

Cornwell Ranch
20020 Old Hwy 120 Hwy
Groveland, CA 95321

\$789,000
144± Acres
Tuolumne County



Cornwell Ranch
Groveland, CA / Tuolumne County

SUMMARY

Address

20020 Old Hwy 120 Hwy

City, State Zip

Groveland, CA 95321

County

Tuolumne County

Type

Ranches, Farms, Horse Property, Timberland

Latitude / Longitude

37.830416 / -120.191792

Acreage

144

Price

\$789,000

Property Website

<https://www.landleader.com/property/cornwell-ranch-tuolumne-california/44622>



PROPERTY DESCRIPTION

Welcome to Cornwell Ranch, a stunning 144 +/- acre property with majestic views located in Groveland, CA, just 21 miles away from the gates of Yosemite National Park. This exceptional ranch comprises three parcels, each offering a plethora of potential building sites, allowing you to choose the perfect spot for your dream home. With city water and power readily available, the convenience of modern amenities is at your fingertips. As you explore the rolling hills of Cornwell Ranch, you'll be captivated by the magnificent landscape adorned with tall pine trees and picturesque oak trees. The natural beauty of this property creates an enchanting setting, ideal for creating your private oasis. Cornwell Ranch already boasts a substantial barn and garage, providing ample space for all your equipment needs. Whether you're a hobby farmer, an outdoor enthusiast, or simply appreciate the charm of a rural lifestyle, this property offers endless possibilities. One of the remarkable advantages of Cornwell Ranch is its central location. Just three miles from the heart of Groveland, you'll enjoy easy access to shopping, dining, and entertainment options. Additionally, this exquisite ranch is conveniently situated three hours away from the bustling Bay Area and a mere 2.5 hours from vibrant Sacramento. This one-of-a-kind ranch presents an extraordinary opportunity to embrace a serene and fulfilling way of life. Don't miss out on the chance to make Cornwell Ranch your own. Contact us today to schedule a private showing and immerse yourself in the beauty and tranquility this remarkable property has to offer.

Property Highlights:

- 144 +/- Acre property with majestic views
- 21 miles from Yosemite National Park
- City water and Power available
- Structures include a barn and garage
- Hobby farmer or outdoor enthusiast
- 3 miles from the heart of Groveland
- 3 hours away from the Bay Area
- 5 hours from Sacramento



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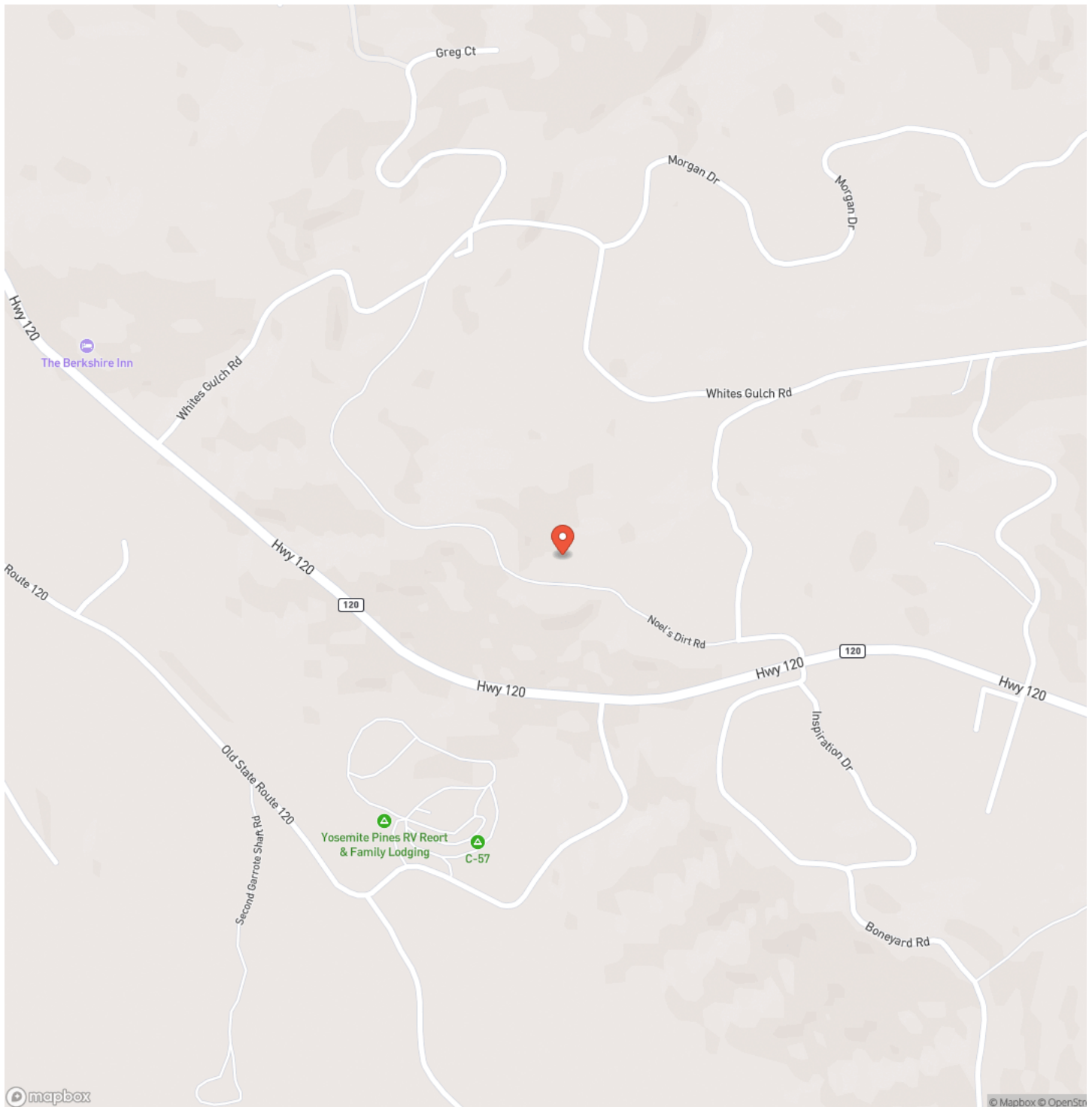


MORE INFO ONLINE:

californiaoutdoorproperties.com

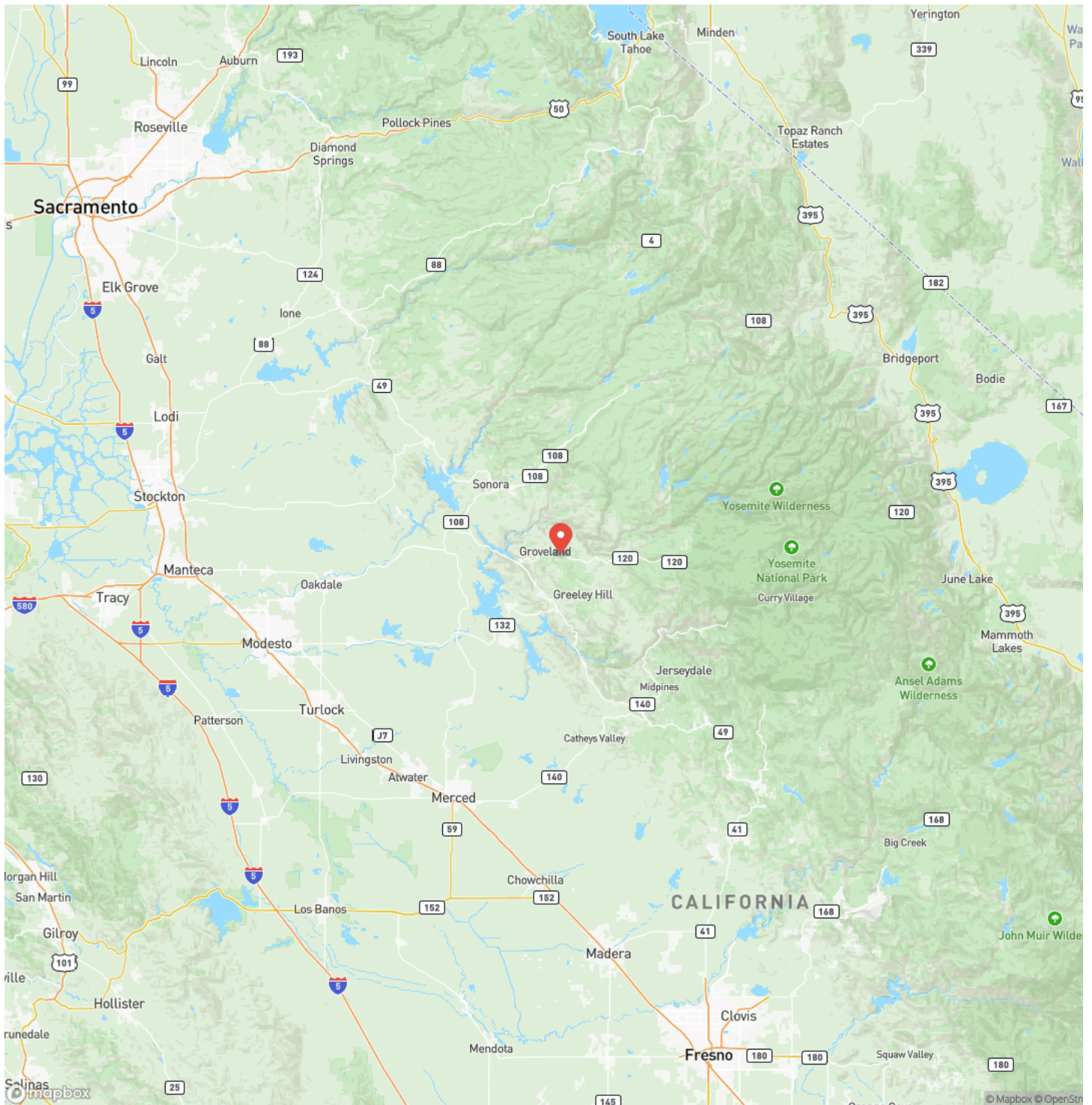


Locator Map

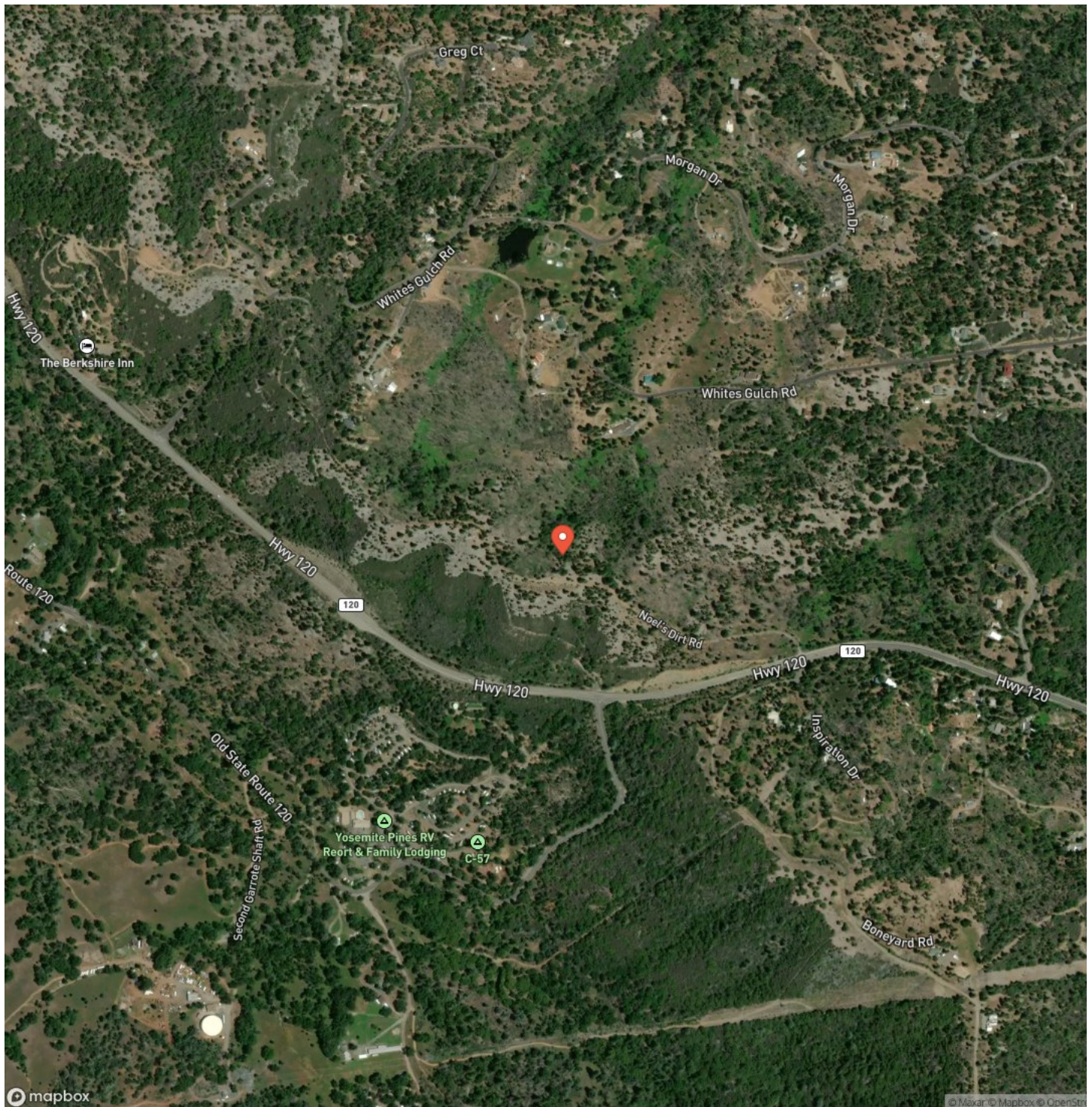


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Locator Map



Satellite Map



MORE INFO ONLINE:

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LISTING REPRESENTATIVE

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NOTES

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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.



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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