

**Lone Horse Ranch**  
0 Carbondale Road  
lone, CA 95640

**\$1,075,000**  
163.220± Acres  
Amador County



**Lone Horse Ranch**  
**lone, CA / Amador County**

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**SUMMARY**

**Address**

0 Carbondale Road

**City, State Zip**

lone, CA 95640

**County**

Amador County

**Type**

Farms, Ranches, Recreational Land, Horse Property

**Latitude / Longitude**

38.420204 / -121.026286

**Acreage**

163.220

**Price**

\$1,075,000

**Property Website**

<https://www.landleader.com/property/lone-horse-ranch-amador-california/48921>



### **PROPERTY DESCRIPTION**

Welcome to Lone Horse Ranch, a breathtaking 163.22-acre property nestled in the heart of Amador County's beauty. This picturesque estate boasts a landscape adorned with majestic, studded oak trees, creating a serene and tranquil atmosphere that invites you to escape the hustle and bustle of city life.

As you explore Lone Horse Ranch, you'll be captivated by the panoramic views that stretch across the horizon. Feast your eyes on the awe-inspiring vistas of the Sierra Nevada Mountains, providing a majestic backdrop that changes with the seasons. Additionally, revel in the enchanting views of the coastal mountain range, offering a diverse and captivating scenery that enhances the overall allure of this unique property.

The sprawling grounds of Lone Horse Ranch provide the perfect canvas for creating your dream home or retreat. Imagine waking up to the gentle rustle of leaves and the warm glow of the sunrise filtering through the oak trees. A seasonal creek shares sounds of Spring. This is a place where you can truly connect with nature and find solace in the beauty that surrounds you.

Conveniently located just 45 minutes from Sacramento, Lone Horse Ranch offers the best of both worlds – a peaceful sanctuary in close proximity to the amenities and opportunities of the vibrant capital city. Additionally, adventure awaits just 70 minutes away at Kirkwood Resort, where you can indulge in world-class skiing, hiking, and outdoor activities.

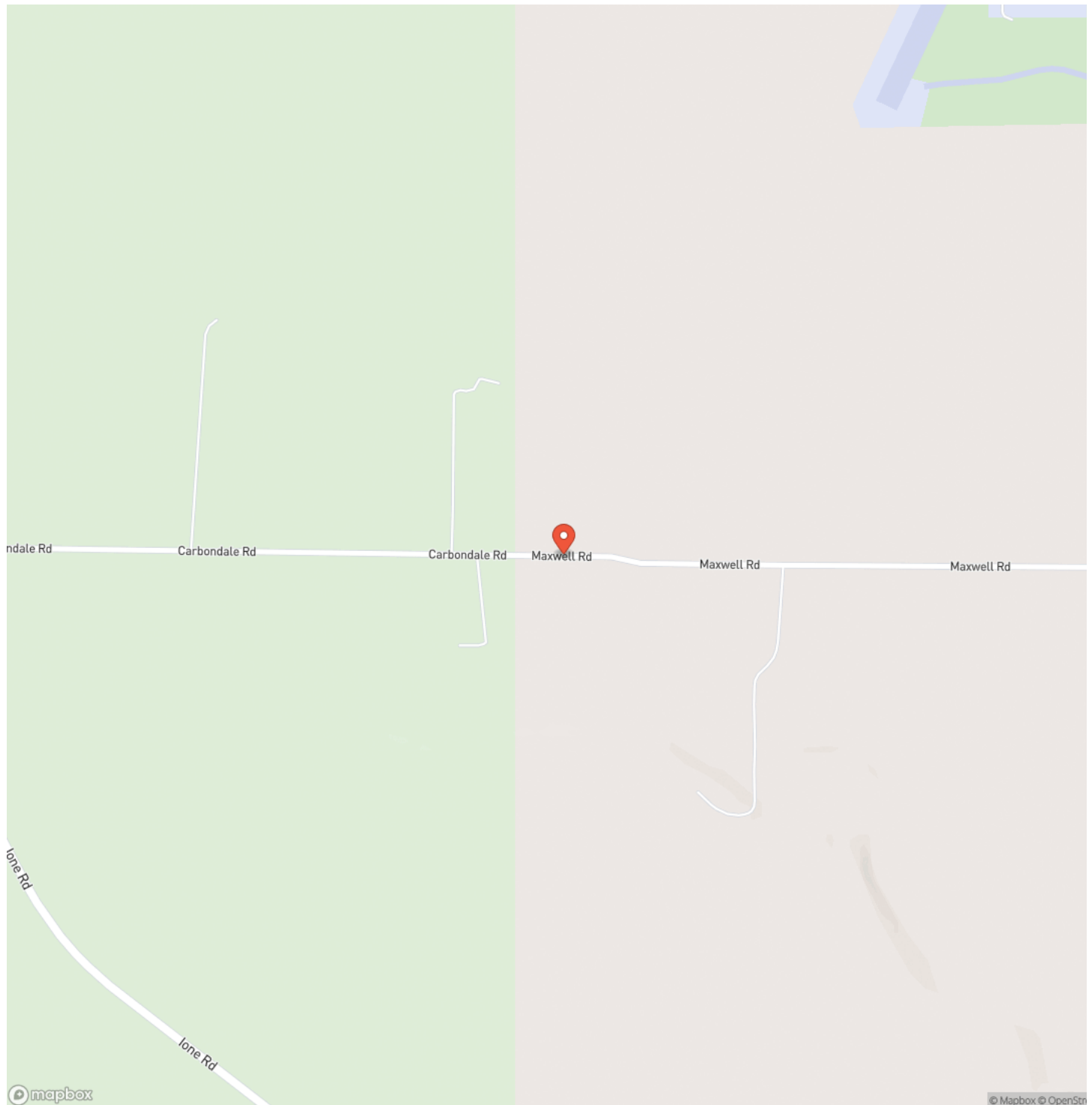
Experience the magic of Lone Horse Ranch – where the harmonious blend of nature's wonders, proximity to urban conveniences, and access to outdoor adventures make it a truly extraordinary property. Don't miss the opportunity to make this slice of paradise your own and create memories that will last a lifetime.

#### **Property Highlights:**

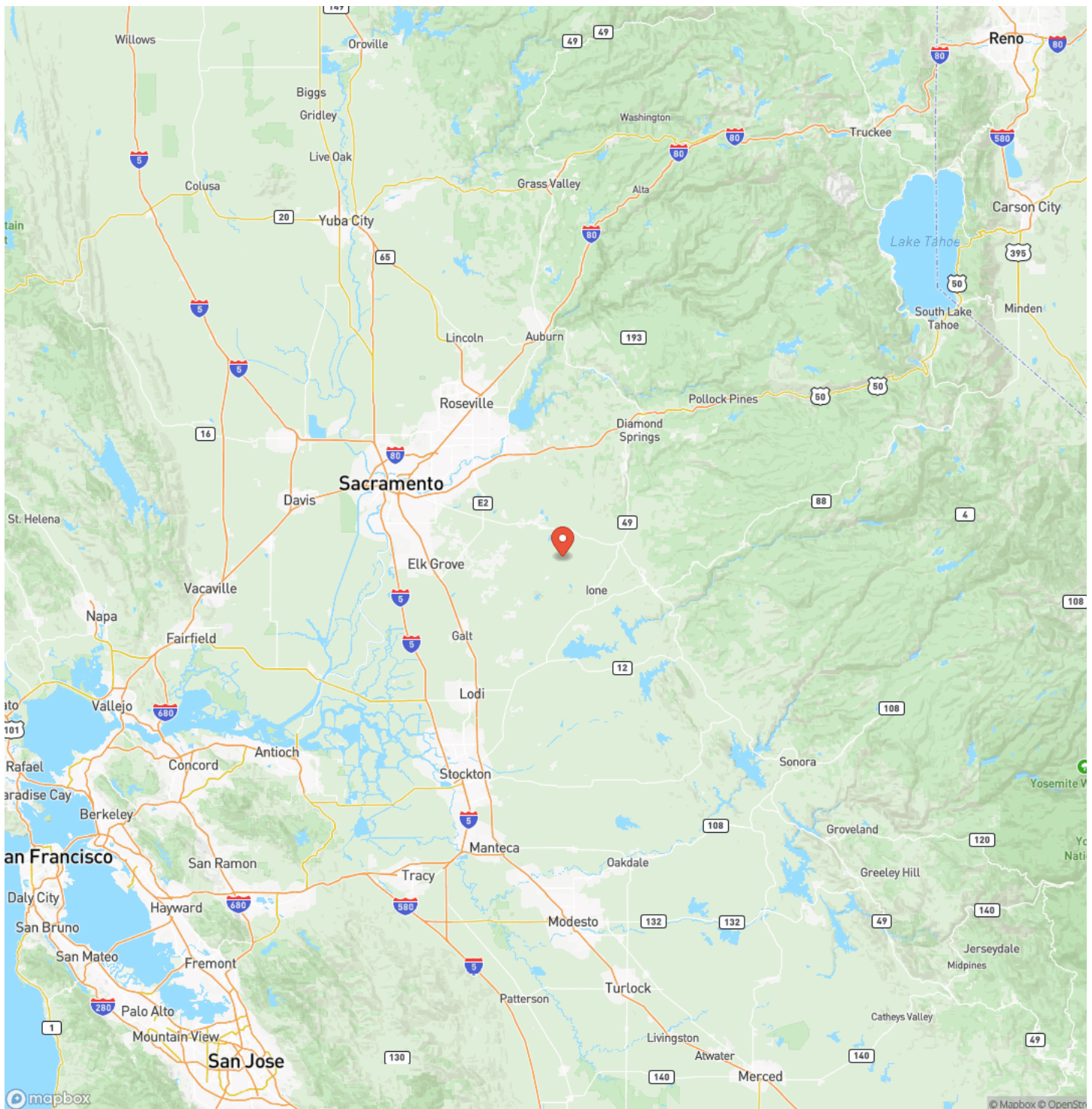
- 163.22 Rolling, Oak Studded Acres
- Amador County Beauty
- Seasonal Creek
- Rock Outcroppings
- Well
- Septic
- Currently leased for cattle
- In the Williamson Act
- 45 Minutes to Sacramento
- 70 Minutes to Kirkwood



## 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

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## This image shows a single sheet of white paper with horizontal blue 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.



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## **DISCLAIMERS**

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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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