

## The Gann Ranch

Calaveras County, California

\$2,775,000 | 325.00 Acres

8591 Hogan Dam Road  
 Valley Springs, California

The Gann Ranch is a 325-acre, entirely usable, and versatile ranch. 1,993 sq ft 3/3 home features high-end kitchen, vaulted ceilings, & covered patio. Outbuildings include a guest house, remodeled ag barn, a 7-stall horse barn, a 160-foot round arena, 7 springs, large ponds, & a seasonal stream w/ waterfall—1600-foot airstrip, and next to Hogan Dam Reservoir's boat ramp.



### PROPERTY HIGHLIGHTS

- 325 Fully Usable Acres
- Near Boat Ramp on Hogan Dam Reservoir
- 1600' Air Strip with Room to Expand
- 1,995 SF 3/3 Main Energy Efficient Ranch House
- Large Covered Patio
- 1,400 SF 3/2 Guest House
- Two Wells - 25 GPM and 15 GPM
- Owned Solar Array with Battery and Generator
- Remodeled Ag Barn
- 7 Stall Horse Barn with Tack-Room
- 160' Round Arena with a visual barrier
- 7 Springs and 3 large Ponds
- Seasonal Stream with Waterfalls



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