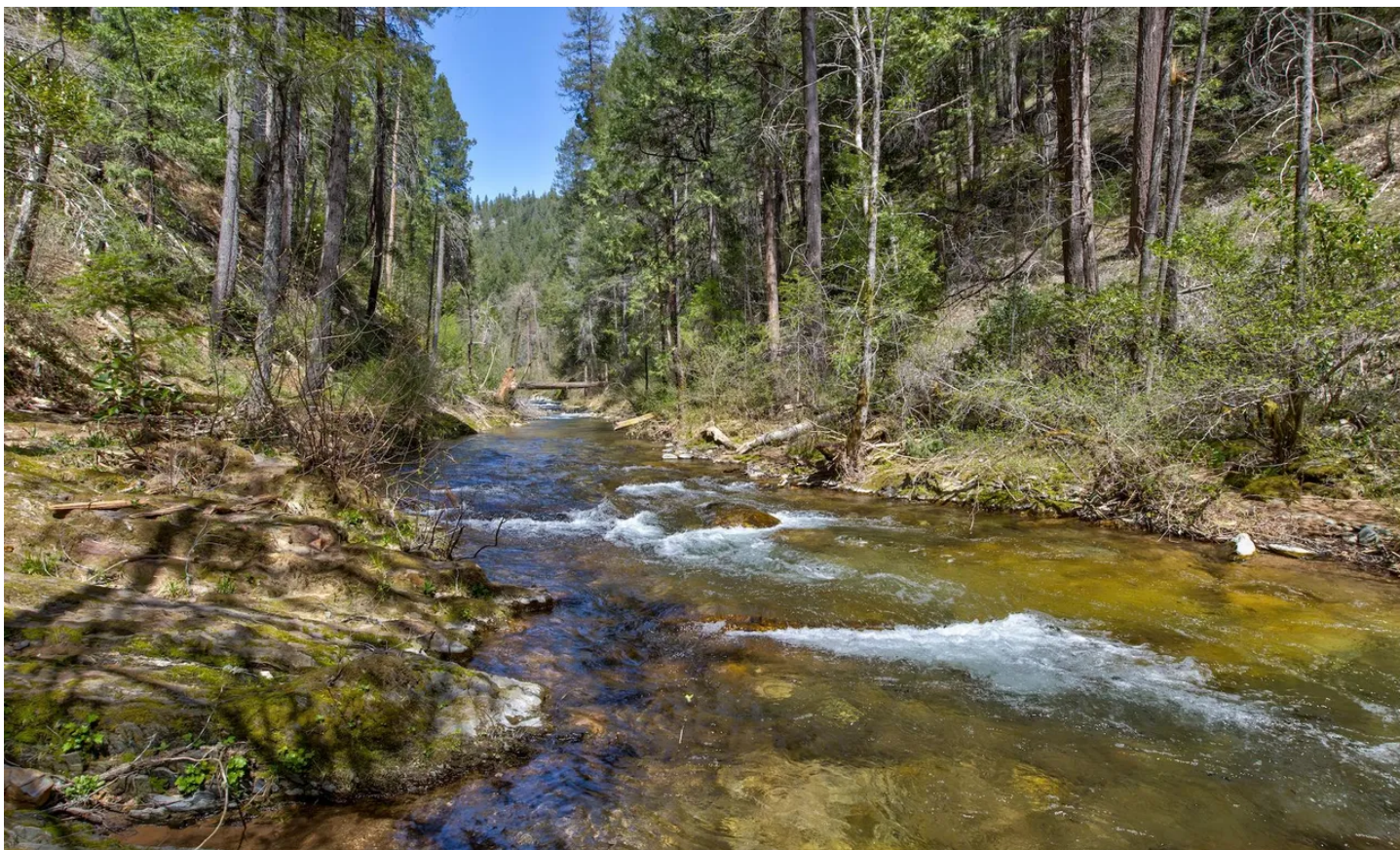


Slab Creek Ranch
0 Mosquito Rd
Placerville, CA 95667

\$374,000
160± Acres
El Dorado County



Slab Creek Ranch
Placerville, CA / El Dorado County

SUMMARY

Address

0 Mosquito Rd

City, State Zip

Placerville, CA 95667

County

El Dorado County

Type

Recreational Land, Ranches, Hunting Land

Latitude / Longitude

38.817 / -120.667

Acreage

160

Price

\$374,000

Property Website

<https://www.landleader.com/property/slab-creek-ranch-el-dorado-california/33715>



Slab Creek Ranch

Placerville, CA / El Dorado County

PROPERTY DESCRIPTION

The Slab Creek Ranch is an exceptional 160-acre property near Placerville, the Swansboro Airport, and the Fannon Lake recreation area in the El Dorado National Forest. The ranch offers total privacy, gorgeous views, pine trees, and rare private access to Slab Creek. This is an extremely unique opportunity to own large acreage with private river access.

Property Highlights:

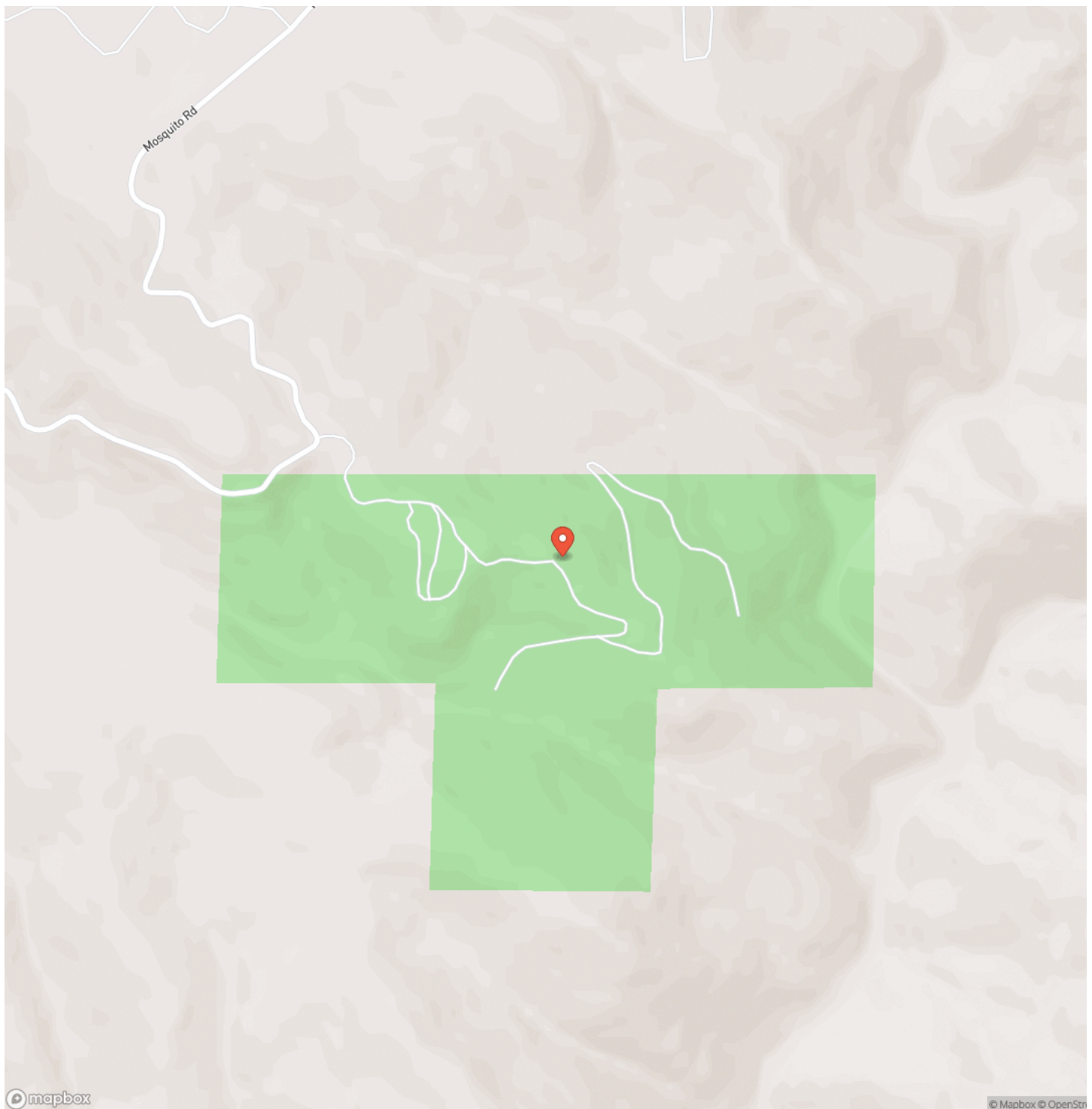
- Exceptional 160-acre Property with River Frontage near Placerville, CA
- Rare Private Access to the Slab Creek
- The new bridge over the American River will make this property more accessible
- Total Privacy and Gorgeous Views of Pine-Covered Mountains
- Deer, Quail, Wild Turkeys, and other Wildlife are often Seen Throughout the Property
- Centrally Located 1.25 Hours from Sacramento and 2 Hours from South Lake Tahoe
- Ideal for Multiple Recreational Opportunities Including Retreats, Family Campouts, Horse-Back Riding, or Hunting



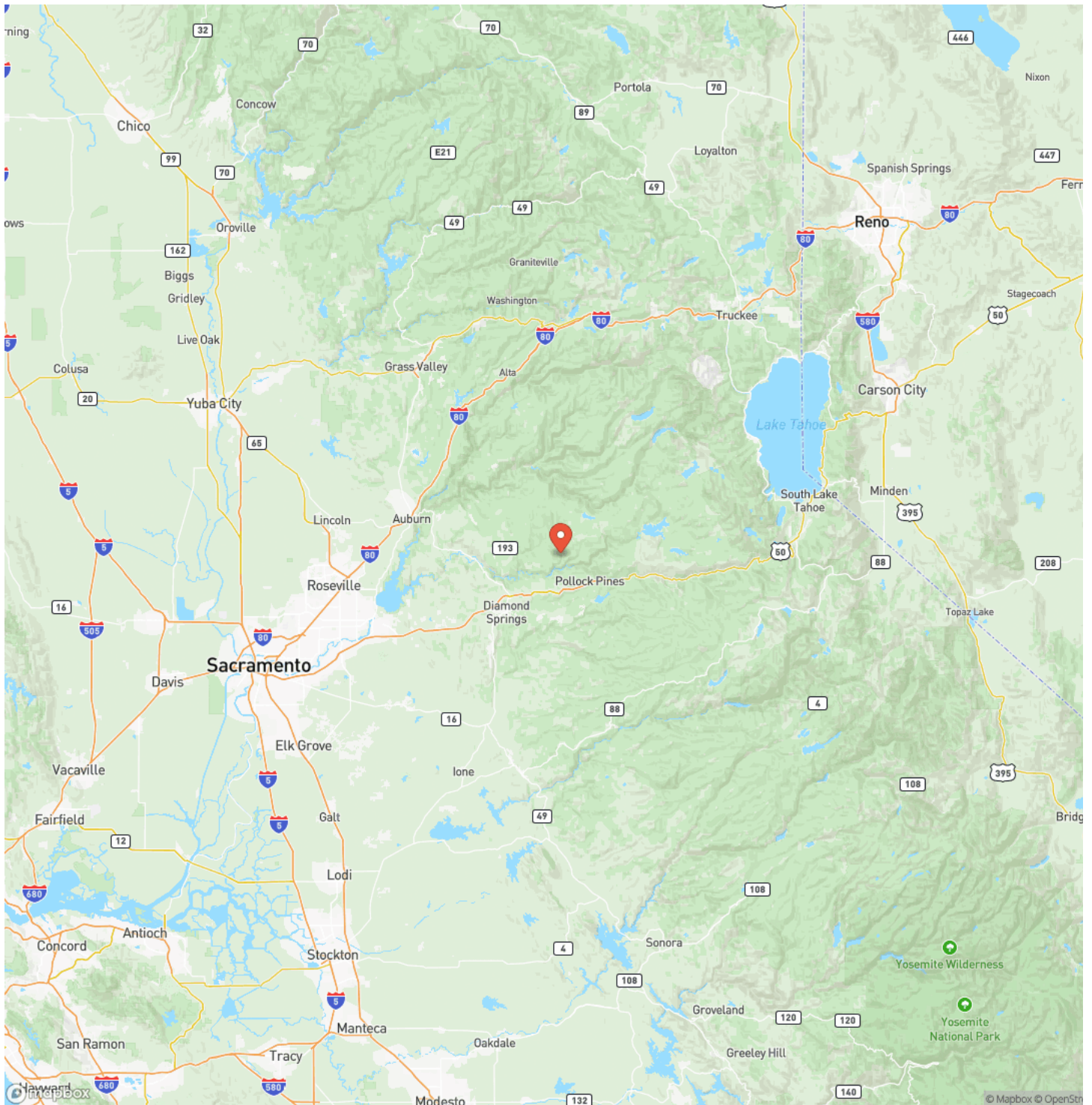
Slab Creek Ranch
Placerville, CA / El Dorado County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Ed Perry

Mobile

(916) 517-9969

Email

outdoorprop@yahoo.com

Address

707 Merchant Street

City / State / Zip

Vacaville, CA 95688

NOTES

[illegible]

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.



californiaoutdoorproperties.com

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.



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