

**Austin Ranch**  
7279 Mountain Ranch Rd  
Mountain Ranch, CA 95249

**\$1,185,000**  
56.960± Acres  
Calaveras County





**Austin Ranch**  
**Mountain Ranch, CA / Calaveras County**

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**SUMMARY**

**Address**

7279 Mountain Ranch Rd

**City, State Zip**

Mountain Ranch, CA 95249

**County**

Calaveras County

**Type**

Residential Property, Ranches, Farms, Recreational Land

**Latitude / Longitude**

38.220471 / -120.554286

**Dwelling Square Feet**

1800

**Bedrooms / Bathrooms**

3 / 2

**Acreage**

56.960

**Price**

\$1,185,000

**Property Website**

<https://www.landleader.com/property/austin-ranch-calaveras-california/41683>



### **PROPERTY DESCRIPTION**

Nestled in the beautiful and serene landscape of Mountain Ranch, this 56.96 Acre Ranch is a rare gem that combines natural beauty with modern convenience. With panoramic views of the surrounding countryside, this property is an oasis of peace and tranquility that is perfect for anyone seeking to escape the hustle and bustle of city life.

This ranch is fully fenced and cross-fenced, providing maximum security and privacy for you and your loved ones. The property is adorned with three wells, ensuring that you have an abundant supply of water year-round. You'll never have to worry about running out of water for your plants, animals, or household needs.

At the center of the property, you'll find a 35 X 60 Shop with a 3-phase power supply and lift, making it the perfect place to work on any project, big or small. The covered RV parking is ideal for those who love to travel and explore, and the fully insulated 2nd shop with 220v power supply and water heater is perfect for storing all your equipment and tools.

The 3-sided metal barn with electricity provides ample shelter for your animals and can be used to store hay, feed, or any other equipment. A year-round pond on the property adds to the beauty and charm of the ranch.

The double-wide modular home is a welcoming retreat after a long day's work. With a newer deck overlooking the breathtaking views, it's the perfect place to relax, unwind and enjoy the sunset. The property is cleared, making it ideal for outdoor activities such as hiking, camping, horseback riding, and more.

Conveniently located just 10 minutes away from the nearest hospital, and only 5 minutes away from the grocery and hardware stores, this property offers the perfect balance of seclusion and accessibility.

Don't miss this rare opportunity to own your very own slice of paradise in Mountain Ranch. Come and explore this ranch today!

#### **Property Highlights:**

- 56.96 Acre Ranch in Mountain Ranch
- 4 wells
- Fully fenced and cross fenced
- 35 X 60 Shop 3 phase with lift
- Covered RV Parking
- Fully insulated 2nd shop with 220v, water heater
- 3-sided metal barn with electric
- Double wide Modular Home
- Newer deck
- Incredible Views
- Year-round pond
- Property cleared
- 10 minutes to nearest hospital
- 5 minutes to grocery and hardware





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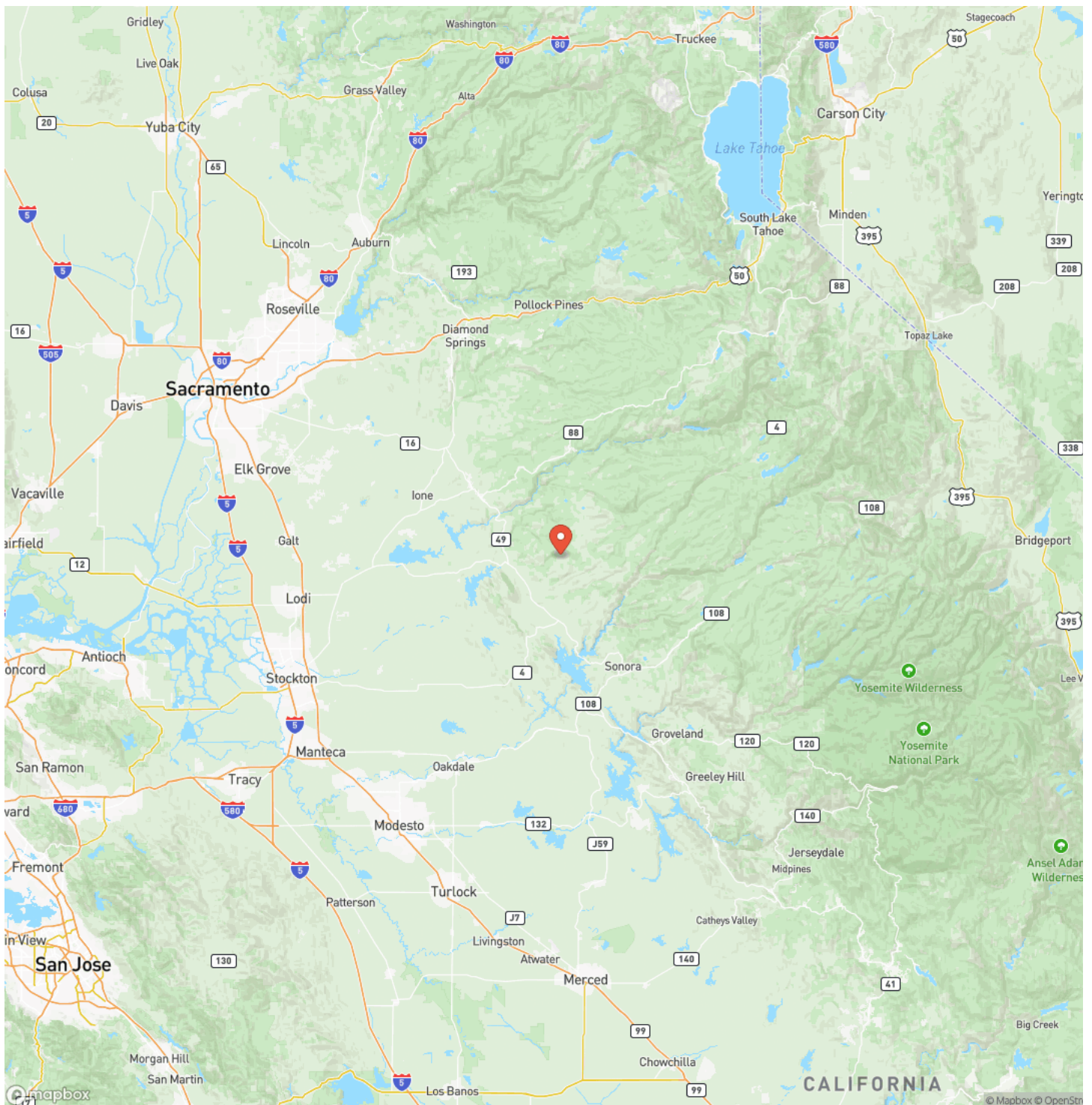


## Locator Map





## Locator Map





## Satellite Map



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## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Janet DeLeo

## Mobile

(209) 304-2495

## Email

janetcaoutdoorprop@gmail.com

**Address**

## City / State / Zip

Vacaville, CA 95688

## NOTES

This image shows a single page from a notebook or ledger. It features ten evenly spaced, thin black horizontal lines across its entire width. The background is plain white, and there are no margins, text, or other markings present.



## This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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## **DISCLAIMERS**

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.





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