

## Apple Hill

El Dorado County, California

\$898,000 | 40.00 Acres

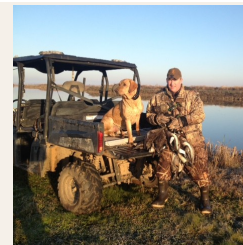
3440 North Canyon Rd.  
Placerville, California

APPLE HILL! 40 Prime Acres bordering beautiful Apple Mountain Golf Course. The property consists of gentle rolling terrain that has excellent potential for apples, cherries, vineyards and x-mas trees. In addition to being zoned PA-20 for agricultural, the property has three charming rental homes and two metal industrial buildings totaling 7,900 sq ft. +/- plus a rented pasture.



### PROPERTY HIGHLIGHTS

- Superior Agricultural Land.
- Majestic Views.
- Pristine Meadows.
- Heritage Grove Trees.
- Year round Stream.
- Zoned PA-20.
- Three charming 1930's Rental Homes.
- Two Metal Industrial Buildings total sq. ft. 7900+/-.
- Total Gross Year Income \$69,925.
- Owner financing with 50% down.



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