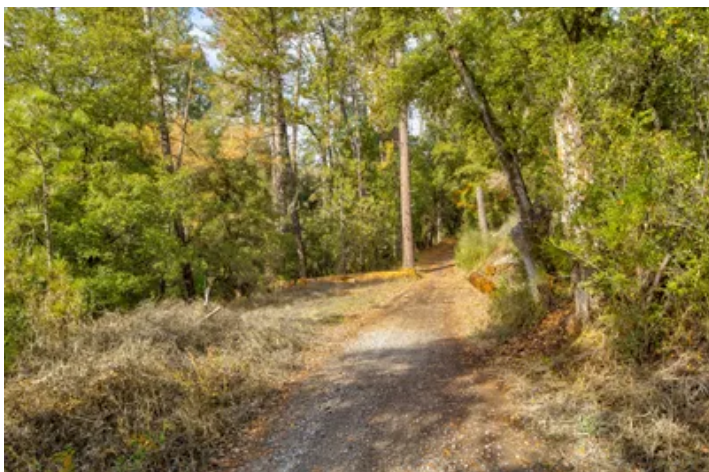


Volcano Gold
0 Church Street
Volcano, CA 95689

\$475,000
34.300± Acres
Amador County



Volcano Gold
Volcano, CA / Amador County

SUMMARY

Address

0 Church Street

City, State Zip

Volcano, CA 95689

County

Amador County

Type

Recreational Land, Farms

Latitude / Longitude

38.44473 / -120.629077

Acreage

34.300

Price

\$475,000

Property Website

<https://www.landleader.com/property/volcano-gold-amador-california/48657>



PROPERTY DESCRIPTION

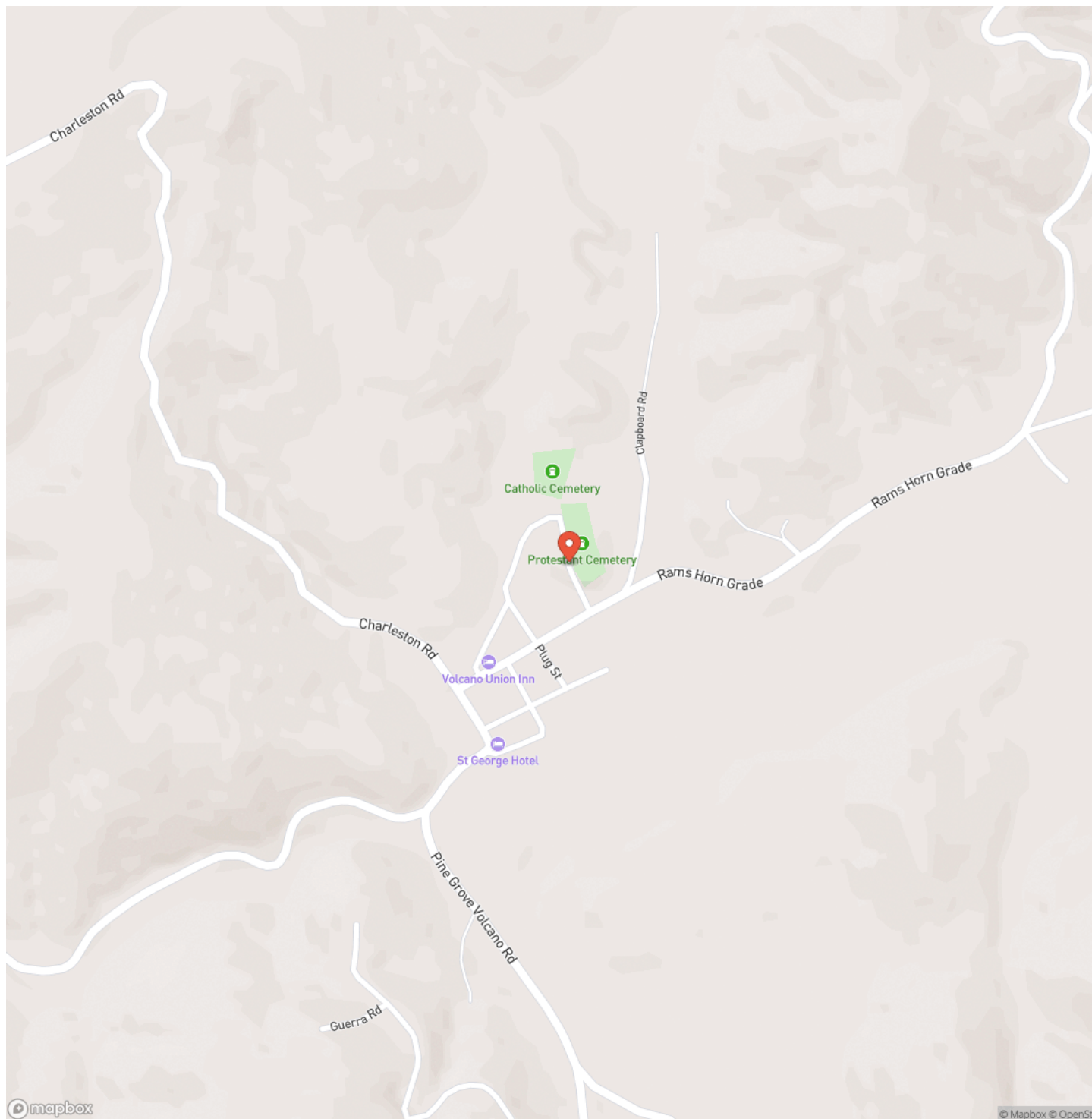
Embark on a brief, enchanting stroll just moments away from the charming Hamlet of Volcano, and you'll discover a 34-acre parcel steeped in history that harkens back to the illustrious days of the gold rush. This extraordinary property stands as a rare and unparalleled opportunity, presenting a canvas upon which you can paint the portrait of your dream estate or an idyllic family compound. With the distinct advantage of three separate tax lots, the potential blossoms, allowing you to fashion not just one, but multiple distinctive dwellings on this truly unique canvas. Seize the chance to turn dreams into reality with this once-in-a-lifetime offering.

Property Highlights:

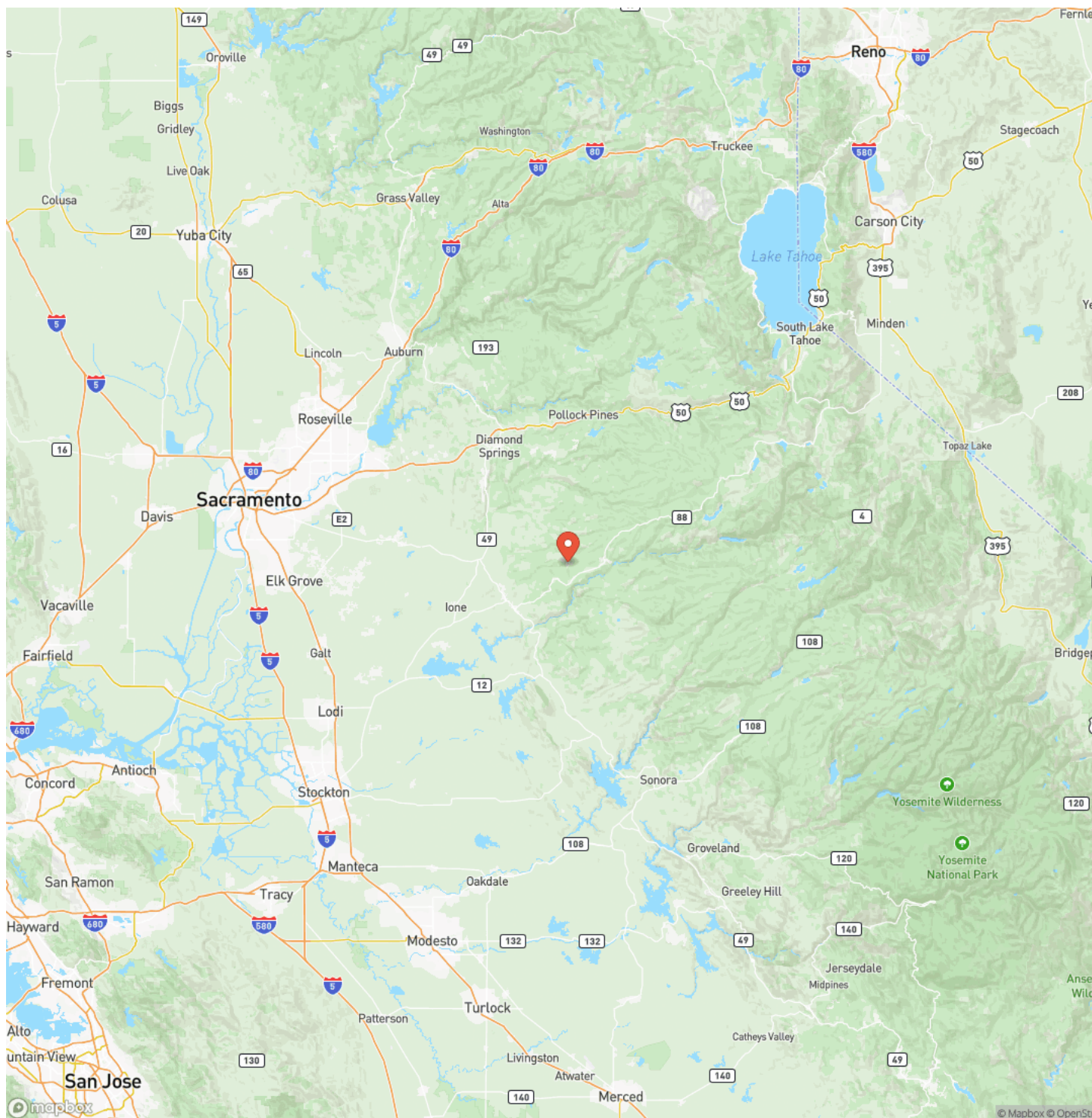
- 34.3 private acres
- 3 separate tax lots; build more structures
- Historic Gold Rush Town of Volcano
- 3-minute walk to the town of Volcano
- 1 hour to Kirkwood Resort
- 1.25 hours to Sacramento



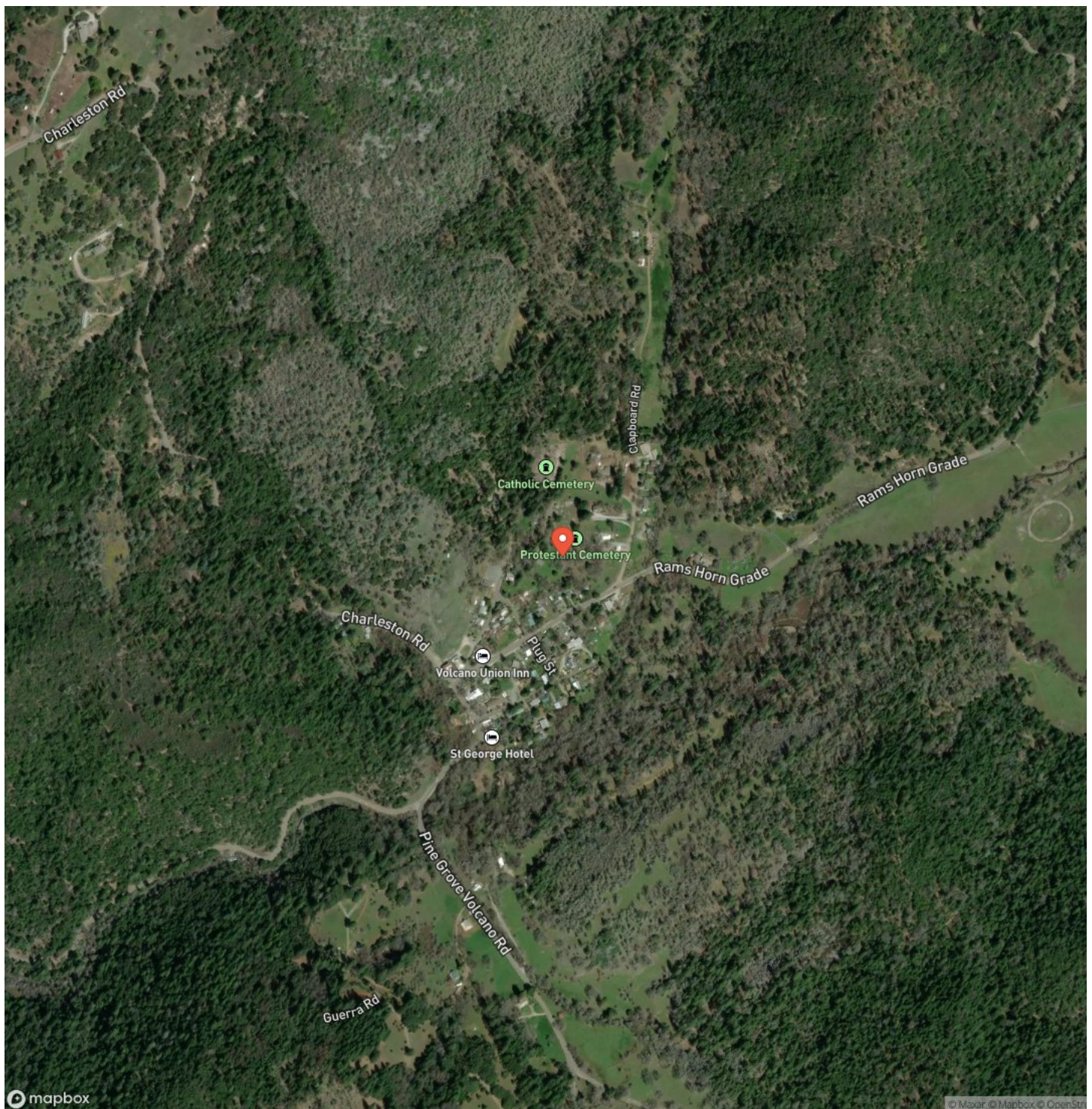
Locator Map



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 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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