

Blodgett Ostman Ranch
Turner Road
Amador City, CA 95651

\$2,595,000
901± Acres
Amador County



Blodgett Ostman Ranch
Amador City, CA / Amador County

SUMMARY

Address

Turner Road

City, State Zip

Amador City, CA 95651

County

Amador County

Type

Hunting Land, Ranches

Latitude / Longitude

40.000000 / -102.744141

Acreage

901

Price

\$2,595,000

Property Website

<https://www.landleader.com/property/blodgett-ostman-ranch-amador-california/31555>



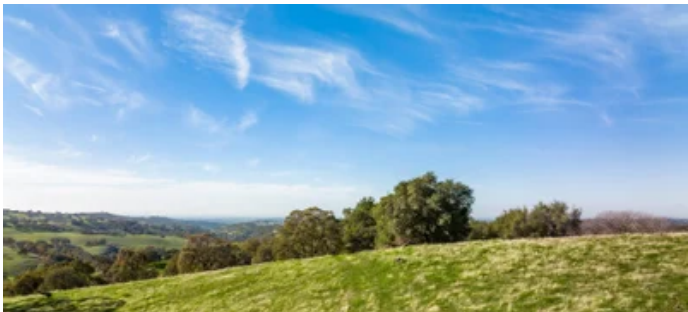
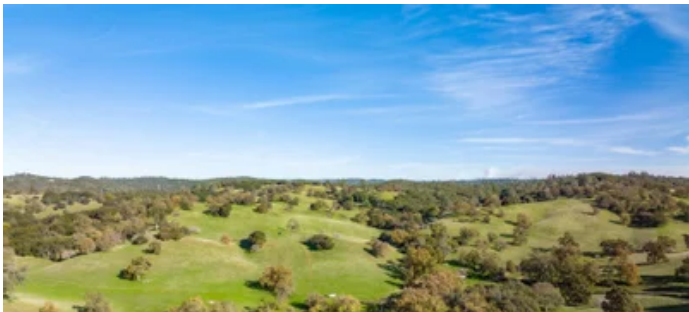
MORE INFO ONLINE:

californiaoutdoorproperties.com

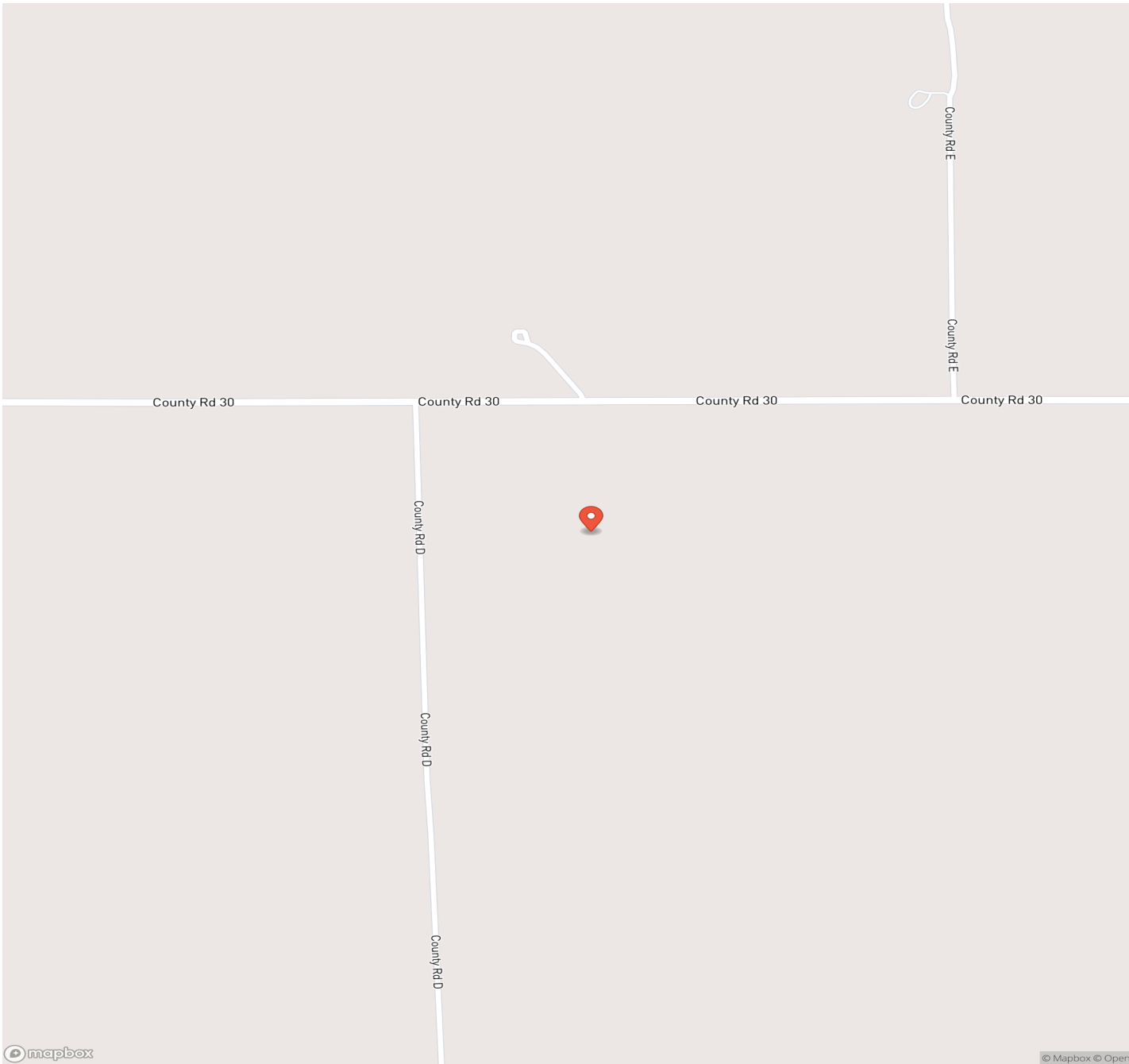


PROPERTY DESCRIPTION

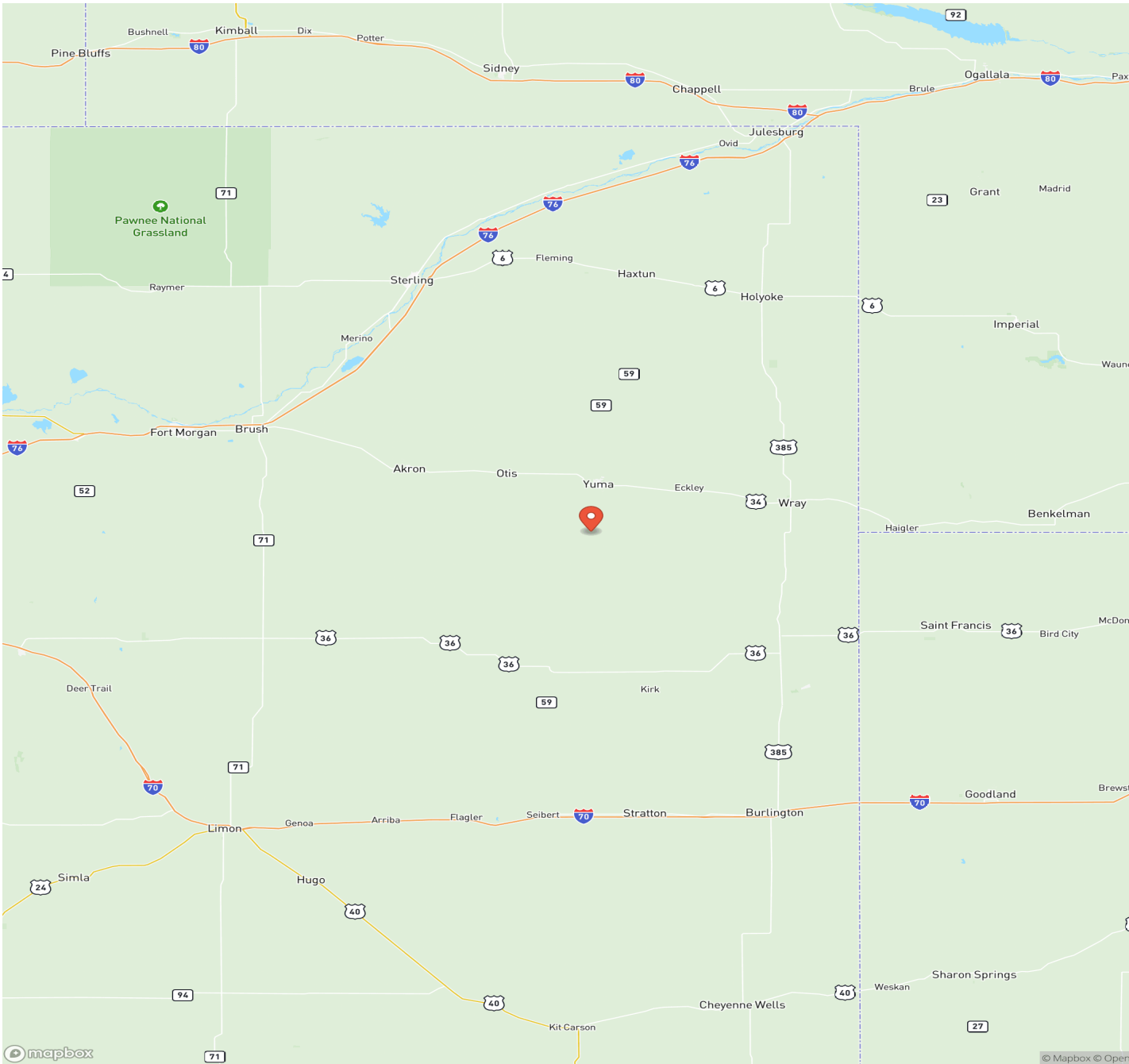
This is a very rare listing of three (3) parcels totaling 901 Acres all enrolled in the Williamson Act for low property taxes. Located right out of Amador City, the property is just minutes from the wine producing region around Plymouth and Sutter Creek, as well as the county seat of Jackson. Lake Tahoe is about 2 hours to the North East, and the Bay Area is about 2 hours to the South West. The front third of the ranch features open rangeland for cattle grazing, with an existing lease running through June of 2022. Developed springs feed stock water troughs for the livestock, and there is a set of sturdy wood cattle corrals and loading chute. Historically the ranch runs 65-70 pairs for the season. The middle part of the ranch is made up of Oak Savannah transitioning to more dense tree cover with both oaks and pine trees, and includes miles of internal ranch roads making up the rest of this excellent hunting property. The land has proven to be great game habitat and is located in the D-5 zone. You will spot bear, cat, deer, coyote, fox, turkey, and upland game birds throughout the year. The owner plans to leave the Cat D7 dozer, and there is a utility power pole at the entrance gate. Property Highlights: 3 Parcels consisting of 901 Acres Enrolled in Williamson Act for low property taxes Rolling Open Rangeland Oak Savannah and Dense Tree Cover Miles of Internal Ranch Roads Solid Wood Cattle Corrals and Loading Chute Springs Developed for Stockwater Troughs Cattle Lease Runs through June 2022 Historic Hunting Cabin Excellent Game Habitat Deer, Bear, Cat, Fox, Coyote Upland Game Birds, Turkey Cat D7 Dozer Utility Pole at Entrance Gate



Locator Map



Locator Map



MORE INFO ONLINE:



Satellite Map



MORE INFO ONLINE:

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LISTING REPRESENTATIVE

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City / State / Zip

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NOTES

MORE INFO ONLINE:

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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.



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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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