

# PANORAMA IN THE PINES

above the

## MIGHTY TUOLUMNE RIVER

**39 ACRES** **\$345,000**

**Graham Ranch Lot 13**

Assessor's Parcel 066-010-64

Zoned AE– 37 acre minimum  
Exclusive Agriculture

Two houses are permitted

In Williamson Act contract, which keeps property taxes  
very low. Clements Road provides excellent access.

Water well with excellent output is already drilled.

Power lines are approximately 100 feet away.

4 minute drive to the Pine Mountain Lake County Airport.

Highest elevation is 2950 feet. Land cannot be divided.

Attached to this flyer:

Page 2 Graham Ranch details and Directions to Property

Page 3 Topography map with all Graham Ranch parcels  
outlined

Page 4 Aerial photo of Lot 13 and surrounding property

Page 5 Location sketch map



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### **Graham Ranch Parcel 13**

Assessor's Parcel 066-010-64

39.39 acres

The only *remaining unbuilt* Graham Ranch parcel that has pines around the home site and the potential of a 360 degree view from its perch at 2950 foot elevation (Parcels 18, 20 & 21 have existing homes built at 3000 ft elevations)

Elevation range: 2950 at Clements Road, down to 2300 ft on the Northwest property corner, above the Tuolumne River at 1050 elevation.

Lot 13 is to the South of "Mile 86" on the Tuolumne River

NE ¼ Section 2 of Township 1 South, Range 16 East MDB&M. The Mt. Diablo Base line runs along the Northern property line.

Brush has been cleared on the "upper knoll" next to the road and power lines where the well is located.

Brush is also cleared on two "lower knolls" -see attached aerial photo (from <http://maps.live.com>)

Water well with bountiful capacity-not measured in "gallons per minute" -can be tested by buyer

Williamson Act Current property taxes on Lot 13 are \$101 per year.

### **Graham Ranch Subdivision details**

6 miles to Groveland

1 mile to the Pine Mountain Lake County airport

17 miles to Don Pedro Reservoir for fishing, waterskiing and swimming

Total acreage of the 21 parcels is 1286. Twelve of the parcels are in the 38 to 52 acre range; and eight are in the 77 to 80 acre size range. The remaining parcel is 108 acres.

The Final Subdivision Map was recorded in 1982.

Zoning on all parcels is Exclusive Agricultural (AE-37 acre minimum).

All parcels must drill their own private water wells and use private sewage disposal systems.

The entire property was originally put in a Land Conservation Agreement in 1968 by the Grahams, which was required before the Williamson Act contracts on each parcel could be signed to reduce the taxes.

The graveled Clements Road is privately maintained by the owners in the subdivision. The road maintenance agreement was recorded in 1985 in Book 804, Page 476, as part of the Covenants, Conditions, and Restrictions (CC&R's).

### **Directions to Property**

From Groveland at Highway 120 travel on Ferretti Road 5.2 miles to Clements Road and turn left. Go 8/10<sup>th</sup> mile to where tall double posts on either side of the road mark the boundary between the Graham Ranch and Pine Mountain Lake (just past Yorkshire Way).

The paved road narrows to one lane here. Continue straight, PAST the driveway that veers to the left to 13655 Graham Rd. Pass the metal barn on your right. The road veers left here and becomes gravel. Continue on about 3/10<sup>th</sup> mile to a circular gravel turnaround and gate. To open the gate, enter the numbers 95321, then press the # key, on the metal keypad on the post next to your driver's side window. The gate will lift up, then shut behind you after you drive through. Check your odometer, then travel on the gravel road 9/10<sup>th</sup> mile, just past a log home up on your right, to an unmarked driveway on your right. A RE/MAX sign should be there. Towards the sheds the driveway becomes grass only but is drivable. One shed is white, and the other brown.

Lot 13 has a large cleared area for more home sites down the hill on its **West** side. To get there, park at the first driveway turnout. Walk about 50 feet North then look down to your left. Another 50 feet down the grassy road is a post with a chain across the road. From there walk about 600 feet gently down the road towards the Northwest. Then you will come to a cleared area. Keep walking down as it gets steeper. There is another larger and more level cleared area below.

To walk down the **Eastern** property line down the hill to the North, walk below the sheds to the Northeast about 200 feet until you come to a trail/road that starts to go steeply down. You can walk down several hundred feet to a small open clearing. To walk back up takes about 600 steps, so be prepared!

To see the **Southwest** property corner along the road, go about 700 feet West on the gravel road just until you see the big new home on the right (address 14214). On the right (north side) of the roadway is a circle of rocks and a survey marker. Just across the road to the South is a bright green gate.