

The Gann Ranch
8591 Hogan Dam Road
Valley Springs, CA 95252

\$2,550,000
325± Acres
Calaveras County



The Gann Ranch
Valley Springs, CA / Calaveras County

SUMMARY

Address

8591 Hogan Dam Road

City, State Zip

Valley Springs, CA 95252

County

Calaveras County

Type

Farms, Ranches, Horse Property, Single Family

Latitude / Longitude

38.113998 / -120.773058

Dwelling Square Feet

1995

Bedrooms / Bathrooms

3 / 3

Acreage

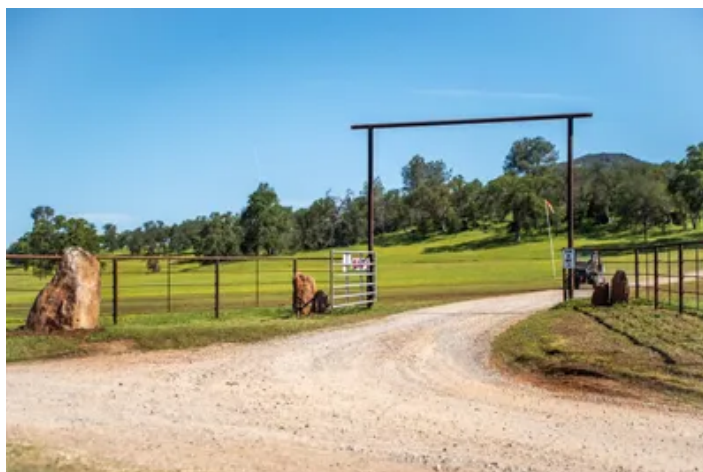
325

Price

\$2,550,000

Property Website

<https://www.landleader.com/property/the-gann-ranch-calaveras-california/56491>



PROPERTY DESCRIPTION

Welcome to the historic Gann Ranch, a sprawling 325-acre paradise offering the perfect blend of rustic charm and modern luxury. Nestled amidst rolling hills, this off-grid oasis is powered by solar energy, complemented by battery and generator backup for uninterrupted comfort. The custom 1,995 square-foot main home features three spacious bedrooms, three elegant bathrooms, a high-end kitchen, and vaulted ceilings that create a sense of grandeur. Relax on the covered patio or entertain guests in the cozy guest house. Equestrian enthusiasts will be delighted by the remodeled agricultural barn, a seven-stall horse barn with a tack room, and a 160-foot round arena. The property is a natural wonderland, boasting seven springs, multiple large ponds, and a seasonal stream with a picturesque waterfall. For aviation enthusiasts, a 1600-foot airstrip with expansion potential is a unique bonus. Located just 15 minutes from Hogan Dam Reservoir's boat ramp, this ranch offers both seclusion and convenience. Embrace the unparalleled beauty and tranquility of the Gann Ranch, where every detail has been thoughtfully designed for a life of luxury and adventure.

Property Highlights:

- 325 Fully Usable Acres
- 15 Minutes to the Boat Ramp on Hogan Dam Reservoir
- 1600' Air Strip with Room to Expand
 - Possible Metal Hanger included under a separate agreement
 - The owner used to fly in on Piper SuperCub
- 1,995 SF Main Energy Efficient Ranch House
 - 3 Bedrooms / 3 Bathrooms
 - High-End Gourmet Kitchen
 - Vaulted Open Beam Ceiling
 - Large Covered Patio
- 1,400 SF Guest House
 - 3 Bedrooms / 2 Bathrooms
 - Full Kitchen
 - Living Room
 - 2 Bonus Rooms
 - Covered Porch
- Two Wells - 25 GPM and 15 GPM
- Utility Grid Independent
 - Owned Solar Arrays
 - Battery Back-up
 - Generator Back-up
- Remodeled Ag Barn
- Equestrian Facilities
 - 7 Stall Wooden Barn with Tack-Room
 - 160' Round Arena with a visual barrier
 - Pipe Rail Corrals
 - Pole Barn for Hay or Equipment Storage
 - Tie Rails and Hot Walker
 - Miles of Trails to Ride
- 7 Springs and 3 large Ponds
- Seasonal Stream with Waterfalls and Swimming Holes
- Utility Grid Independent
 - Owned Solar Arrays
 - New Battery Back-up
 - Generator Back-up
- Cattle Lease - 40 Pair for Season
- Old Stagecoach Stop (chosen for its good water)
- Hunt deer, bear, turkey, and upland game birds

- 1.5 Hours from Sacramento / 2.5 Hours from Bay Area



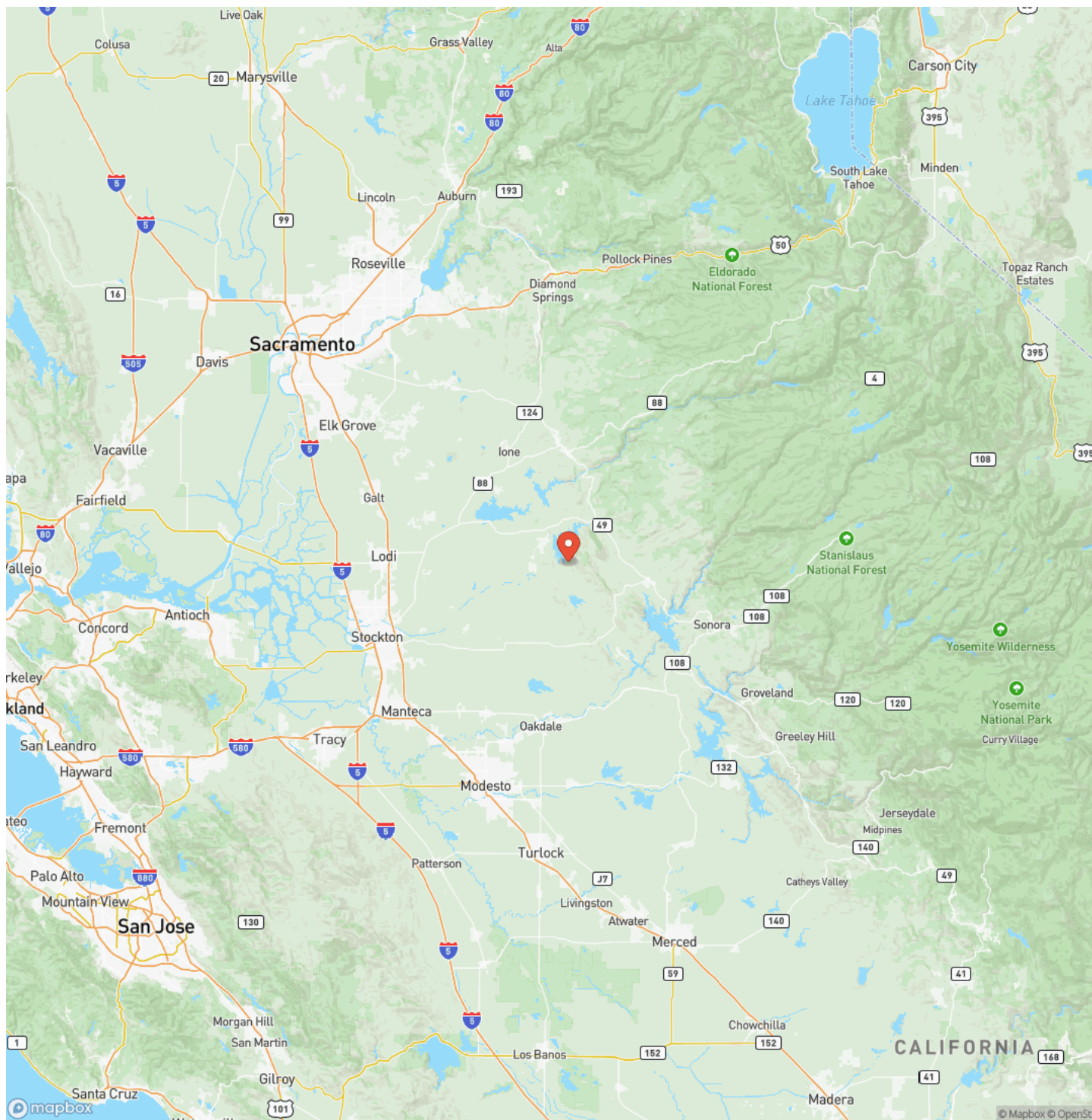
The Gann Ranch
Valley Springs, CA / Calaveras County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

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NOTES

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This image shows a blank 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.



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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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