

Shenandoah Acres
11850 Shenandoah Road
Plymouth, CA 95669

\$599,000
10± Acres
Amador County



MORE INFO ONLINE:

californiaoutdoorproperties.com



Shenandoah Acres
Plymouth, CA / Amador County

SUMMARY

Address

11850 Shenandoah Road

City, State Zip

Plymouth, CA 95669

County

Amador County

Type

Farms, Recreational Land

Latitude / Longitude

38.530268 / -120.804719

Acreage

10

Price

\$599,000

Property Website

<https://www.landleader.com/property/shenandoah-acres-amador-california/54922>



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PROPERTY DESCRIPTION

Experience the epitome of Shenandoah Valley living with this exceptional 10-acre parcel nestled at the crossroads of Shenandoah Road, Shenandoah School Road, and Steiner Road. Boasting unparalleled visibility with over 1400 feet of frontage along Shenandoah Road and 350 feet along Shenandoah School Road, this level lot offers a prime location for your dream venture. Surrounded by esteemed wineries, this property presents an ideal setting for a captivating tasting room and winery or a bespoke residence amidst the picturesque wine country landscape. Just an hour from Sacramento, this gem is centrally positioned within the beautiful Amador County wine region. Thoughtfully prepared for development, the property has undergone testing for a standard septic system and features a natural spring for water supply. Utilities including electricity, phone, and cable are conveniently accessible, further enhancing the site's potential. The possibilities are endless - envision crafting a boutique tasting experience alongside your custom home, while still leaving ample space for a hobby vineyard and olive orchard. Seize this opportunity to create your ultimate wine country haven where luxury living meets unparalleled charm.

Property Highlights:

- 10 Beautiful Acres
- Perimeter Fenced
- Two entrance gates
- Shenandoah Valley
- Endless Uses: Vineyard, Farm, Equestrian, Airbnb, Cabins, Estate
- Spring on property
- Perfect Location on public roads
- 1 hr. 15 mins to Kirkwood Ski Resort
- 1 hr. to Sacramento



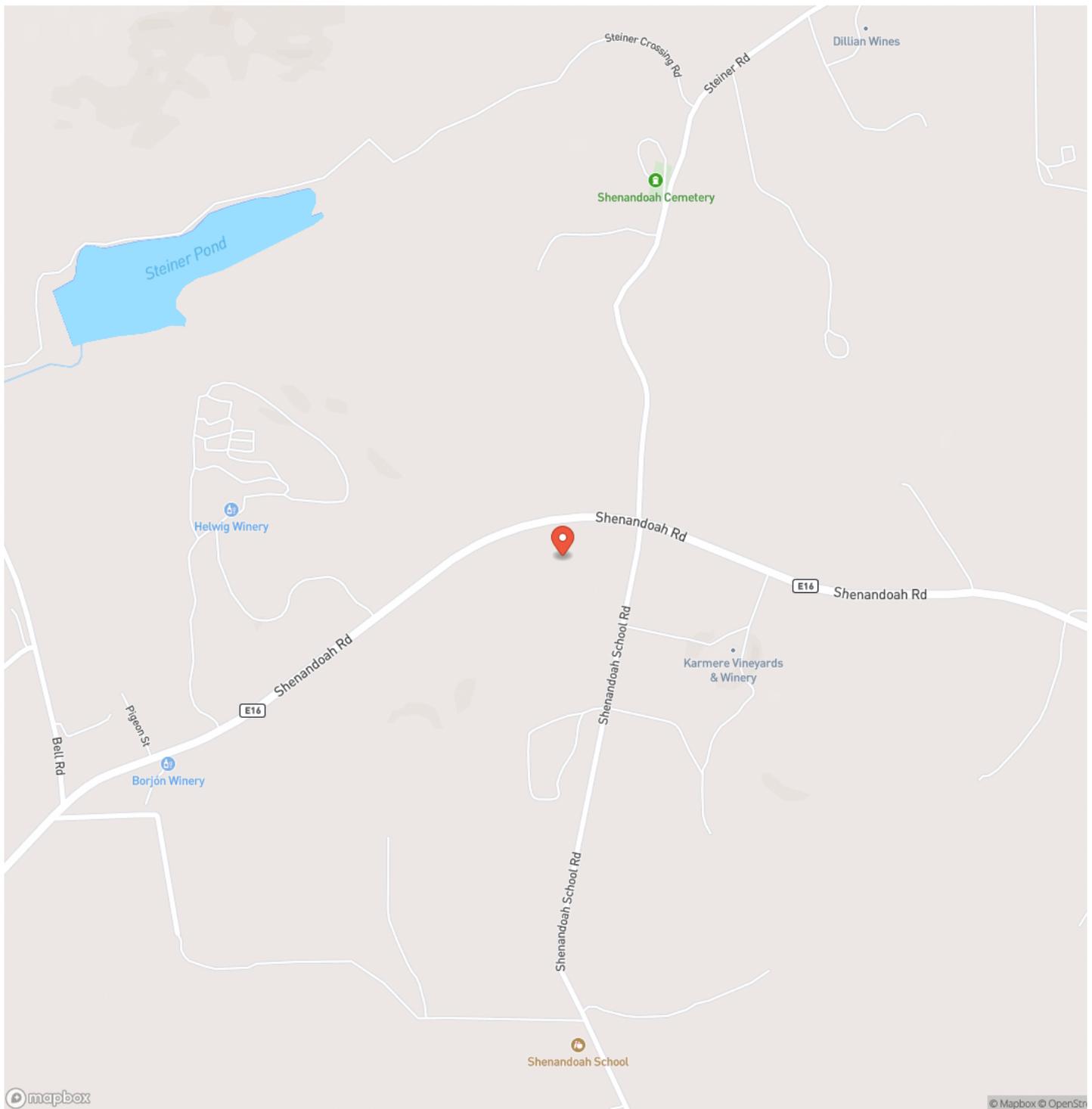
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Locator Map

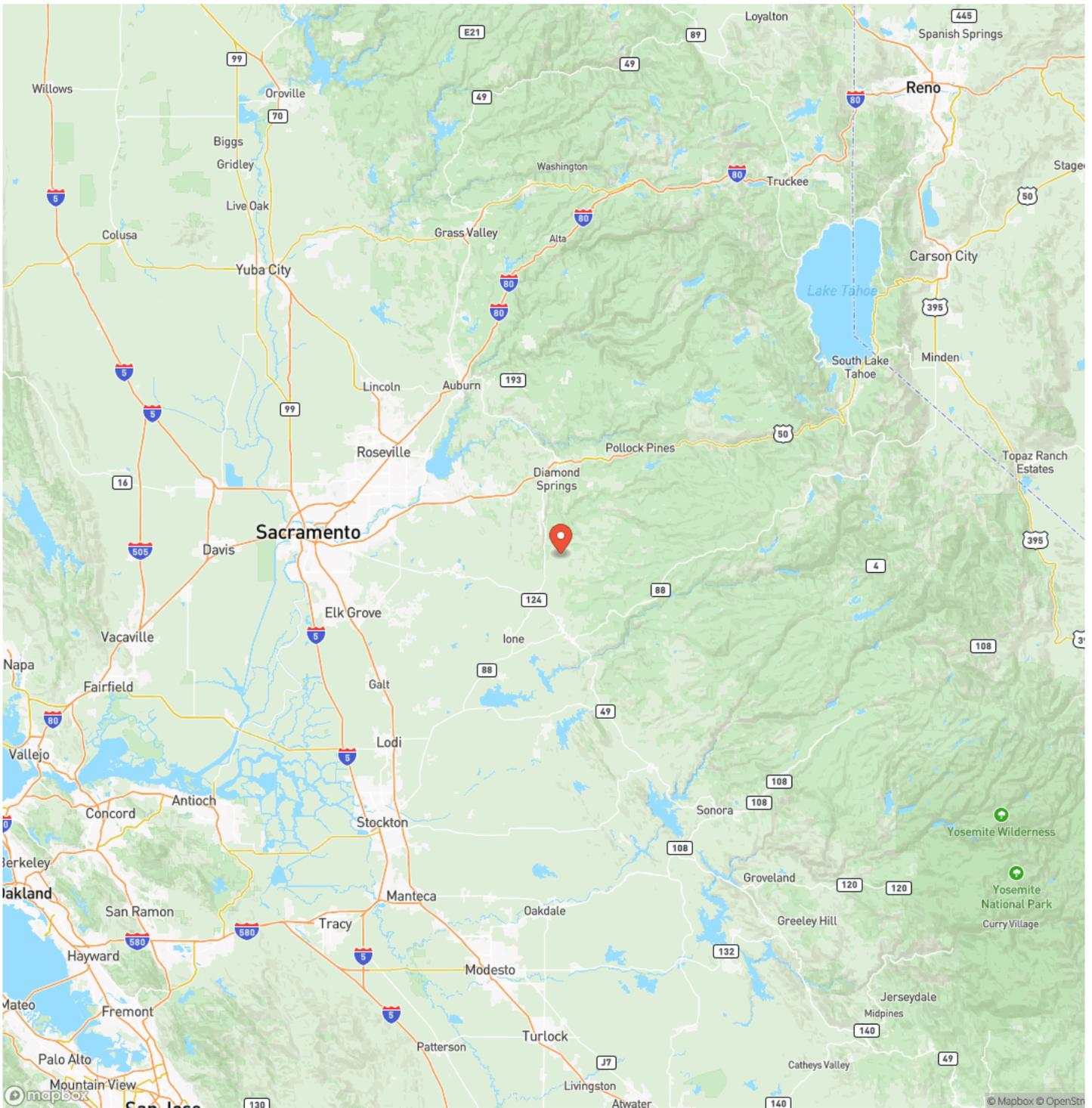


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Locator Map



MORE INFO ONLINE:



Satellite Map



MORE INFO ONLINE:



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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.



California Outdoor Properties, Inc
Serving California
Vacaville, CA 95688
(707) 455-4444
californiaoutdoorproperties.com

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californiaoutdoorproperties.com

