

Espinoza Ranch
16554 Corcoran Gray Road
Groveland, CA 95321

\$2,725,000
835.280± Acres
Tuolumne County



Espinoza Ranch
Groveland, CA / Tuolumne County

SUMMARY

Address

16554 Corcoran Gray Road

City, State Zip

Groveland, CA 95321

County

Tuolumne County

Type

Ranches, Single Family, Hunting Land

Latitude / Longitude

37.844618 / -120.273505

Dwelling Square Feet

2400

Bedrooms / Bathrooms

3 / 2

Acreage

835.280

Price

\$2,725,000

Property Website

<https://www.landleader.com/property/espinoza-ranch-tuolumne-california/54752>



MORE INFO ONLINE:

californiaoutdoorproperties.com

Espinoza Ranch

Groveland, CA / Tuolumne County

PROPERTY DESCRIPTION

In the foothills of Tuolumne County, at an elevation of 2,250 ft. with the mighty Sierra Nevada mountains standing tall in the background, discover the 835-acre Espinoza Ranch, less than 10 minutes outside of Groveland, CA, the gateway to the iconic Yosemite National Park.

A well-equipped and landscaped ranch headquarters offers plenty of space for a large family or many guests to stay comfortably and is also ideal for hosting events or retreats. It consists of a 2,400 sq. ft 3 BD/2 BA main home, a 1,104 sq. ft. caretaker's house, a 2 BD/1 BA ranch house, a 432 sq. ft. guest house, two cabins, and a herb and vegetable garden for those with a green thumb. Multiple functional outbuildings serve as storage for ranch equipment & an RV, along with a 1,776 sq. ft. shop with power that includes an 11 x 12' roll-up door and a pair of 11' x 9' swinging doors. The multi-purpose, 960 sq. ft. retreat building includes a main area, kitchen, laundry, bathroom, and outdoor fire pit to share campfire stories and make s'mores.

Livestock and wildlife are also called Espinoza Ranch home. With perimeter and cross fencing, six natural springs, ponds, and five wells, including one with a solar-powered pump, two 900-gallon storage tanks, livestock troughs, livestock and wildlife have ample year-round water.

Take advantage of the expansive roads throughout the ranch to indulge in outdoor recreational opportunities such as ATV'ing, horseback riding, or soaking in the panoramic views of Lake Don Pedro from the ranch's ridge line. Hunters and nature enthusiasts will unite with deer, quail, turkey, and dove spotted roaming the property. Nearby, Tuolumne, Stanislaus, and Merced Rivers provide great fly-fishing opportunities and boating and water sports activities at Horseshoe Bend Recreational Area at Lake McClure. A day trip to explore one of the crown jewels of Sierra Nevada, Yosemite National Park, is a must, being just 45 minutes from Espinoza Ranch.

PROPERTY HIGHLIGHTS:

- Less than 10 minutes outside of Groveland, CA
- Six natural springs & spring fed ponds
- Five wells; one equipped with a solar-powered pump
- Two 900-gallon storage tanks
- Fenced and cross-fenced
- Currently, run cattle on the ranch
- Livestock troughs
- Five router WIFI system
- A well-equipped and landscaped ranch headquarters
- Improvements:
 - Main residence - 2,400 SF with 3 bedrooms, 2 bathrooms, & 2 car garage; Solar heated lap pool
 - Caretaker's House - 1,104 SF with 2 bedrooms, 1 bathroom, & a covered patio/porch
 - The Ranch House - 600 SF with 2 bedrooms, 1 bathroom, & a covered front porch deck
 - Guest House - 432 SF with sleeping area, full bath, partial kitchen & laundry area



- Retreat Building - 960 SF unit with a fully equipped kitchen & laundry facilities
- Two Guest Cabins - each 120 SF
- Workshop - 1,776 SF, fully equipped with 220-volt power, lighting, & water access
- RV storage building - 12' x 31'
- Tractor shed, storage shed, outhouse building, pumphouse structure
- Horse stable - with water and pen
- Great outdoor recreation on the property & region
- Hunting, fishing, horseback riding, ATVing, boating, & more
- 45 minutes from Yosemite National Park



Espinoza Ranch
Groveland, CA / Tuolumne County



Locator Map

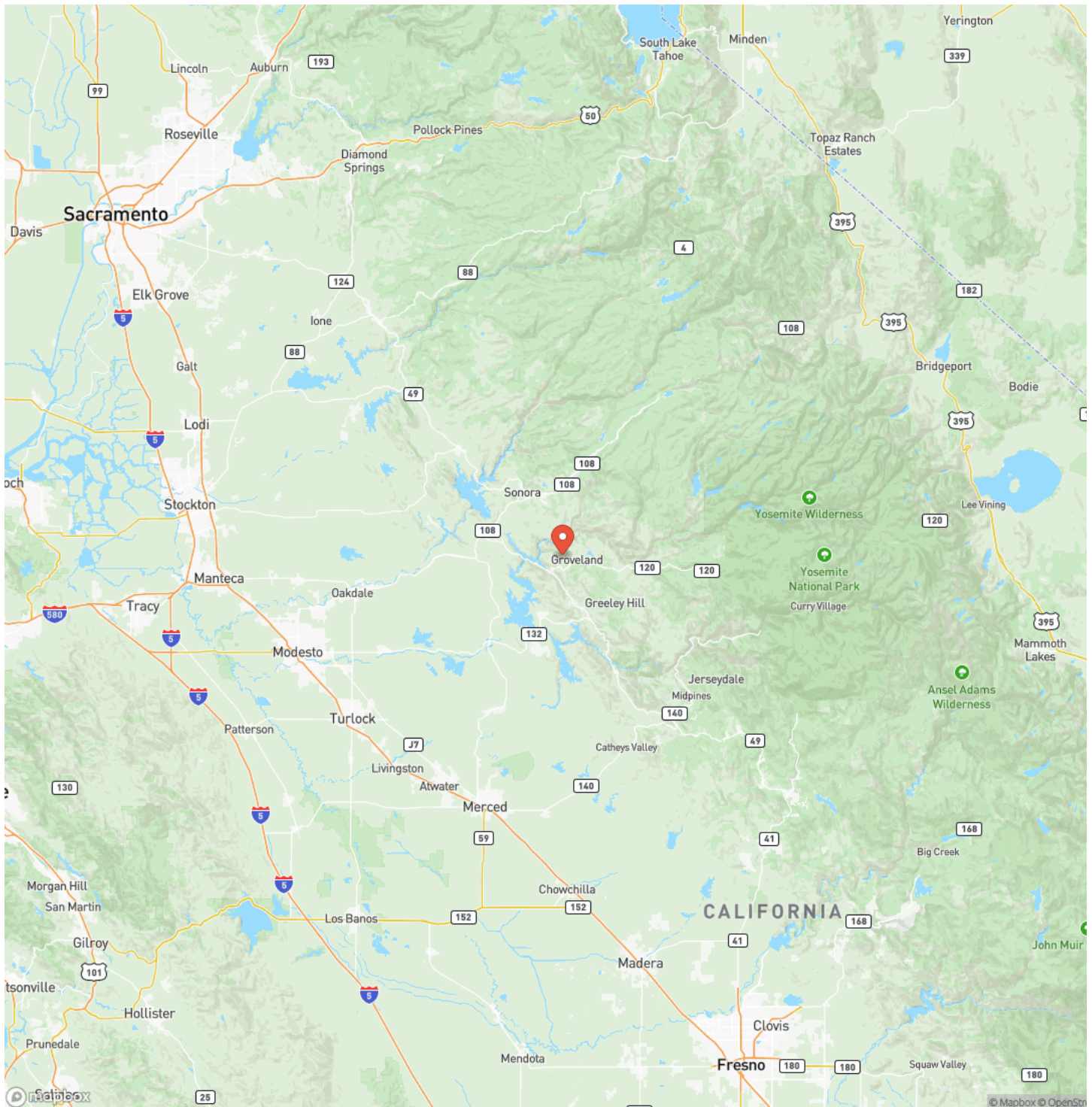


MORE INFO ONLINE:

californiaoutdoorproperties.com



Locator Map



Satellite Map



MORE INFO ONLINE:



LISTING REPRESENTATIVE

For more information contact:



Representative

Todd Renfrew

Mobile

(707) 455-4444

Email

info@caoutdoorproperties.com

Address

707 Merchant St.Suite 100

City / State / Zip

Vacaville, CA 95688

NOTES

[illegible]

This image shows a single sheet of white paper with horizontal 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.



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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.



California Outdoor Properties, Inc
Serving California
Vacaville, CA 95688
(707) 455-4444
californiaoutdoorproperties.com

