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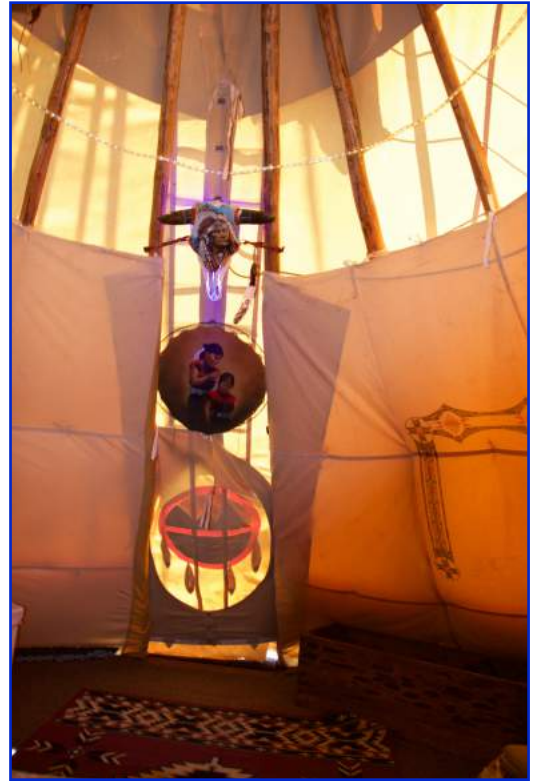
Silver Fork Ranch

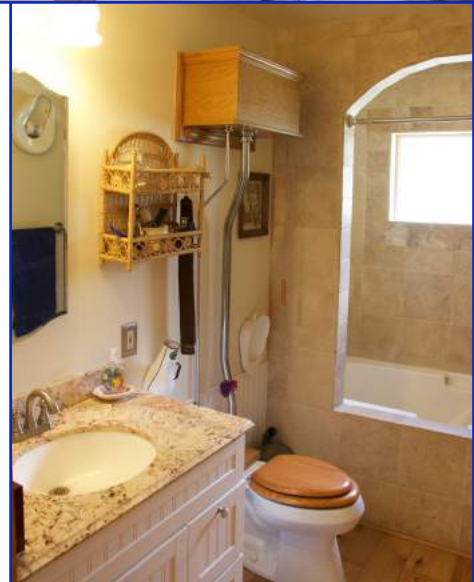
\$950,000



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www.FarWestRealEstate.com





SILVER FORK RANCH

40 ACRE ALPINE RANCH NEAR KYBURZ, EL DORADO COUNTY, CA

(‘IN MY MANY YEARS OF SELLING UNIQUE PROPERTIES, THIS IS ONE OF THE BEST!’ - PETE)

Every so often a unique property becomes available that is truly exceptional. The Silver Fork Ranch is one of those rare resources.. This unexampled parcel is located on the western slope of the Sierra Nevada Mountains at an elevation of 6,400 ft. and is surrounded by National Forest. This 40-acre ranch is reminiscent of a “Mini- Ponderosa,” with lush alpine meadows carpeted with wildflowers throughout spring and summer. It includes old growth pine and cedar trees, and exquisite rock formations. A pond, seasonal creek and a year round spring all enhance the aesthetic quality and beauty of the land.

The Silver Fork Ranch is located less than three hours from the Bay Area, and is near Lake Tahoe, Echo Lake, Silver Lake, Jenkinson Reservoir and the Bear River Reservoir. It is also in close proximity to the South Fork of the American River, Silver Fork of the American River and numerous year round alpine streams. This is a fisherman’s or nature lover’s paradise!

The ranch is accessible on paved roads right up to the milled log gated entrance. Winter access is limited to snow mobile or snow cat (included in sale). Your closest neighbor is over 12 miles away; so if you value privacy this is the place! The property is zoned TPZ (Timber Production Zone), property taxes are very low.



Improvements include the original historic mountain cabin that dates back to the 1850’s; it has been tastefully expanded, modified and updated over the years. The cabin consists of approximately 1,200 sq.ft. and features custom artisan craftsmanship inside and out, with two bedrooms, one bath, an office, an open kitchen/living area and a small TV/media/reading room upstairs with a walk out deck. It’s the kind of mountain cabin/cottage you’ve dreamt about but never really imagined existed!

There is also a garage/workshop with upstairs storage, a storage outbuilding, a classic century-old barn that is partially restored and an awesome authentic Sioux style furnished Tipi! The property also includes a couple of quality established camp sites that are ideal for family and friends. The sites feature good fresh drinking water, outhouses, fire rings, picnic tables and an outdoor hot shower. There is plenty of room for motor homes and campers. There is a septic system for the cabin, propane gas and outhouses for the guest camp sites.

Utilities on the property include a stand-a-alone, state of the art solar and wind system with all electronics and electrical components housed in a dedicated power room which also houses a substantial battery bank. There is a 10,000 watt generator for back-up. Water is provided from a year round spring and a 495 ft. well. There is no shortage of the purest mountain water!

The Silver Fork Ranch could be the ultimate get-a-way or second home for the artist, musician, writer, or any outdoor enthusiast who loves the mountains. The ranch and immediate area offers many activities including awesome fishing, hiking, kayaking, horseback riding, mountain biking, back country skiing, snowmobiling, and so much more!

Silver Fork Ranch is offered for sale at \$950,000 reduced from \$1,400,000.

Price ~~\$1,400,000~~ REDUCED ~ 950,000

For more information contact Pete Nevin

775-829-2122, www.FarWestRealEstate.com

