

LAND 365

AVAILABLE FOR SALE

\$389,000.00

011-110-023

EL DORADO COUNTY

DANIEL MUELLER

Executive Director

916 704 9341

1555 River Park Dr. Ste. 109

Sacramento, CA 95815

dmueller@muellercommercial.com

Cal DRE#01829919

CENTURY 21

Select Real Estate, Inc



PPREMIER LAND OPPORTUNITY - POLLOCK PINES - HWY 50 & ICEHOUSE RD.

011-110-023
EL DORADO
COUNTY



SIZE:
+/- 32.78 AC

APN:
011-110-023-0000

ZONING:
TIMBER PRESERVE
ZONING

\$ PRICING:

~~\$489,000.00~~

~~\$399,000.00~~

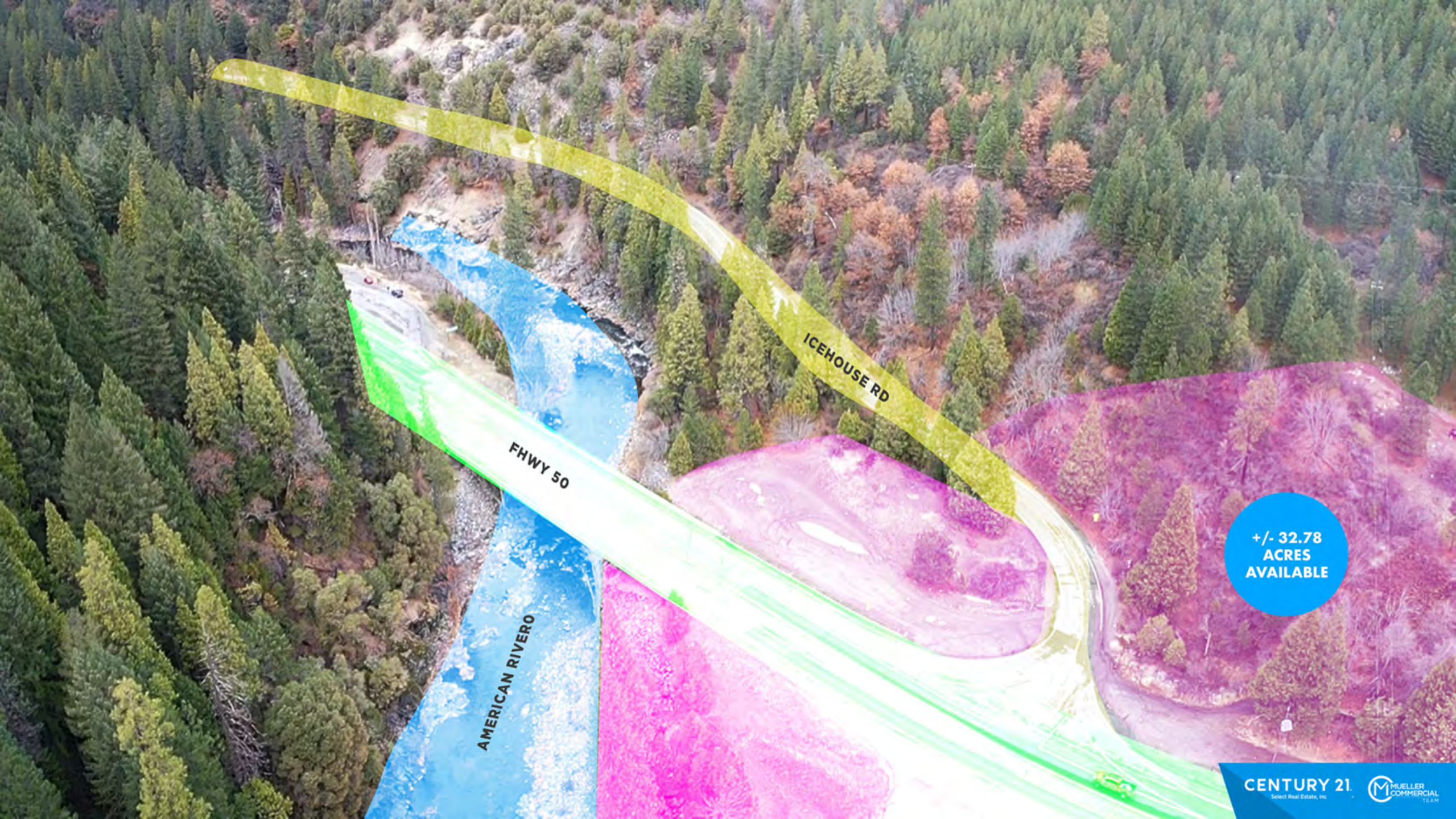
\$389,000.00

HIGHLIGHTS:

- Located on both sides of HWY 50
- Approximately
- 50 miles to Sacramento
- 35 miles to Lake Tahoe
- 20 miles to Placerville
- River & Beach Access

Possible Uses:

Animal raising and keeping, accessory structures, grazing, nursery / plants: production and wholesale, processing of agricultural products, timber, packing of on-site and off-site agricultural products, Dwelling single unit detached, fuel sales, health resort and retreat center, storage yard for equipment and material (permanent), campground, hiking and equestrian trail, hunting/fishing club or farm (facility), Marina: non-motorized craft, picnic area, resource protection and restoration, special events (temporary), stable: commercial, trail head parking or staging area, heliport, communication facility, public utility service facility.



ICEHOUSE RD

FHWY 50

AMERICAN RIVERO

+/- 32.78
ACRES
AVAILABLE



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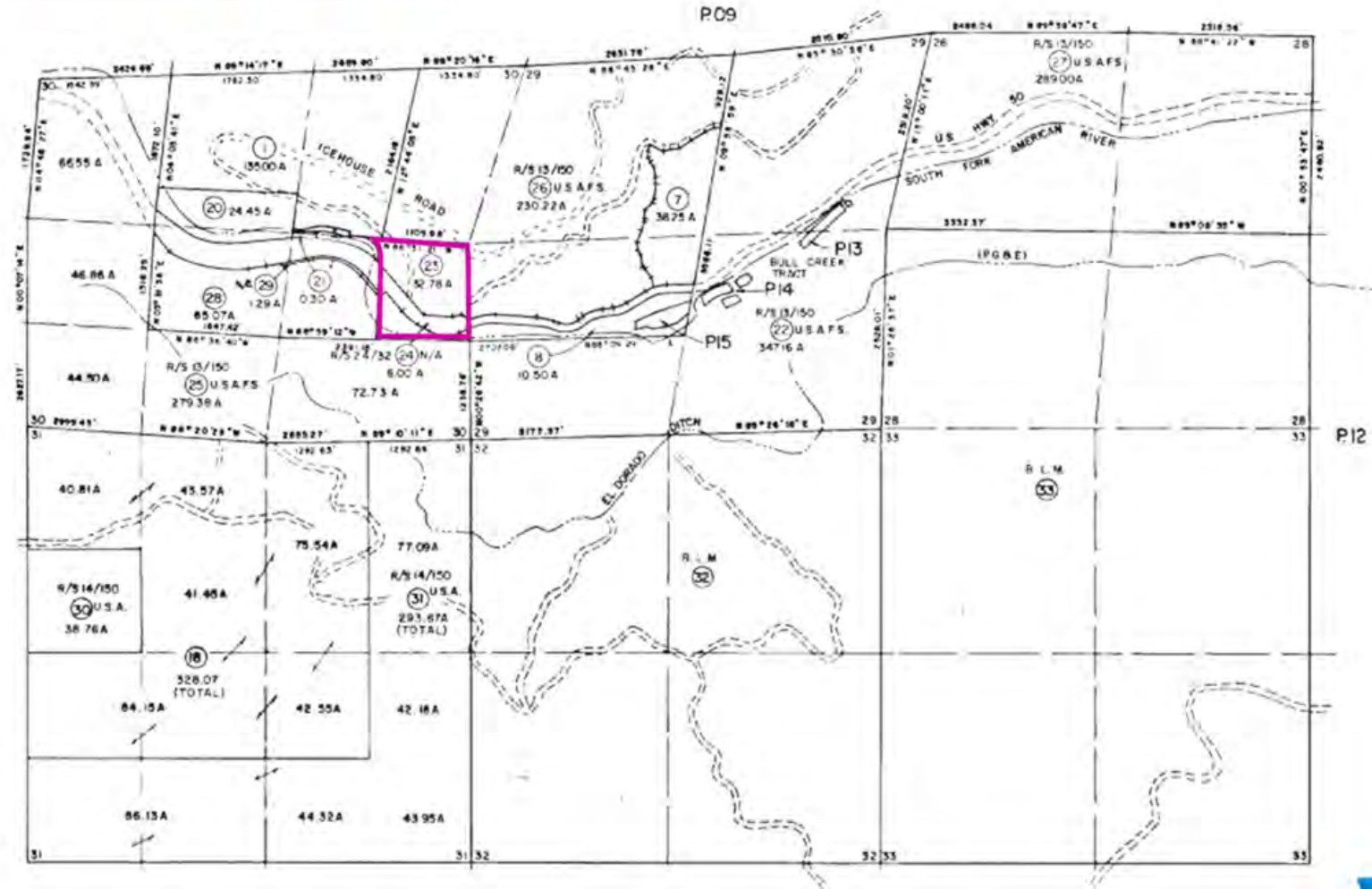
LAND 365

US HWY 50

50

US HWY 50

PARCEL MAP



THE LAND

This premier Land Development Opportunity is located in scenic El Dorado County. The Land allows for a multitude of uses and offers Buyers a unique opportunity to own near the heart of El Dorado County. The Land is conveniently situated off HWY 50 allowing commuters accessibility to such destination locations as Placerville, Lake Tahoe, Foothills, Fair Play & Somerset, and Coloma & The Divide to name a few. El Dorado County offers a variety of things to do whether its viewing the Historic Towns, enjoying the Fine Arts and Culture, taking day trips and tours, visiting the ever popular Wine Trails and Dinning Facilities, taking the family on the dog friendly trails, visiting local Farms and Ranches, or relaxing at one of the many Craft Breweries you will always find ways in which to enjoy yourself. The Land is also in close proximity to a wide variety of Outdoor Recreation such as Fishing & Boating, Horseback Riding, Mountain Biking, Gold Panning, Public Parks, Road Biking & Bike Paths, Golf Courses, Whitewater Rafting, Skate Parks, Hiking, Snow Sports, and Rock Climbing. Another fantastic feature of El Dorado County is the multitude of places to stay whether its an Bed and Breakfast Inn, Hotel or Motel, Campground, Stay and Play Shuttle, or Dog Friendly Lodging you will always find a terrific option.

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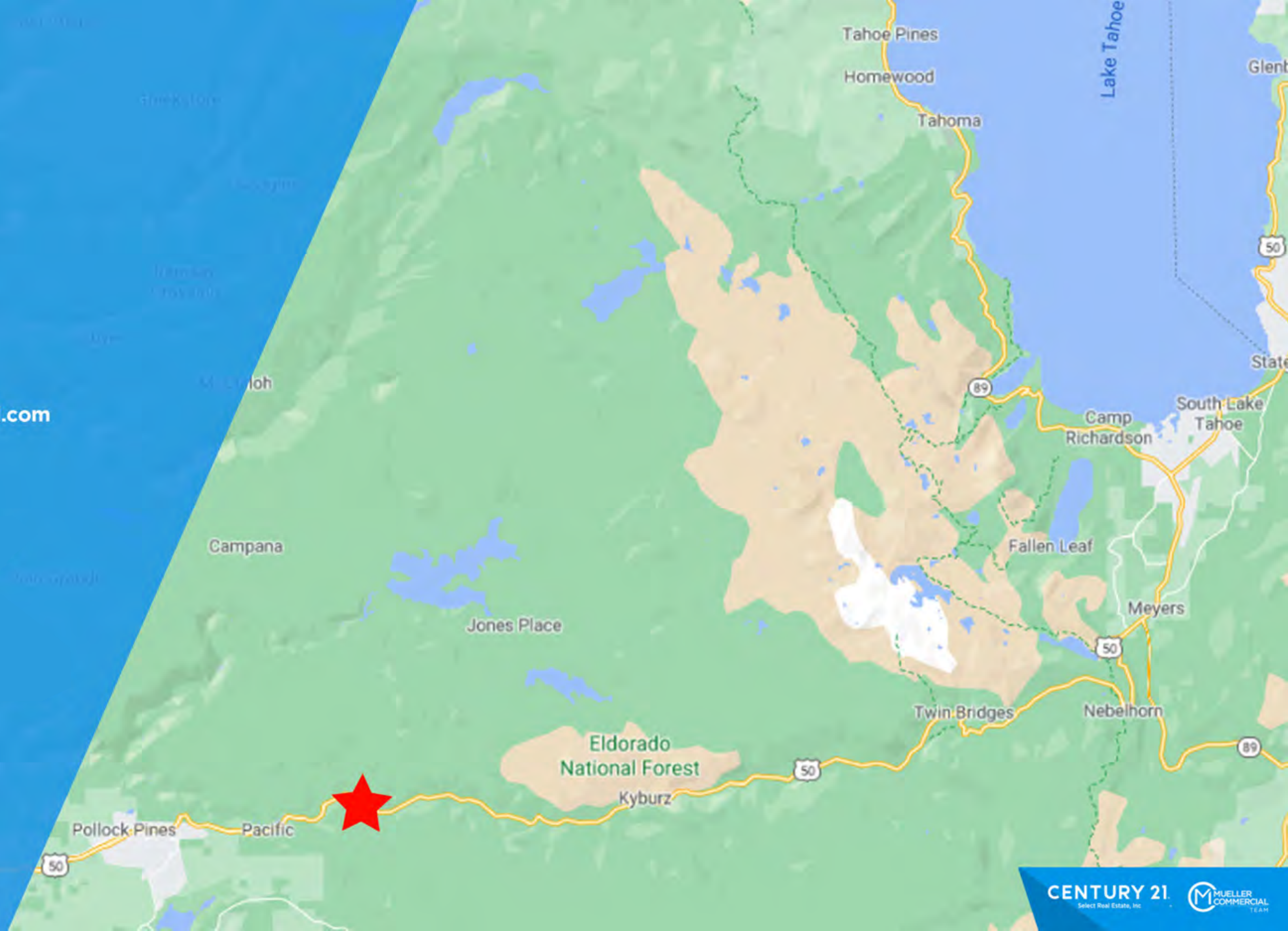
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