

**Sunset Ranch**  
2800 Hunt Road  
Copperopolis, CA 95230

**\$2,900,000**  
252± Acres  
Calaveras County



**Sunset Ranch**  
**Copperopolis, CA / Calaveras County**

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**SUMMARY**

**Address**

2800 Hunt Road

**City, State Zip**

Copperopolis, CA 95230

**County**

Calaveras County

**Type**

Ranches, Horse Property, Single Family, Recreational Land

**Latitude / Longitude**

38.052916 / -120.689571

**Dwelling Square Feet**

4250

**Bedrooms / Bathrooms**

4 / 3

**Acreage**

252

**Price**

\$2,900,000

**Property Website**

<https://www.landleader.com/property/sunset-ranch-calaveras-california/57617>



**MORE INFO ONLINE:**

**[californiaoutdoorproperties.com](https://californiaoutdoorproperties.com)**





## **PROPERTY DESCRIPTION**

Welcome to the splendid 252-acre Sunset Ranch, located just outside Copperopolis, CA. This breathtaking property is a mere 2.5-hour drive from the Bay Area, less than 30 minutes to Angels Camp and Murphy's, and a little over an hour to Bear Valley and Dodge Ridge ski areas. Nearby, within a 30 to 45-minute drive, are some of the state's largest recreational reservoirs, including Comanche, Pardee, New Melones, Hogan Dam, and Lake Tulloch.

As you enter through the main ranch gate, you'll pass by a historic water trough from the late 1800s, a reminder of the days when horses pulling stagecoaches from Stockton needed refreshment on their way to the gold country, and livestock were herded to the mountains for summer grazing.

The Main Residence is a luxurious 4,250 square-foot home featuring four bedrooms and three bathrooms, a gourmet kitchen, formal dining and living spaces, a wood paneled office, five fireplaces, and a covered patio with stunning sunset views year-round. The property is aptly named Sunset Ranch, as you can witness the sun setting 23.5 degrees north of the equator in summer and 23.5 degrees south in winter.

Below the main house lies a gardener's paradise. The deer-fenced garden boasts a garden shed with a large covered potting area, raised planting beds, and an automated irrigation system that also waters the landscaped gardens in front of the home.

Equestrians will find this property a turn-key dream. The ranch includes a four-stall horse barn with hay storage and connecting runs for each stall. The 100' x 200' sand riding arena, surrounded by sturdy pipe-rail fencing, is equipped with large irrigation sprinklers to keep the dust down. Numerous riding trails meander throughout the picturesque 252-acre ranch, including out to the large pond stocked with bass and frequented by waterfowl.

For practical needs, the 36' x 60' metal shop building is equipped with power and water, housing a workshop, supply storage room, tack room, kitchenette, and bathroom. The west side features an overhang for tractor storage, additional hay storage, and a covered area for curing firewood.

Sunset Ranch is engineered for resilience providing comfortable year-round living, featuring two separate 200 Amp electrical services, a powerful 48 KiloWatt generator, a 500-foot deep well producing 25 gallons per minute, and two 5000-gallon water storage tanks. The property also includes a 300-gallon above-grade diesel tank, main and secondary septic systems, and reliable high-speed internet.

This property offers the satisfaction of owning a first-class luxury country estate, complete with peace of mind from its meticulously designed and well-engineered infrastructure. Sunset Ranch awaits its next owner to continue its legacy for generations to come.

### **Property Highlights:**

- 252 Private Hill-Top Acres
- Gated Main Entrance
- 4,250 SF Luxury Home
- 4 Stall Horse Barn
- 100' x 200' Pipe Rail Riding Arena
  - with Sprinklers and Sand Footing
- 36 x 60 Metal Shop Building
  - with Power and Water
  - Kitchenette & Bathroom
  - Tack-Room
- RV Hook-Up
- Large Year-Round Pond
- Amazing Sunset Views Year Round
- Deer-Fenced Garden Area
  - Garden Shed and Covered Potting Area
  - Raised Planting Beds



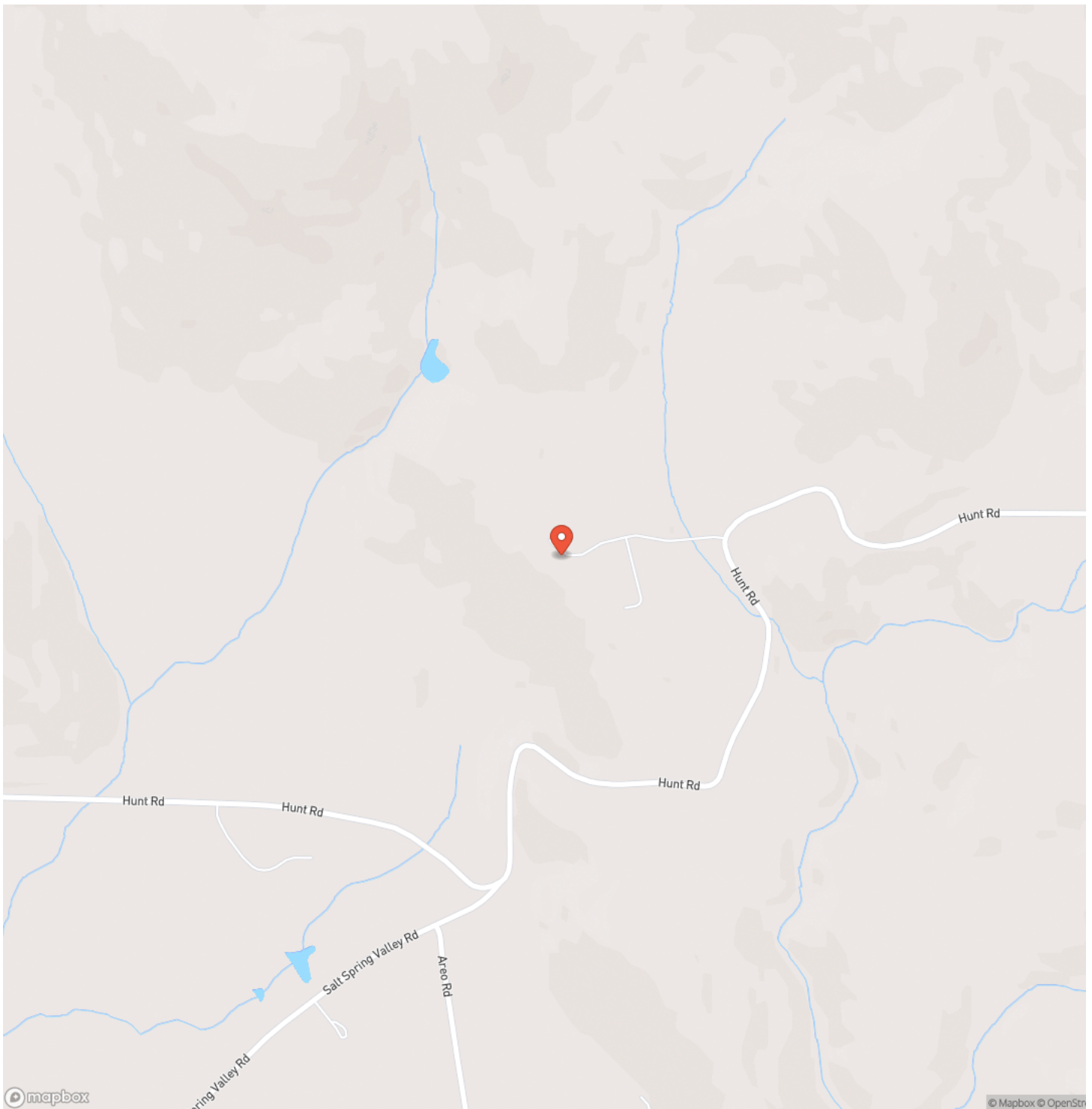
- 500' Deep Well Producing 25 GPM
  - Water Treatment
  - Two (2) 5000 Gallon Water Tank
- Two (2) 200 Amp PGE Meters
- 48 KW Back-up Generator
- Owned Propane Tanks



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## Locator Map



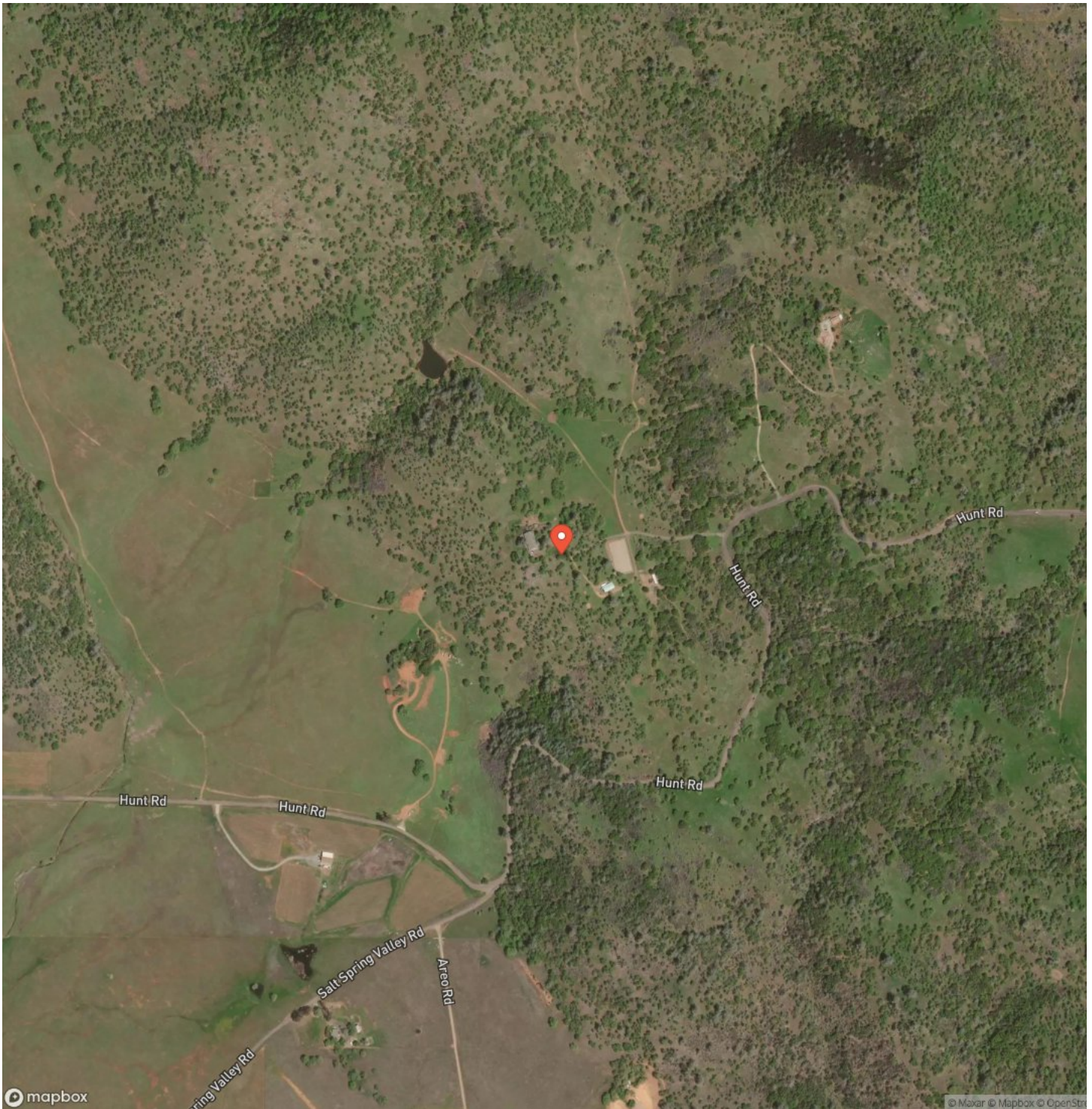


## Locator Map





## Satellite Map





**Sunset Ranch**  
**Copperopolis, CA / Calaveras County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Bruce Renfrew

## Mobile

(650) 773-1863

## Email

bruce@caoutdoorproperties.com

### Address

## City / State / Zip

Vacaville, CA 95688

## NOTES



## 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**

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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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