber
Water Access
Wooded
State Hunting Unit: D-6

Land Details

Address: 9030 Smith Station Road,
Groveland, California 95321, USA
Closest Town: Groveland
Total Acres: 480.33
Zoning: TPZ
Elevation: 3,000' – 3,500'
Topography: Flat to mildly sloped
Vegetation: Ponderosa Pines, Cedars,
Oaks, Apple Trees and other native conifer
and deciduous trees, grasses, shrubs
Water Rights
Source of lot size: Assessor/Tax Data

Building Details

Homes: 3
Style of Home(s): Farm | Ranch | Cabin
Finished Sq. Ft.: 5,700
Bedrooms: 9
Full Bathrooms: 3
Half Bathrooms: 1
Basement: None
Parking Types: Detached Garage
Outbuildings: 5
Other Improvements: Grain Silos
Fence Type: Barbed Wire Ranch Fencing
Cooling Systems: Forced Air Cooling
Heating Systems: Fireplace & Forced Air
Waterfront Features: Four ponds,
seasonal and year around creeks



Land

This property ranges from 3,000' – 3,500' and comprises three contiguous parcels. The ranch has convenient, well-maintained access via Smith Station Road. The scenic drive to the ranch features tree-covered rolling hills, valleys, and expansive vistas. A paved driveway leads to the ranch center, where the main residence is situated, while internal roads ensure easy navigation throughout the timberland. The property includes four ponds, a creek, springs, and a variety of native oaks, conifers and other vegetation. It is ideally suited for diverse agricultural uses, including livestock grazing, equestrian activities and timber production. For safety, the Buck Meadows Fire Station is only 2.1-miles from the property.

APN: 066-300-003, approximately 0.43-acres; APN: 066-300-002, approximately 25.00-acres; APN: 066-300-008, approximately 454.90-acres. 480.33-acres total. These acreages are from the Tuolumne County Assessor information. The Tuolumne County Surveyor estimates the acreage to be approximately 493.34-acres.





Improvements

MAIN HOME: 2,500-sq. ft. main ranch home. Includes Kitchen, Dining Room, Great Room, Laundry/Bath, Two First Floor Bedrooms, Second Floor Bedroom and Bonus Room. Power, water (well) and septic system included.

GARAGE/STORAGE BUILDING: 800-sq. ft. 40'x80' steel building garage/storage building with multiple doors including main large sliding doors and power. Adjacent to MAIN HOME.

BARN: 1,500-sq. ft. 42'x36' multipurpose open-sided wood barn.

BARN/OUTBUILDING: 8,000-sq. ft. 40'x200' masonry and metal building, previously used for livestock.

SECOND HOME: 1,200-sq. ft. single story home at east side of property. Includes Kitchen/Dining, Laundry/Storage Room, Two Large Bedrooms, Two Bedrooms, Living Room, Family Room, Full Bathroom and Half Bathroom. Power, water (well) and septic system.

THIRD HOME: 2,000-sq. ft. single story structure at west side of property. Enclosed Porch Room, Main Bedroom, Bathroom, Bedroom, Family Room, Kitchen, Living/Dining Room, Laundry/Storage Room. Power, water (well) and septic system.

MULTI-PURPOSE BUILDING: 288-sq. ft. 12'x24' multipurpose wood frame building with concrete entrance apron/ramp and additional 144-sq. ft. covered concrete porch. Adjacent to THIRD HOME.

CABIN: Historic wood cabin.





Recreation

Outdoor activity opportunities on the property and in the region include, hunting, fishing, ATV, mountain biking, hiking, camping, wildlife viewing, horseback riding and more. Other activities are available in the surrounding hills, mountains, lakes, rivers and streams of the Sierra Nevada. 19-miles east on CA-120 you will find yourself in Yosemite, one of the most unique and picturesque National Parks in the US. The popular fishing and boating at Lake Don Pedro – Moccasin Campground is 19.5-miles west on CA-120 with Horseshoe Bend Recreation Area at Lake McClure 16.5-miles west on CA-132. The nearby Tuolumne, Stanislaus and Merced Rivers provide excellent fly-fishing as well. Closer to the ranch, the historic community of Groveland provides a step back in time with a variety of lively shops, restaurants, hotels with premier golf, dining and recreation at nearby Pine Mountain Lake.

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.







Water/Mineral Rights & Natural Resources

Contact listing agent for water rights information.

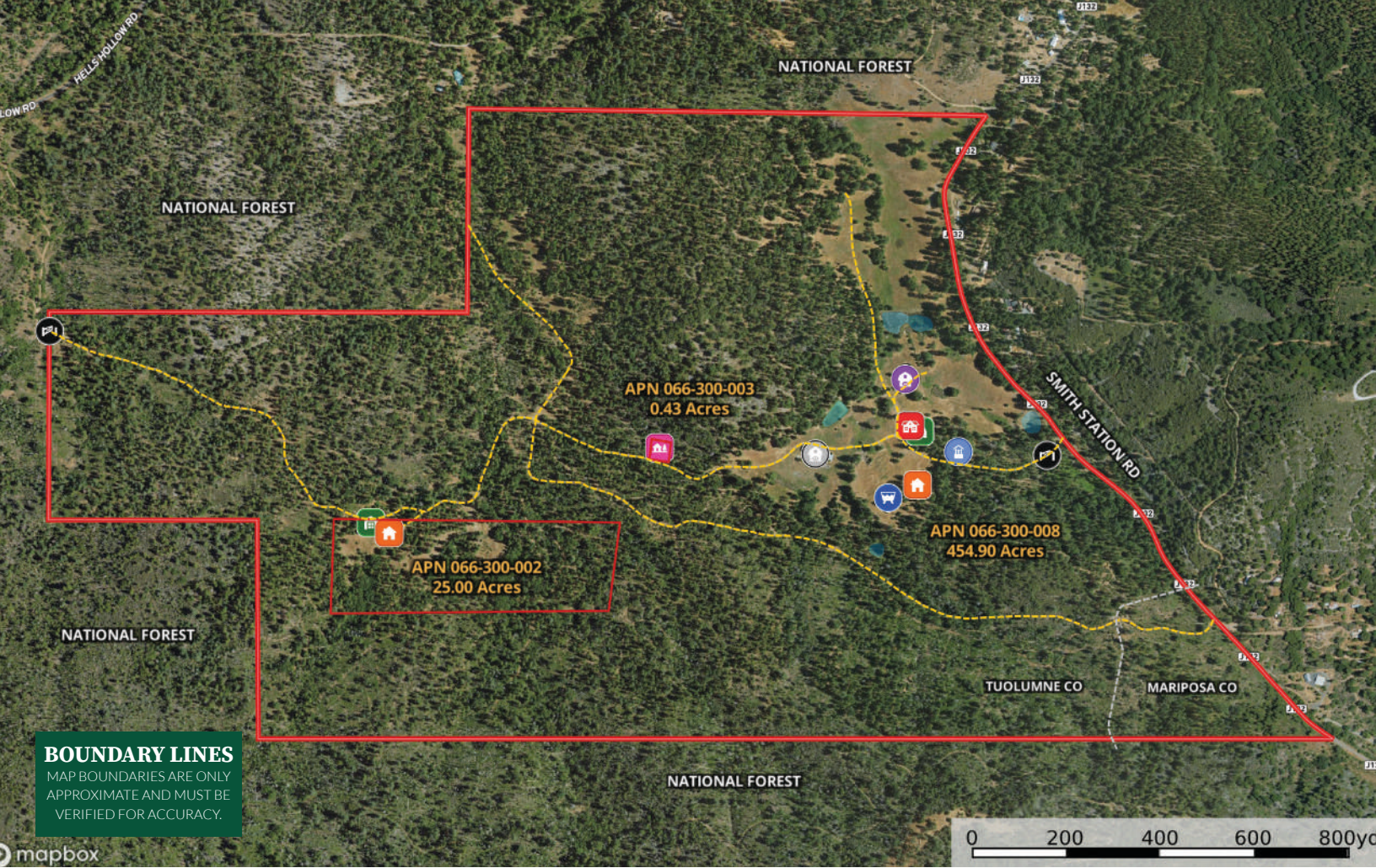
Region & Climate

Groveland, home of the Iron Door Saloon – California’s “oldest continuously running saloon” – and the neighboring communities in Tuolumne and Mariposa County offer year-round residents and visitors exceptional climate and weather. The region boasts some of the most sun-days in the area by being above the fog line and below most heavy snowfall areas.

History

Groveland and Big Oak Flat were originally part of a small placer mining area discovered by James D. Savage, a California pioneer of 1846. The gold was first found in the waterway later named Rattlesnake Creek, near Big Oak Flat. Both towns are located at 3000' elevation along Highway 120, on the way to Yosemite National Park. Savage founded the towns of Big Oak Flat and Garrote (now Groveland), then collectively known as Savages Diggings in 1849. In 1874, the Big Oak Flat Road to Yosemite was completed as a tourism and freight route linking the San Joaquin River docks in Stockton and the Yosemite Valley. Passing through Big Oak Flat and Garrote, the road, now largely Highway 120 in Tuolumne County, became and remains an important factor in the vitality of the region. The City and County of San Francisco had gained generous rights to the Tuolumne River watershed in 1910 and set its sights on damming the main Tuolumne River as it meandered through Hetch Hetchy, a wide glacial cut valley almost as grand as Yosemite. Evidence of the Hetch Hetchy project can be seen along Highway 120 where four large penstocks descend to Moccasin, adjacent to Priest Grade. Source: Excerpt Tuolumne County Historical Society







Location

Groveland is in Tuolumne County along the scenic CA-120. The ranch is 8.5-miles from the heart of Groveland and 6.0-miles south to historic Greeley Hill. These towns and nearby communities provide plentiful shopping, dining and other resources and amenities to residents, along with close access to the renowned Yosemite National Park. Numerous international airports are a few hours' drive to the west, north and south. See the downloadable Regional Map for more information.





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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.

EQUAL HOUSING: Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."



"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

Scan to see more testimonials





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THE BRAND THAT SELLS THE *Land*[®]

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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